

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ILM.01
Site Address	South of Armscote Road, Ilmington
Site Capacity	Approx. 15 dwellings

Site Information

The site is a field, approximately 1.0ha in size to the south of Armscote Road. The site is bounded by hedging and a wire fence to the south and existing housing to the north and west of the site. The site is not within the Conservation Area but is approx. 140m away from the Conservation Area boundary.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA19709 – Surviving ridge and furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Surviving ridge and furrow
Contributing elements to significance of the heritage asset	Historic records indicate that there are three fields of surviving ridge and furrow in this general location. Fields of extant ridge and furrow were mapped as part of the South-East Warwickshire and Cotswold Hills HLS National Mapping Programme. Aerial imaging indicates surviving ridge and furrow within the site. Part of the field in question has already been developed. Consent was granted (ref: 12/02721/FUL) for 14 dwellings and these have been built-out and are occupied. The existence of ridge and furrow was not a barrier to this development. The loss of almost half the field of ridge and furrow has compromised the significance of the heritage asset.
Assessment of impact of development on significance of the asset	Whilst the site visit associated with this assessment was inconclusive as to the quality of the ridge and furrow due to the site being overgrown, it was clear the site had not been ploughed. Therefore, it is assumed that development of this land would lead to the loss of existing ridge and furrow earthworks and result in the loss of archaeological evidence of medieval farming practice.
Potential mitigation measures for identified harm	Should development take place on this site, ridge and furrow would be lost and it is acknowledged that it would not be possible to mitigate against this loss. However, this particular field of ridge and furrow has already been compromised through the erection of 14 dwellings in recent years. Additionally, it is not the only area of ridge and furrow in general locality of this site, or the village as a whole. Since development of this site would not lead to the entire loss of ridge and furrow as a non-designated heritage asset, it is considered the harm would not be classed as substantial.
Conclusion of harm on the heritage asset	<p>The site is the remaining portion of a small field that has recently been developed for housing. Clearly, the existence of ridge and furrow did not prevent planning permission being granted for development in this location. Whilst it is acknowledged additional ridge and furrow would be lost if this site were to be developed, the loss would be classed as ‘less than substantial’.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Ilmington Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	The Conservation Area was designated on 15 November 1995. The proposed site lies approx. 150 metres away from the Conservation Area boundary. There is existing development to the north and north west of the site and which separates part of the site with the Conservation Area. The rural hinterland immediately to the east of the Conservation Area forms an important buffer, which is part of the historic agricultural ‘edge’ to the village.
Assessment of impact of development on significance of the asset	Given the distance between the site and the edge of the Conservation Area and existing dwellings it is considered any development in this location would not impact on the setting of the Conservation Area and ‘key views’.
Potential mitigation measures for identified harm	No mitigation would be necessary due to there being no perceived harm to the heritage asset.
Conclusion of harm on the heritage asset	Existing development acts as a screen between the setting of the Conservation Area and the development site. Development of this site would not harm the parcel of land forming the important immediate setting for the Conservation Area. Therefore, it is concluded that there would be on harm to the Conservation Area or its setting. Conclusion on harm to heritage asset: No harm

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the non-designated asset of ridge and furrow and no harm to the designated asset of the Conservation Area, or its setting. Cumulatively, development would lead to less than substantial harm.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ILM.03
Site Address	North of Ballads Lane, Ilmington
Site Capacity	Approx. 15 dwellings

Site information

The site is Greenfield and is approx. 3.0ha in size, bounded to the east and south by a wire fence. There is existing development to the southwest, west and northwest of the proposed development site and open countryside to the east. The site lies approx. 60 metres away from the Conservation Area.



