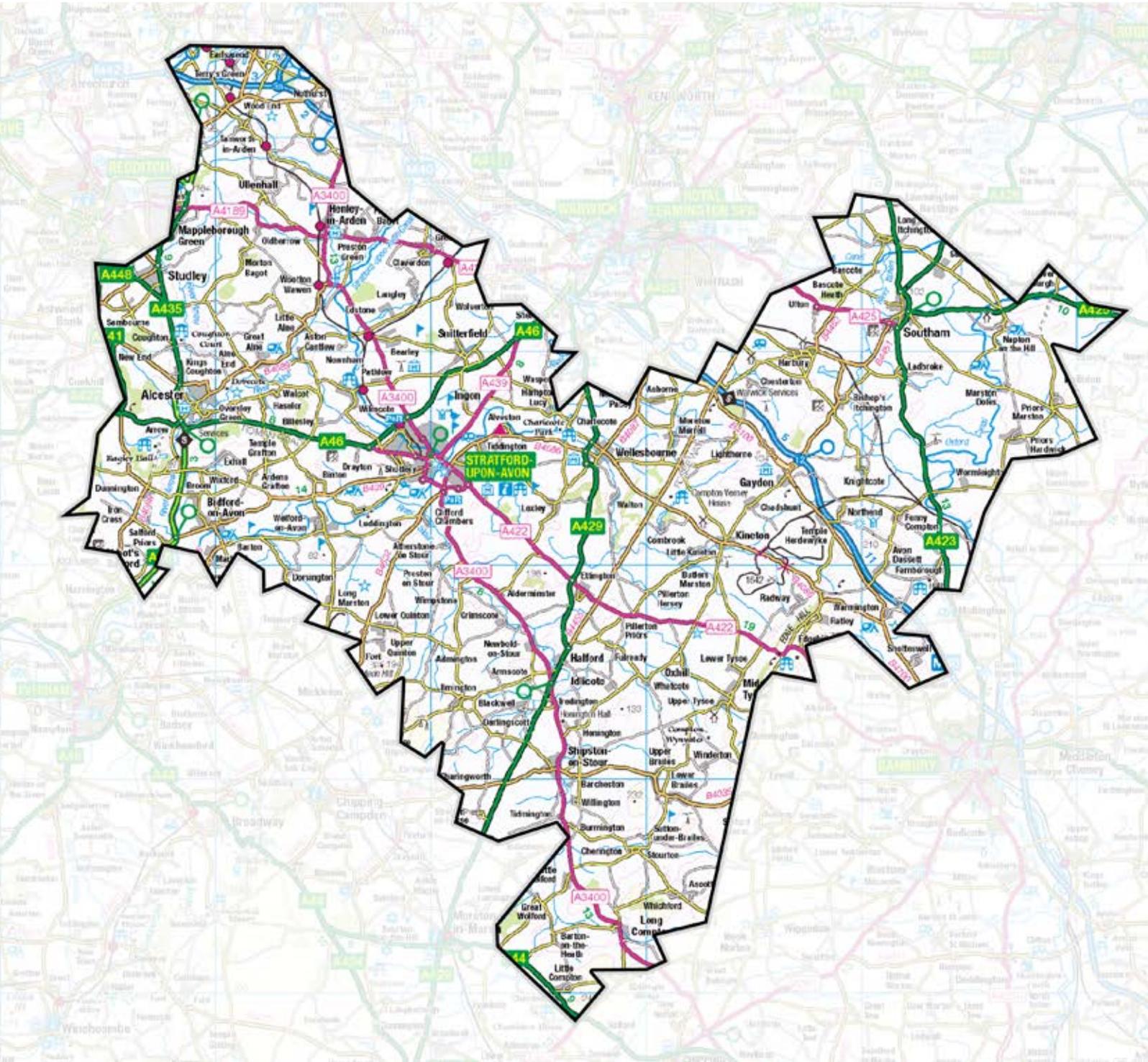


# STRATFORD-ON-AVON DISTRICT COUNCIL - SITE ALLOCATIONS PLAN RE-ASSESSMENT OF A SELECTION OF HERITAGE IMPACT ASSESSMENTS FOR PROPOSED RESERVE HOUSING SITES

FINAL ISSUE

SEPTEMBER 2021



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Stratford-on-Avon District Council

# STRATFORD-ON-AVON DISTRICT: SITE ALLOCATIONS PLAN

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# SECTION 1.0

## INTRODUCTION

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### 1.1 COMMISSIONING

This report has been prepared in response to the brief dated April 2021, drafted by Matthew Neal on behalf of Stratford-on-Avon District Council. Further clarification of the brief was obtained at an inception meeting held on 19th May 2021.