SITE 3

Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Ilmington Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated on 15 November 1995.</p> <p>The proposed site lies approx. 60m away from the Conservation Area boundary. Views from the north, east and south of the site are far reaching to open countryside. However, to the west and north west of the site lie existing dwellings separating the proposed site from the Conservation Area boundary.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would not significantly alter the character and appearance of the site through the introduction of built form as there are existing properties within close proximity to the site.</p> <p>The presence of existing dwellings act as a screen between the site and the Conservation Area, and therefore key views to the Conservation Area and the setting of the Conservation Area would not be compromised as a result of development.</p>
Potential mitigation measures for identified harm	<p>Consideration should be given to enhancing the existing landscaping and planting to ensure that any new development remains adequately screened from the Conservation Area. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
Conclusion of harm on the heritage asset	<p>Existing development acts as a screen between the setting of the Conservation Area and the development site and sensitive design layout and landscaping would ensure that any negative impact from development could be appropriately mitigated. Therefore, it is concluded that there would be less than substantial harm to both the setting of the Conservation Area and the Conservation Area itself.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Medieval ridge and furrow
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicates a 'region' of ridge and furrow exists in this general location. However, there is no specific historic record of this held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	Although WCC records indicate that this site is within a region of ridge and furrow, the site visit confirmed that there was no visual evidence of ridge and furrow within the site. Either the field never had ridge and furrow or alternatively, time and more recent land uses has eroded the earthworks to the extent they are no longer discernible.
Potential mitigation measures for identified harm	No mitigation required, since ridge and furrow does not exist within the site.
Conclusion of harm on the heritage asset	<p>The site visit confirmed that ridge and furrow does not exist in this location and as such, there is no heritage asset to be assessed.</p> <p>Conclusion on harm to heritage asset: No harm</p>

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the Conservation Area. Appropriate mitigation measures including landscaping would be sufficient in order to minimise any impact on the setting Conservation Area.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ILM.09
Site Address	North of Back Street (west), Ilmington
Site Capacity	Approx. 12 dwellings

Site information

The site is 0.6ha in size of overgrown grassland bounded by a fence, trees and hedging. The site is located along Back Street, next to the local primary school and is opposite a Grade II listed building, Sansome House that is situated within the Conservation Area. The site itself is not within the Conservation Area; however, the boundary to the south runs conterminous with the boundary for the Conservation Area.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Sansome House, Back Street, Ilmington
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>Sansome House is a Grade II listed building, built around the mid-18th Century. It lies directly opposite the site entrance, is situated along Back Street and is set within the Conservation Area. A number of existing large individual properties are situated within close proximity on the same side of the road to that of Sansome House including two other listed buildings, all of which are within the Conservation Area.</p> <p>Listing description: “House. Mid C18. Squared, coursed limestone with coped gable. Stone slate roof with ashlar end stacks with moulded bases and cornices. 2 storeys plus attic; 3-window range. L-shaped plan. To centre a C20 glazed door. A C20 four- and three-light casement to ground floor, that to right with stone flat arch. To first floor a range of three C20 cross casements with original wood lintels. 2 gabled dormers, hung with stone slates. Wing to rear, and left gable end have further 2- and 3-light casements, with flat stone arches. Lead County 'Britannia' firemark. C20 range to rear in imitative style, Interior: chamfered spine beams, and joists to ground and first floor. Open fireplace rebuilt, the original timber bressumer re-used”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	<p>Development of this site would have a detrimental impact on the immediate setting of the listed building and the wider rural setting of the building. The existing field will be lost to development, which will alter the character and form of the existing area within which the listed building lies.</p> <p>The listed building is within the Conservation Area. There are few existing properties situated along Back Street and the pattern of built form in this area follows that of large individual</p>

	<p>properties, three of which have been granted listed building status (Sansome House, Mabels and Folly Farm).</p> <p>Development in this location would permanently remove any key views from the listed building to the rural landscape opposite and beyond, destroying an important heritage element that contributes towards the significance of the asset and its setting.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the Grade II listed building.</p> <p>Any landscaping or planting would need to be provided to screen any new development from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>In order for the development of this site to be considered, any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures provided.</p> <p>The heritage asset itself would not be affected, however the setting of the asset would be negatively impacted through the introduction of built form in this location. Mitigation measures are limited and it is concluded that they may not be sufficient to address the harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial Harm</p>

Heritage Asset 2:

<p>Name of Heritage Asset affected by allocated site</p>	<p>Mabels Farmhouse, Back Street, Ilmington</p>
<p>Type of heritage asset/Listed Grade/Significance Value</p>	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building

<p>Contributing elements to significance of the heritage asset</p>	<p>Mabels Farmhouse is a Grade II listed building built in the 18th Century. The farmhouse is situated along Back Street approx. 85 metres away from the development site and is within the Conservation Area. A public footpath runs adjacent to Mabels Farmhouse.</p> <p>Listing description: “Farmhouse. Early C18. Squared, coursed limestone with concrete tile roof. Rendered ridge stacks. 2 storeys; 2-window range. To centre left a C19 plank door with iron hood. To left and far right a C20 three-light casement with wood lintel. To first floor a range of three 2- and 3-light C20 casements, 2 with wood lintels. Further C20 three-light casements to rear. All C20 windows in their original openings. House said to have had a datestone of 1710. Interior: spine beam. Some stone flagged floors. C18 plank staircase partition”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this site would have an impact on the wider setting of the listed building since it forms part of a semi-rural setting. The existing field would be lost to development, which would significantly alter the character and form of the site. However, it must be acknowledged that the listed building has many other dwellings in close proximity to it. It is unclear whether there is an historical link between the listed building and the site in question. However, any such connection is not obvious given the relative physical relationship between the two. The clear link for the site is with Mabel’s Farm to the north of Back Street.</p> <p>Therefore, whilst development of this site would remove a view of a part of the wider rural landscape from the listed building, given the physical separation distance and un-linked historic relationship between the site and the heritage asset, it is considered that development of site ILM.09 would cause some harm to its setting, but the harm would not be significant.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the grade II listed building and look to retain existing boundary features.</p>

	Additional landscaping or planting could be provided to screen any new development from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.
Conclusion of harm on the heritage asset	Subject to satisfactory mitigation measures, it is concluded that development of this site would likely cause less than substantial harm to the setting of the heritage asset. The asset itself would not be harmed. Conclusion on harm to heritage asset: Less than substantial harm

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Ilmington Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated on 15 November 1995.</p> <p>The heritage asset lies within the Conservation Area opposite the proposed development site. The site itself is not within the Conservation Area; however, the boundary to the south runs conterminous with the boundary for the Conservation Area. Whilst the site is not within the Conservation Area, it is clearly an important element adding to the significance of the setting of the listed building.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would significantly alter the character and appearance of the site through the introduction of built form.</p> <p>Given the proximity of the site to the Conservation Area (including the sharing of a boundary), any development would impact on the setting of the Conservation Area in this part of the settlement</p>
Potential mitigation measures for identified harm	Development proposals would need to consider how the design and layout would address the street frontage along Back Street. Proposals would also need to consider the important relationship of the Conservation Area boundary to the southern edge of the site.

	<p>Whilst the site is not in the Conservation Area, given the site's close proximity to it and its rural setting, consideration should be given to maintaining key views from the development site to the Conservation Area and the listed building.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Sensitive site layout and design could help to minimise any detrimental impact of development on the Conservation Area. However, there would remain a significant impact on the setting of the Conservation Area, due to a permanent change in the character of the site and key views through the introduction of built form.</p> <p>The heritage asset would not be directly affected, but the setting of the asset would be negatively affected, due to the site in question abutting the Conservation Area. It is concluded that mitigation measures may not be sufficient to address the harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial Harm</p>

Heritage Asset 4:

<p>Name of Heritage Asset affected by allocated site</p>	<p>MWA8943 – Ilmington Medieval Settlement</p>
<p>Type of heritage asset/Listed Grade/Significance Value</p>	<ul style="list-style-type: none"> • Non Designated Asset • No listed status
<p>Contributing elements to significance of the heritage asset</p>	<p>The site is within the probable extent of Medieval Settlement in Ilmington as indicated on the Ordnance Survey map of 1886.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this site could lead to loss of archaeological remains of unknown significance.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of the NPPF (February 2019).</p>