As part of the evidence base to support the list of Reserve Housing Sites promoted through the District Council's Site Allocations Plan (SAP), the Council produced Heritage Impact Assessments (HIAs) on 125 sites listed as potentially deliverable in the Strategic Housing Land Availability Assessment (SHLAA).

Through the Regulation 18 Preferred Options Consultation held late last year on the SAP, a number of representations were received from third parties questioning the validity/accuracy of the Council's HIAs on certain sites. On a small number of sites, alternative HIAs produced by Heritage Consultants on behalf of landowners and/or promoters were submitted as part of their representations, reaching different conclusions in terms of perceived harm to the relevant heritage assets to those HIAs produced by the Council.

Due to the large number of sites involved, the District Council considered it would be appropriate to have a proportion of the 125 sites re-assessed – these being the sites deemed by the Council to be most sensitive in terms of potential harm to designated and non-designated heritage assets, or those sites where the Council's initial heritage assessment had been challenged by third parties through the SAP consultation process.

The project has therefore re-assessed 34 sites, as set out in the templates contained in Appendix B of this report, for potential impacts on designated and non-designated heritage assets within or close to each site. These sites have already been assessed by the Council in terms of potential harm of development to heritage assets. Therefore, the template assessments for each site produced by Purcell should be read in association with the Council's own heritage impact assessments (HIAs) which have been published on the Council's website<sup>01</sup>.

### 1.2 AIMS AND OBJECTIVES

The report provides:

- A review of how harm to heritage assets should be assessed in line with national and local policy and guidance – see Section 2.
- A review of the category of potential harm associated with each site based on a comparison with the Council's own RAG (Red-Amber-Green) assessments – see Section 3.
- General observations on heritage issues which are common across the whole group of sites – see Section 4.

The template assessments for each site are included at Appendix B. They contain:

- Supplementary information about each site based on site visits undertaken in June and July 2021.
- Confirmation of whether the Council HIAs have included an assessment of all appropriate designated and non-designated heritage assets.
- A reassessment of the level of potential harm to each heritage asset, based on a more clearly articulated set of categories. These are explained in para 3.1 below.
- Additional notes on the potential for mitigation measures.
- Notes of any inconsistencies, errors or omissions in the Council's assessment work.

### 1.3 BACKGROUND

The Council's Site Allocations Plan (SAP) will sit alongside the Core Strategy and once adopted, will form part of the statutory Development Plan for Stratford-on-Avon District. The context of the SAP is set by the Core Strategy and it sets out a number of additional policies and site-specific proposals. The policies in the Core Strategy which relate to heritage assets in general are reproduced in Appendix A of this report.

The HIA work carried out by the Council was in specific response to Historic England's comments and the further assessment work presented in this report has independently reviewed the Council's conclusions for purposes of accuracy and consistency of approach. The consultation response from Historic England on the 2019 version of the SAP was critical of the lack of evidence relating to the potential impact of development on the historic environment, since it was wholly reliant upon a high-level assessment in the Strategic Housing Land Availability Assessment (SHLAA) and not on site-specific matters relating to assessing the impact of development on individual heritage assets.

### 1.4 METHODOLOGY

The project team was led by Will Holborow, Senior Heritage Consultant. All site visits were carried out over a period of four weeks from 2nd June until 1st July 2021 and were undertaken either by Will Holborow or by Sally Stradling, a freelance heritage consultant working under Purcell's direction. HER data was supplied by Warwickshire County Council and collated by Hettie Dix, Senior Heritage Consultant at Purcell.

Georeferenced shapefiles for the reserved site boundaries have been provided by the District Council and georeferenced maps have been obtained from Promap/OS data via ArcGIS. Purcell are not responsible for any georeferencing inaccuracies in the material consulted or reproduced. Any queries regarding the site boundaries indicated on the templates in Appendix B should be addressed to the Council.

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<sup>01</sup> <https://www.stratford.gov.uk/planning-building/sap-heritage-evidence-documents.cfm>

# SECTION 2.0

## STATUTORY AND POLICY CONTEXT

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### 2.1 STATUTORY DUTIES

Statutory duties relating to proposals affecting listed buildings and conservation areas are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant statutory duty relating to development affecting a listed building is contained in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This makes it a duty for a local planning authority, in considering whether to grant planning permission for development which affects a listed building or its setting, to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.

With regards to development within Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. Therefore it is the character and appearance of the designated Conservation Area that is the focus of special attention.

### 2.2 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF), REVISED JULY 2021

NPPF Paragraphs 194-198 contain national policies regarding the consideration of proposals affecting heritage assets and are followed by paragraphs 199-208 which deal with the consideration of potential impacts on heritage impacts.