	<p>These additional assessments would need to be undertaken as part of any planning application for development of the site.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Development of this site could lead to the loss of archaeological remains of unknown significance.</p> <p>However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that the cumulative impact on both the Conservation Area and the listed buildings would be significant and mitigation measures (such as reduced dwelling capacity or landscaping) to reduce the impact of harm development in this location would be difficult to achieve since the most sensitive southern part of the site would need to be built-on due to access off Back St. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets when considering the cumulative impacts on each asset, taking into account NPPF definitions and guidance from Historic England.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ILM.10
Site Address	North of Back Street, Ilmington
Site Capacity	Approx. 12 dwellings

Site information

The site is 0.4ha in size of grassland and bounded by trees and overgrown hedges. The site is located along Back Street and is opposite a Grade II Listed Building (Mabels Farmhouse) as well as a number of existing large properties. The southeast boundary of the site is conterminous with the Conservation Area.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Sansome House, Back Street, Ilmington
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>Sansome House is a Grade II listed building, built around the mid-18th Century. It lies to the south of the site, is situated along Back Street and is set within the Conservation Area. A number of existing large individual properties are situated within close proximity on the same side of the road to that of Sansome House including two other listed buildings, all of which are within the Conservation Area.</p> <p>Listing description: “House. Mid C18. Squared, coursed limestone with coped gable. Stone slate roof with ashlar end stacks with moulded bases and cornices. 2 storeys plus attic; 3-window range. L-shaped plan. To centre a C20 glazed door. A C20 four- and three-light casement to ground floor, that to right with stone flat arch. To first floor a range of three C20 cross casements with original wood lintels. 2 gabled dormers, hung with stone slates. Wing to rear, and left gable end have further 2- and 3-light casements, with flat stone arches. Lead County 'Britannia' firemark. C20 range to rear in imitative style, Interior: chamfered spine beams, and joists to ground and first floor. Open fireplace rebuilt, the original timber bressumer re-used”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	Development of this site could have a minor impact on the setting of the listed building. The existing field will be lost to development, which will alter the character and form of the existing area within which the listed building lies.

	Development in this location would introduce built form to an un-developed field which forms part of the wider rural landscape opposite the listed building, thus permanently altering an historic element that contributes towards the significance of the asset and its setting.
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the Grade II listed building.</p> <p>Any landscaping or planting would need to be provided to screen any new development from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
Conclusion of harm on the heritage asset	<p>In order for the development of this site to be considered, any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures provided. The heritage asset itself would not be affected. However there could be an impact on the setting of the asset through the introduction of built form in this location.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Mabels Farmhouse, Back Street, Ilmington
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>Mabels Farmhouse is a Grade II listed building built in the 18th Century. The farmhouse is situated along Back Street, opposite the development site and is within the Conservation Area.</p> <p>Listing description: "Farmhouse. Early C18. Squared, coursed limestone with concrete tile roof. Rendered ridge stacks. 2 storeys; 2-window range. To centre left a C19 plank door with iron hood. To left and far right a C20 three-light casement with wood lintel. To first floor a range of three 2-</p>

	<p>and 3-light C20 casements, 2 with wood lintels. Further C20 three-light casements to rear. All C20 windows in their original openings. House said to have had a datestone of 1710. Interior: spine beam. Some stone flagged floors. C18 plank staircase partition”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this site would have an impact on the wider setting of the listed building given the site in question is directly opposite the listed building and forms part of a semi-rural setting and longer distant views through the site. The existing field would be lost to development, which would significantly alter the character and form of the site. However, it must be acknowledged that the listed building has many other dwellings in close proximity to it. It is unclear whether there is an historical link between the listed building and the site in question. However, any such connection is not obvious given the relative physical relationship between the two. The clear link for the site is with Mabel’s Farm to the north of Back Street.</p> <p>Therefore, whilst development of this site would remove a view of part of a wider rural landscape from the listed building, given the physical separation distance and un-linked historic relationship between the site and the heritage asset, it is considered that development of site ILM.10 would cause some harm to its setting, but the harm would not be significant.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the grade II listed building and look to retain existing boundary features.</p> <p>Additional landscaping or planting could be provided to screen any new development from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Subject to satisfactory mitigation measures, it is concluded that development of this site would likely cause less than substantial harm to the setting of the heritage asset. The asset itself would not be harmed.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Ilmington Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated on 15 November 1995.</p> <p>The site itself is not within the Conservation Area; however, the site boundary to the southeast runs conterminous with the boundary for the Conservation Area. Whilst the site is not within the Conservation Area, it is clearly an important element adding to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would alter the character and appearance of the site through the introduction of built form. Given the proximity of the site to the Conservation Area (including the sharing of a boundary), any development of this site would have an impact on the setting of the Conservation Area in this part of the settlement. However, it must be recognised that built form bounds the Conservation Area at the north-eastern end of Back Street. Currently, both sides of Back Street are bounded by hedgerows and stone walls, with dwellings set behind small frontage gardens. This site is bounded by a hedge which is in-keeping with the remainder of the street. Whilst the construction of dwellings would change the character and appearance of the site, a layout echoing the surrounding dwellings with the retention of the majority of the hedgerow would have a moderate impact on the significance of the heritage asset.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout would address the street frontage along Back Street. Proposals would also need to consider the important relationship of the Conservation Area boundary to the south-eastern edge of the site and look to both retain as much of the hedgerow as possible and set development back into the site.</p>
Conclusion of harm on the heritage asset	<p>Sensitive site layout and design of any development together with the retention of the boundary hedgerow would help to minimise any detrimental impact of development on the Conservation Area. However, there would remain a degree of harm to the setting of the Conservation Area, due to a permanent change in the character of the site and key views through the introduction of built form.</p>

	Conclusion on harm to heritage asset: Less than substantial harm
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Heritage Asset 4:

Name of Heritage Asset affected by allocated site	MWA8943 – Ilmington Medieval Settlement
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non - Designated Heritage Asset • No listed status
Contributing elements to significance of the heritage asset	The site is located within the probable extent of Medieval Settlement in Ilmington as indicated on the Ordnance Survey map of 1886.
Assessment of impact of development on significance of the asset	Development on this site could lead to loss of archaeological remains of unknown significance.
Potential mitigation measures for identified harm	<p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of the NPPF (February 2019).</p> <p>These additional assessments would need to be undertaken as part of any planning application for development of the site.</p>
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of unknown significance.</p> <p>However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

Half of site ILM.10 makes up part of the 'Mabels Farm' allocated housing site in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Additionally, the remainder of site ILM.10 makes up the Strategic Reserve housing site in the Ilmington NDP. Whilst there would be harm to the historic environment, the Independent Examiner for the NDP concluded the promoted sites were acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process

It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ILM.11
Site Address	North of Back Street, Ilmington
Site Capacity	Approx. 6 dwellings

Site History

The site is approx. 0.3ha in size, bounded by a fence to the east and hedging to the south. There are existing dwellings either side of the site, Mabels Farm to the west and three detached properties to the east. The site is located along Back Street opposite a listed building, Folly Farmhouse. Whilst the site is not within the Conservation Area, the Conservation Area boundary runs along the site's southern boundary fronting Back Street. A playground and sports pitches are located to the north of the site.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Ilmington Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated on 15 November 1995.</p> <p>The site itself is not within the Conservation Area; however, the site boundary to the southeast runs conterminous with the boundary for the Conservation Area. Whilst the site is not within the Conservation Area, it is clearly an important element adding to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would alter the character and appearance of the site through the introduction of built form. Given the proximity of the site to the Conservation Area (including the sharing of a boundary), any development of this site would have an impact on the setting of the Conservation Area in this part of the settlement. However, it must be recognised that built form bounds the Conservation Area at the north-eastern end of Back Street. Currently, both sides of Back Street are bounded by hedgerows and stone walls, with dwellings set behind small frontage gardens. This site is bounded by a hedge which is in-keeping with the remainder of the street. Whilst the construction of dwellings would change the character and appearance of the site, a layout echoing the surrounding dwellings with the retention of the majority of the hedgerow would have a moderate impact on the significance of the heritage asset.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout would address the street frontage along Back Street. Proposals would also need to consider the important relationship of the Conservation Area boundary to the south-eastern edge of the site and look to both retain as much of the hedgerow as possible and set development back into the site.</p>
Conclusion of harm on the heritage asset	<p>Sensitive site layout and design of any development together with the retention of the boundary hedgerow would help to minimise any detrimental impact of development on the Conservation Area. However, there would remain a degree of harm to the setting of the Conservation Area, due</p>