Para 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It also states that:

*Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Para 195 is of particular relevance to this report as it states that:

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

At Paragraph 199, the NPPF advises that:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (Paragraphs 200-202) apply.

Paragraph 203 deals with circumstances where a development proposal would affect the significance of a non-designated heritage asset, requiring a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset.

The Glossary of the NPPF (Annex 2) defines the setting of a heritage asset thus:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

### 2.3 PLANNING PRACTICE GUIDE

The PPG has a section on the subject of *'Conserving and enhancing the historic environment'* which at paragraph 007 confirms that consideration of *'significance'* in decision taking and states:

*'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.'*

The Planning Practice Guide, Paragraph 13, considers the question: *What is the setting of a heritage asset and how can it be taken into account?* It advises that:

*All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.*

*The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of*

# STATUTORY AND POLICY CONTEXT

the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

At Paragraph 18, the PPG addresses the question: *How can the possibility of harm to a heritage asset be assessed?* It advises that:

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

## 2.4 HISTORIC ENGLAND GUIDANCE ON LOCAL PLANS

Historic England's Good Practice Advice Note 1: *The Historic Environment in Local Plans* (March 2015<sup>01</sup>) states that site allocations should be informed by an evidence base and an analysis of potential effects on heritage assets.

Historic England Advice Note 3: *The Historic Environment and Site Allocations in Local Plans*, (October 2015<sup>02</sup>) states that:

*It is important to understand the significance of any heritage assets that would be affected by a potential site allocation. This involves more than identifying known heritage assets within a given distance, but rather a more holistic process which seeks to understand their significance and value. Whilst a useful starting point, a focus on distance or visibility alone as a gauge of impact is not appropriate.*

01 <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

02 <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

## 2.5 HISTORIC ENGLAND GUIDANCE ON SETTING

Historic England's Good Practice Advice Note 3: *The Setting of Heritage Assets* (2nd edition 2017<sup>03</sup>) recommends a stepped approach to the assessment of development proposals:

**Step 1:** Identify which heritage assets and their settings are affected

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

**Step 4:** Explore ways to maximise enhancement and avoid or minimise harm

**Step 5:** Make and document the decision and monitor outcomes

This guidance considers the role of various assessment techniques such as viewshed analyses, sensitivity matrices and scoring systems. However, it concludes:

*Historic England recommends that, when submitted as part of a Design and Access Statement, Environmental Assessment or evidence to a public inquiry, technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.'*

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance.

## 2.6 LEGAL INTERPRETATION OF 'HARM'

The courts have held (Ref. South Lakeland DC v Secretary of State for the Environment [1992] 2 AC 141) that 'preserving means doing no harm'. They have further established that, where a proposal would cause some harm, the desirability of preserving a listed building or its setting, or character of a conservation area, should not simply be given careful consideration, but should be given 'considerable importance and weight' when the decision-maker carries out the planning balance (Ref. Barnwell Manor Wind Energy Ltd v. East Northamptonshire District Council, English Heritage, the National Trust and the Secretary of State for Communities and Local Government [2014] EWCA Civ 137).

03 <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

# STATUTORY AND POLICY CONTEXT

## 2.7 BRITISH STANDARD BS 7913: GUIDE TO THE CONSERVATION OF HISTORIC BUILDINGS

BS7913 includes the table below that measures the impact on heritage value of a development, by comparing the scale of change ('magnitude of impact') against the significance of the heritage asset ('value'). This gives a measurement of the overall impact on heritage ranging from neutral to very large.

**BS 7913:2013**

**BRITISH STANDARD**

Figure 2 Magnitude of impact plotted against value

<b>VALUE</b>	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No change	Negligible	Minor	Moderate	Major
<b>MAGNITUDE OF IMPACT</b>						

Whilst this approach is not specifically endorsed by Historic England or recognised in the NPPF, it nonetheless provides a useful tool for gauging the degree of impact to heritage significance.

# SECTION 3.0

## SUMMARY OF ASSESSMENTS

### 3.1 TERMINOLOGY USED IN THIS REPORT

#### Significance of a heritage asset

In the NPPF, heritage significance is defined as: *'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

Assets of **very high** significance include Scheduled Monuments, Grade I and Grade II\* listed buildings and Grade I and Grade II\* Registered Parks and Gardens

Assets of **high** significance include Grade II listed buildings, Grade II Registered Parks and Gardens and non-designated assets of national or regional significance (eg areas of well-preserved ridge and furrow)

Assets of **medium or low** significance include non-designated heritage assets which are not of national or regional significance, or where their significance is unknown.