	<p>to a permanent change in the character of the site and key views through the introduction of built form.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Folly Farmhouse, Back Street, Ilmington
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>Folly Farmhouse is a Grade II listed building, built around the early - mid18th Century. It lies to the east of the site, is situated along Back Street and is set within the Conservation Area. A number of existing large individual properties are situated within close proximity to the site on the same side of the road to that of Folly Farmhouse including two existing listed buildings, all of which are within the Conservation Area.</p> <p>Listing description: "Farmhouse. Early and mid C18. Squared, coursed limestone with quoins and coped gable to left. Plinth to left gable end. Stone slate roof with ashlar ridge and end stacks with moulded bases and cornices. 2 storeys plus attic; 3-window range. 3-unit plan. To left a C20 door with C20 timber gabled porch. To right of door C19 cross casement with stone flat arch. To first floor a range of 3 cross casements with stone lintels and keystones. To rear ground and first floors C18 three-light leaded casements, some with original glass. 2 casements part renewed. Interior: stone flagged floors and chamfered spine beams. 2 open fireplaces with timber bressumers. Bread oven of one fireplace bows out from main front".</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>

<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this site would have an impact on the wider setting of the listed building given the site in question is directly opposite the listed building and forms part of a semi-rural setting and longer distant views through the site. The existing field would be lost to development, which would significantly alter the character and form of the site. However, it must be acknowledged that the listed building has many other dwellings in close proximity to it. It is unclear whether there is an historical link between the listed building and the site in question. However, any such connection is not obvious given the relative physical relationship between the two. The clear link for the site is with Mabel's Farm to the north of Back Street.</p> <p>Therefore, whilst development of this site would remove a view of a remnant part of a wider rural landscape from the listed building, given the physical separation distance and un-linked historic relationship between the site and the heritage asset, it is considered that development of site ILM.11 would cause some harm to its setting, but the harm would not be significant.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the grade II listed building and look to retain existing boundary features.</p> <p>Additional landscaping or planting could be provided to screen any new development from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Subject to satisfactory mitigation measures, it is concluded that development of this site would likely cause less than substantial harm to the setting of the heritage asset. The asset itself would not be harmed.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Mabels Farmhouse, Back Street, Ilmington
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>Mabels Farmhouse is a Grade II listed building. The farmhouse is situated along Back Street to the south of the site approximately 70 metres away.</p> <p>Listing description: “Farmhouse. Early C18. Squared, coursed limestone with concrete tile roof. Rendered ridge stacks. 2 storeys; 2-window range. To centre left a C19 plank door with iron hood. To left and far right a C20 three-light casement with wood lintel. To first floor a range of three 2- and 3-light C20 casements, 2 with wood lintels. Further C20 three-light casements to rear. All C20 windows in their original openings. House said to have had a datestone of 1710. Interior: spine beam. Some stone flagged floors. C18 plank staircase partition”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	Given the location of the listed building when compared to the site in question, the orientation of the listed building to the site and the ‘oblique’ separation distance, it is unlikely that development of this parcel of land would cause any harm to the setting of the asset, or its significance.
Potential mitigation measures for identified harm	No mitigation measures are considered necessary.
Conclusion of harm on the heritage asset	<p>It is concluded that there would be no impact on this particular listed building or its setting. As such, development of this site would cause no harm to the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	MWA8943 – Ilmington Medieval Settlement
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non - Designated Heritage Asset • No listed status
Contributing elements to significance of the heritage asset	The site is located within the probable extent of Medieval Settlement in Ilmington as indicated on the Ordnance Survey map of 1886.
Assessment of impact of development on significance of the asset	Development on this site could lead to loss of archaeological remains of unknown significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of the NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for development of the site.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of unknown significance.</p> <p>However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

Site ILM.11 makes up part of the 'Mabels Farm' allocated housing site in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Additionally, the remainder of site ILM.10 makes up the Strategic Reserve housing site in the Ilmington NDP. Whilst there would be some harm to the historic environment, the Independent Examiner for the NDP concluded the promoted sites within the Plan were acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process.