#### Categories of Harm

Terms used in this report for degree of harm	Equivalent term used in BS7913
Substantial harm	Large / Very Large
Less than Substantial Harm - High	Moderate / Large
Less than Substantial Harm - Moderate	Slight / Moderate
Less than Substantial Harm - Low	Slight
No harm	Neutral

**Substantial harm** – this is not specifically defined in the NPPF, but the Planning Practice Guide advises that:

*'substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'*

**Less than substantial harm** – for the purposes of this report, the degree of 'less than substantial harm' has been categorised as being high, moderate, or low. These categories have been applied as follows:

Type of impact	Level of 'less than substantial harm'
<ul style="list-style-type: none"> <li>minor impact on an asset of very high significance</li> <li>moderate impact on an asset of high significance</li> <li>major impact on an asset of medium significance</li> </ul>	<b>High</b>
<ul style="list-style-type: none"> <li>minor impact on an asset of high significance</li> <li>major impact on an asset of low significance</li> </ul>	<b>Moderate</b>
<ul style="list-style-type: none"> <li>negligible impact on an asset of very high or high significance</li> <li>minor impact on an asset of medium significance</li> <li>moderate impact on an asset of low significance</li> </ul>	<b>Low</b>

# SUMMARY OF ASSESSMENTS

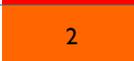
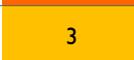
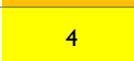
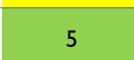
## 3.2 COMPARISON OF RESULTS

The table below compares the level of harm judged by the Council in their in-house heritage assessments with the assessments undertaken by Purcell. The categories of harm are indicated in the key below:

Key to Council's assessment:

Substantial harm	
Less than Substantial Harm	
No harm	

Key to Purcell's assessment:

Substantial harm	
Less than Substantial Harm: High	
Less than Substantial Harm: Moderate	
Less than Substantial Harm: Low	
No harm	

## SUMMARY OF ASSESSMENTS

Site Reference and address	Settlement name	Council HIA	Purcell level of harm
<b>CLIF.02</b> Land East of The Nashes	Clifford Chambers		3
<b>ETT.02</b> West of Warwick Road	Ettington		3
<b>ETT.11</b> South of Rogers Lane	Ettington		3
<b>FEN.02</b> Land North of Northend Road (east)	Fenny Compton		2
<b>FEN.04</b> West of High Street	Fenny Compton		2
<b>GAY.06</b> South of Church Lane (west)	Gaydon		2
<b>HALF.01</b> East of Fosse Way (north)	Halford		2
<b>HAMP.03</b> East of Snitterfield Road	Hampton Lucy		4
<b>HAMP.04</b> South of Church Street	Hampton Lucy		2
<b>LIG.03</b> North of Old School Lane	Lighthorne		2
<b>LIG.06</b> North of Church Lane	Lighthorne		2
<b>LONG.01</b> East of Marton Road (north)	Long Itchington		4
<b>LONG.07</b> South of Stockton Road	Long Itchington		4
<b>LMAR.08</b> Land East of Long Marston Rd (north)	Long Marston		2
<b>NAP.13</b> Land North of Folly Lane (middle)	Napton-on-the-Hill		2
<b>NEWB.01</b> Land East of Stratford Road	Newbold-on-Stour		3
<b>NEWB.06</b> Land North of Moss Lane (east)	Newbold-on-Stour		4
<b>PM.01</b> Land East of Shuckburgh Road	Priors Marston		2
<b>PM.07</b> Land South of Byfield Road	Priors Marston		4
<b>PM.08</b> Land south of Hardwick Road	Priors Marston		2

## SUMMARY OF ASSESSMENTS

Site Reference and address	Settlement name	Council HIA	Purcell level of harm
<b>QUIN.03</b> Land North of Main Road (east)	Quinton		2
<b>QUIN.08</b> Land East of Goose Lane (north)	Quinton		5
<b>QUIN.18</b> Land West of Goose Lane	Quinton		4
<b>QUIN.19</b> Land South of The Fordway	Quinton		5
<b>QUIN.22</b> Land East of Back Lane (south)	Quinton		2
<b>SALF.08</b> Land West of Evesham Road (north)	Salford Priors		4
<b>SALF.11</b> Land South of School Road (east)	Salford Priors		3
<b>SHIP.11</b> Land West of Shoulderway Lane	Shipston-on-Stour		4
<b>STR.18</b> Land South of Alcester Road (east)	Stratford-upon-Avon		4
<b>TYS.12</b> Land South of Oxhill Road	Tysoe		2
<b>TYS.14</b> Land West of Sandpits Lane	Tysoe		4
<b>TYS.16</b> Land North of Saddledon Street	Tysoe		3
<b>TYS.17</b> Land West of Church Farm Court	Tysoe		2
<b>WELF.04</b> Land North of Millers Close (west)	Welford-on-Avon		4

Summary of Purcell's assessments:

- No sites are judged to result in substantial harm (compared to 11 in the Council's assessments)
- 15 sites are judged to result in a high level of less than substantial harm
- 6 sites are judged to result in a moderate level of less than substantial harm
- 11 sites are judged to result in a low level of less than substantial harm
- 2 sites are judged to result in no harm

The main reason for the differences between the Council's assessment and Purcell's re-assessment is that the Council have tended to use 'cumulative impact' of harm to several heritage assets to 'add up' to 'substantial harm'. Purcell have judged the level of harm on the basis described in para 2.2 above, taking into account the degree of harm to significance, and the significance of the heritage asset or assets which are likely to be affected. It is also important to bear in mind that 'substantial harm' is a high test, as explained in the Planning Practice Guide. Therefore, where Purcell have concluded a high level of less than substantial harm, this does not imply that development is acceptable in principle. The individual templates in Appendix B provide a detailed explanation of the assessment results, including the potential for harm to be mitigated, for example through archaeological investigation or high-quality contextual design.

## SECTION 4.0

### GENERAL OBSERVATIONS

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The following observations on heritage matters arise from the assessments undertaken by Purcell:

**Conservation Area designation.** It was noted that some settlements would fully justify designation as conservation areas, for example the core of the historic villages at Gaydon, Long Marston, Lower Quinton and Napton.

**Conservation Area Appraisals.** It is regrettable that none of the designated conservation areas have received up-to-date appraisals or boundary reviews. Boundaries that merit review include:

- Middle Tysoe, where the boundary cuts a farmyard in half
- Lighthorne where the north-east boundary includes half a field
- Hampton Lucy, where various structures have been built around River Keeper's Cottage.

**Neighbourhood Plans.** Many of the sites considered in this report are in settlements which are in the process of developing Neighbourhood Plans. These plans usually include policies related to housing and heritage. For example, the draft plan for Quinton contains a detailed section highlighting the importance of ridge and furrow in the parish, with a specific policy to protect this type of asset. The Neighbourhood Plan for the Salford Seven identifies numerous buildings of local importance. Neighbourhood plans have already been 'made' or adopted for Clifford Chambers (2019), Ettington (2018), Napton-on-the-Hill (2019), Salford Priors (2017), Shipston-on-Stour (2018) and Welford on Avon (2017). Others are in the process of development or consultation.

**Listed Buildings.** It was observed that there are numerous buildings across the district that would merit consideration for listing as buildings of special architectural or historic interest. Examples include:

- Red brick farmhouse called Brooklands, Thornton's Lane, Napton
- Holly Tree Farmhouse, Napton Lane, Napton
- Harfield House, High Street, Fenny Compton
- Field End, Church Lane, Gaydon;
- Church Cottage, Church Lane, Gaydon
- War memorial on the village green at Newbold-on-Stour
- Priory Farm, Priors Marston

**Parks & Gardens.** It was noted that Ettington Park merits inclusion in Historic England's Register of Historic Parks & Gardens of Historic Interest.

**Non-designated heritage assets.** There is currently no local list of heritage assets at District level. Examples of buildings that would merit consideration are:

- Former Ettington Vicarage
- Henney's Farmhouse, Lower Quinton

All historic settlements would benefit from a comprehensive assessment of vernacular buildings for inclusion in a local list or possibly even meet the criteria for statutory protection.

**Archaeological remains.** The possible Shrunken Medieval Settlement of Priors Marston needs investigation, as does Priory Farm as possibly encapsulating medieval fabric and being located on or near the possible site of the Prior of Coventry's Manor House

**Ridge and furrow fields.** These are characteristic of medieval farming practice, whereby arable fields were farmed communally and in rotation, such that each open field was left fallow every three years. Farmers ploughed their strips so that they were ridged towards the middle, allowing rainwater to run off in the intermediate furrows. This ridge and furrow form was once one of the commonest types of archaeological earthwork in lowland England.<sup>01</sup> However, in the 1970s and 1980s, European subsidies and more powerful tractors and ploughs saw the ploughing flat of huge swathes of ridge and furrow and it is now far scarcer than previously. Some examples have been scheduled, generally in association with designated settlement remains, demonstrating the relationship between the two. Some of the settlements considered in this report retain unusually good examples of ridge and furrow, for example at Quinton, Priors Marston and Tysoe.