It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets affecting site ILM.11.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ILM.16
Site Address	North of Armscote Road (west), Ilmington
Site Capacity	Approx. 6 dwellings

Site information

The site is greenfield and is approx. 0.3 hectare in size. It is bounded by overgrown hedging and trees to the south of the site and existing dwellings to the east. Agricultural land is to the north. Armscote Road runs south of the site and opposite the site to the south are a number of existing dwellings. The site lies outside of the Conservation Area which is approx. 80 metres away.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Ilmington Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	The Conservation Area was designated on 15 November 1995. The proposed site lies approx. 80m away from the Conservation Area boundary. There is existing development to the east and south of the site and which separates part of the site with the Conservation Area.
Assessment of impact of development on significance of the asset	<p>Development in this location would not significantly alter the character and appearance of the immediate locality through the introduction of built form as there are existing properties within close proximity to the site. However, consideration should be given to the relationship between the site and the setting of the Conservation Area.</p> <p>The south-western edge of the site is within close proximity of the Conservation Area boundary and key views from the development site to the Conservation Area should be considered. There is overgrown hedging and large trees surrounding the site which form some degree of separation. However, development of the site would not greatly impact on the significance of the heritage asset given the mix of land uses and dwellings in the immediate vicinity.</p>
Potential mitigation measures for identified harm	Development proposals would need to sensitively consider how the design and layout would address the important relationship between the site and the Conservation Area. Development should not be over-dominant and would need to ensure public views into and out of the Conservation Area are maintained. Consideration should be given to detailed landscaping or planting in order to help minimise any impact to the setting of the Conservation Area.
Conclusion of harm on the heritage asset	<p>It is unlikely that there will be a significant impact on the setting of the Conservation Area or the Conservation Area itself. Sensitive design layout and landscaping would ensure that any negative impact from development is appropriately mitigated.</p> <p>This site is one of the allocated housing sites in the Ilmington Neighbourhood Development Plan (NDP), which has passed Independent Examination and is due to proceed to referendum (when</p>

	<p>referenda can next be held due to COVID restrictions). Whilst it is acknowledged there would potentially be some harm to the historic environment, the Independent Examiner for the NDP concluded the site was acceptable for development. As such, harm to the heritage asset has been deemed 'less than substantial' via the NDP process.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Medieval ridge and furrow
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicates a 'region' of ridge and furrow exists in this general location. However, there is no specific historic record of this held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	<p>Although records indicate that this site is within a region of ridge and furrow, the site is overgrown scrubland and the visit concluded that there is no obvious sign of ridge and furrow still being present. In any case, the site is very small and any ridge and furrow would be a small remnant and more than likely be in poor condition.</p> <p>Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unknown significance. It is unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site would lead to the destruction of the non-designated heritage asset, should it still exist.</p>
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).

	<p>These additional assessments would need to be undertaken as part of any planning application for the development of the site. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Development of this site could lead to the loss of a 'pocket' of ridge and furrow of unknown quality, which is a remnant of a possible wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the size of the site, it is concluded the loss of ridge and furrow on this site would result in less than substantial harm.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of the Conservation Area and the potential loss of ridge and furrow. It is acknowledged that the site is in close proximity to the Conservation Area and forms part of its setting, however the site is Site ILM.16 is one of the allocated housing sites in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Whilst there would be some harm to the historic environment, the Independent Examiner for the NDP concluded the promoted site was acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process.

Mitigation measures (such as the introduction of a landscaping) would be possible in order to attempt to reduce the potential harmful impact development in this location would cause. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.