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01 <https://historicengland.org.uk/images-books/publications/dssg-agriculture/>

### Section 3 District Resources

## 3.7 Historic Environment

### Strategic Objectives

- (2) *The historic character of the District will have been maintained and enhanced. Sites of historic importance will have been protected from harmful development.*
- (3) *The character and local distinctiveness of the District will have been reinforced by ensuring new development is of high quality design, taking into account the intrinsic and special value of its landscapes and townscapes.*

### Policy CS.8

#### Historic Environment

##### A. Protection and Enhancement

The District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and future residents and visitors. Through a partnership approach, the Council will seek opportunities to promote the historic environment as a catalyst for enhancing the vitality of the District.

Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including:

1. designated heritage assets such as Listed Buildings, Conservation Areas, Registered Gardens, the Battle of Edgehill Historic Battlefield, Scheduled Monuments, and sites of archaeological importance, and their settings;
2. non-designated heritage assets and their settings;
3. Stratford-upon-Avon's historic townscape and street scene, and sites associated with William Shakespeare, to maintain the town's international and cultural importance;
4. the distinctive character of the market towns, villages and hamlets, including their settings, townscapes, streets, spaces and built form;
5. features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and materials, traditional farm buildings, and historic features associated with canals, navigations and railways;
6. working with the highways authority and infrastructure providers to ensure works to streets and the public realm do not detract from the historic value of the street scene; and;
7. seeking to reduce the number of heritage assets at risk.

##### B. Proposals Affecting the Significance of a Heritage Asset

Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest.

Proposals which would lead to substantial harm to, or total loss of significance of, designated heritage assets will only be permitted where substantial public benefits outweigh that harm or loss and it is demonstrated that all reasonable efforts have been made to sustain the existing use or find reasonable alternative uses.

## Section 3 District Resources – 3.7 Historic Environment

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm must be justified and weighed against the public benefits of the proposal, including securing its optimum viable use.

For non-designated heritage assets, proposals will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset.

Where harm or loss of a heritage asset can be fully justified, as part of the implementation of the proposal the District Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.

### C. Appreciation, Design and Management

Proposals will be high quality, sensitively designed and integrated with the historic context. The design and layout of development proposals will be informed by an understanding of the significance of the historic asset and environment. Creative and innovative design and architecture that helps to secure the conservation of heritage assets and integrates new development into the historic environment will be encouraged where it is sympathetic to the character of the local area.

The positive management of heritage assets through partnership approaches and measures will be encouraged, including the use of Conservation Area Appraisals and Management Plans, Heritage Partnership Agreements and Neighbourhood Plans.

Where appropriate, opportunities should also be taken to assist people's understanding of the history of the asset by such measures as permitting public access and the provision of interpretation displays. This will be particularly important if the asset has relevance to the District's special contribution to the nation's literary and cultural history.

## Explanation

- 3.7.1 The policy applies the expectation of the National Planning Policy Framework (NPPF) that local authorities will set out a positive strategy for the conservation and enjoyment of the historic environment. There is a particular recognition in the NPPF that heritage assets, both designated and non-designated, are an irreplaceable resource which should be conserved in an appropriate manner according to their significance. As the NPPF makes clear, the absence of a national designation for such heritage assets does not indicate lower significance.
- 3.7.2 There is a strongly held view that the protection of the District's heritage should be a key consideration in the planning of future development. Particular concern has been expressed about the quality of house design and the fact that new houses and the scale of new development may be out of character with the important historic character of the District and the quality of the street scene. Overall, the policy seeks to balance new development alongside the preservation and enhancement of the District's heritage.
- 3.7.3 Having been designated on the basis of their need for preservation or enhancement, conservation areas require very careful consideration in the development management process. The legislation does not intend conservation areas to be subject to an embargo on new development but it does require that their preservation or enhancement should be an important factor in the determination of planning applications. The character of a conservation area is

## Section 3 District Resources – 3.7 Historic Environment

often an amalgam of different elements such as the style of building, the extent of open space and the amount of tree cover. These components can be threatened both by the presence of new development or by schemes which are designed with little understanding of or sympathy for the locality.

- 3.7.4 The District contains many sites of historic importance, protected under further legislation including the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Building and Conservation Areas) Act 1990. In addition to Historic England, Warwickshire County Council has responsibility for the management of the historic environment through its Sites and Monuments Record and Historic Environment Record. These databases contain extensive information on the importance of thousands of historic sites across the District and provide a useful source for appreciating the impact of any proposal on the historic environment.
- 3.7.5 Two further studies have been completed to assist with understanding the heritage impacts of proposals. Warwickshire County Council undertook the Historic Environment Assessment (2008), which identified a rich archaeological heritage throughout the district as well as indicating the potential for undiscovered archaeological deposits. An additional Historic Environment Assessment was carried out by the District Council in 2012 to assess potential impacts on the historic environment of development adjacent to Local Service Villages.
- 3.7.6 The Warwickshire Historic Landscape Characterisation (HLC) project maps the present historic character of the County's landscape and provides a good understanding of the historic landscape resource and its capacity for change. This information has been used to assist in assessing the environmental impact of proposals through the development plan and planning application process. A similar study has also been undertaken in the Cotswolds AONB, including that part which falls within Stratford District. An English Heritage funded project, 'An Extensive Urban Survey for Warwickshire' was undertaken by Warwickshire County Council between 2010 and 2014. The results of this project contribute to our understanding of the development and character of various towns and villages across the District and will be used to inform the assessment of the likely impacts of proposed developments on the historic environment of the District.
- 3.7.7 In the majority of instances it will be necessary to undertake evaluative archaeological and historic environment fieldwork in order to obtain sufficient information to enable an informed planning decision to be made.
- 3.7.8 The Government recognises and encourages the important role which local authorities have in securing the appropriate management of archaeological sites to ensure that they survive in good condition. There are many archaeological sites, both scheduled and unscheduled, which have an important role in the District's cultural heritage, local distinctiveness and historic landscape. With sensitive and appropriate management and interpretation their educational role can be enhanced, and also their contribution to the local tourist economy.
- 3.7.9 The significance of a non-designated heritage asset may be due to the importance of its local vernacular, its architectural style, or its cultural and historic value, or a combination thereof. Neighbourhood Plans provide an ideal medium to identify, protect and enhance such assets that are valued by the community.

## Section 3 District Resources – 3.7 Historic Environment

### Development Management Considerations

- (1) Where development is likely to impact on heritage assets, applicants will need to assess the significance of a heritage asset and take into account local information, as appropriate, provided by design guides, Conservation Area Appraisals, the Warwickshire Historic Landscape Characterisation Project, the West Midlands Farmsteads and Landscapes Project, the Warwickshire Extensive Urban Study and the Warwickshire Historic Environment Record. Applicants must demonstrate through their supporting documents how the proposed development would preserve and where appropriate enhance heritage assets.
- (2) There will be a presumption in favour of the physical in situ preservation of heritage assets, whether designated or non-designated. This approach is based on the view that heritage remains should be seen as an opportunity rather than a constraint and should be used to inform the proposed design and contextual analysis. In particular, this can include incorporating such features into the proposed design to provide a historical narrative to the site. If proposing development on sites which may contain important archaeological remains, developers will need to submit the results of an archaeological assessment/field evaluation with their planning application. Failure to supply such an assessment or evaluation may delay the progress of the application or lead to refusal of planning permission. Where it is appropriate for archaeological features to be investigated and recorded, applicants will be expected to fund an appropriate programme of archaeological fieldwork to mitigate the archaeological impact of a proposed development.
- (3) A non-designated heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Non-designated heritage assets are included in the Warwickshire Historic Environment Record available at <http://heritage.warwickshire.gov.uk>. In addition, the Council will compile a local list of non-designated heritage assets which will be publicly available on the Council's website at [www.stratford.gov.uk/heritage](http://www.stratford.gov.uk/heritage). It should be noted, however, that in a district like Stratford-on-Avon with such a rich heritage, the list will never be definitive and will require updating as and when new heritage assets are identified, including through the consideration of development proposals. Neighbourhood Plans may also identify non-designated heritage assets.
- (4) In considering whether to grant planning permission in accordance with Policy CS.8(B) the Council will also have regard to the desirability of preserving the heritage asset, its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Section 3 District Resources – 3.7 Historic Environment**

**Implementation and Monitoring**

<b>Responsible agencies</b>	Stratford-on-Avon District Council, Warwickshire County Council, Historic England, Natural England
<b>Delivery mechanism</b>	Through the determination of planning applications
<b>Funding</b>	Not applicable
<b>Timescale</b>	Throughout the plan period
<b>Risk</b>	If the policy is not applied rigorously it could result in significant harm being caused to the heritage, character, culture and quality of the built and natural environment as well as individual historic features.
<b>Monitoring indicators</b>	<ul style="list-style-type: none"> <li>• Assessment of planning applications that affect a designated historic asset.</li> <li>• Assessment of planning applications that involve the loss of a non-designated historic feature.</li> <li>• Production of Conservation Area Appraisals and Management Plans.</li> <li>• Schemes providing public access to or interpretation of a historic asset.</li> </ul>

## **APPENDIX B**

### HERITAGE ASSESSMENT TEMPLATES

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# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>CLIF.02</b>	SITE NAME: <b>East of The Nashes, Clifford Chambers</b>
ASSUMED SITE CAPACITY: Approx. 30 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

Council: The site is located to the south and west of existing housing development, whilst to the south and west of the site lies arable fields. The site itself forms a northerly portion of a large crop field bounded by mature hedgerow and trees. A footpath runs to the north and east of the site. The site is flat in topography. The Clifford Chambers Conservation Area is located approximately 70m to the east of the site, although due to intervening dwellings, is only marginally visible from the site itself. There are several Grade II listed buildings to the east of the site.

Purcell: The site is located in the setting of and to the west of the conservation area, listed buildings along the main village street and the historic core of the settlement centred on the Church of St Helen and the Rectory. The site is separated from it by modern housing to the north, and allotments and further housing on the east. The proposal site is flat and laid to arable, being the northerly portion of a large field. Beyond the allotments are the long narrow strip gardens of a line of listed buildings located on the south side of the main street. Only glimpsed oblique views could be gained from the listed buildings of the proposal site due to the intervening allotments, housing, trees and hedges.

Purcell: A well-used footpath runs along the east boundary of the site and is bordered by an oak avenue which appears to originate towards the southeast, close to the boundary of the park and garden to Clifford Manor (Grade II\*).

Purcell: The oak avenue on the north and east boundary (and the lime avenue to the south-east) need further research to establish whether the avenues are part of the designed landscape relating to the Grade II Registered Historic Park & Garden of Clifford Manor<sup>1</sup>.

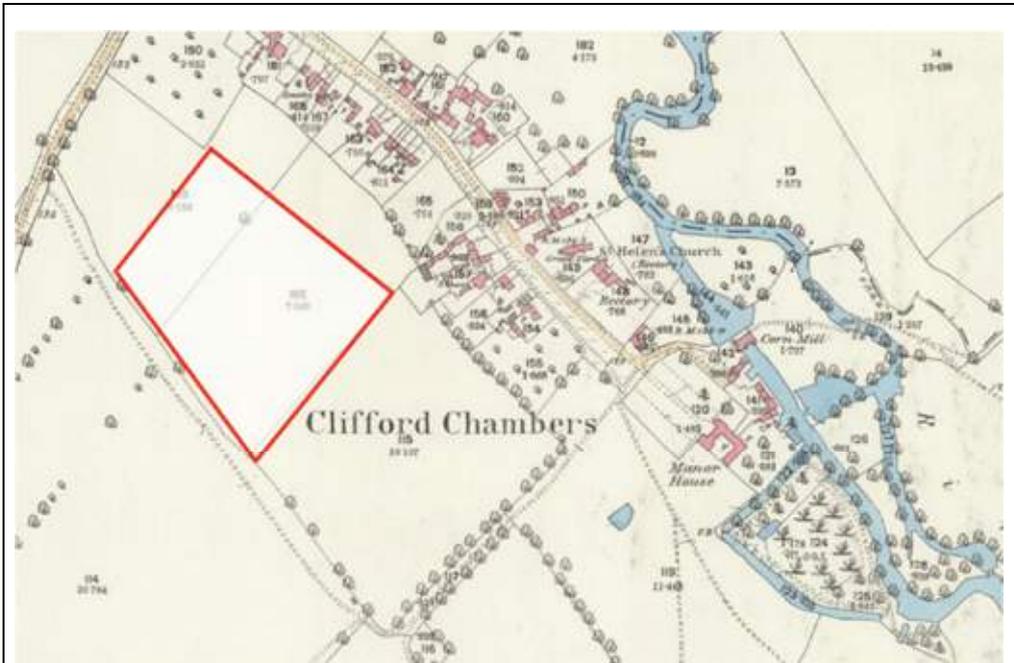
Purcell: The OS 25 inch 1873-1888 map of Clifford Chambers clearly shows a line of trees to the west of the properties on the south part of the main village street. An orchard is shown where The Nashes development is now located. There is no public footpath shown. The proposal site would occupy the top field below the orchard. The red line and arrows show the approximate extent of the surviving avenue at the current time.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1001188>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: CLIF.02



First Edition Ordnance Survey 25" map (1885) with CLIF.02 outlined in red

Purcell: The oak avenue has been fragmented by being absorbed into the rear garden plots of the southernmost group of houses bordering the proposal site. At the north-west corner of the footpath the oaks have been removed to make way for new housing and the housing is screened by strong hedge planting. The oak avenue provides a natural green buffer to the edge of the proposal site. By the time of the OS 25" inch map of 1914 a footpath/track is clearly shown running along the east boundary to the site and large field parcel. However, the line or avenue of oaks is not shown.



Ordnance Survey 25" map (1914)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: CLIF.02

The oaks are the subject of Tree Preservation Orders<sup>2</sup>. (Clifford Chambers, SHLAA Map). The Nashes, a development of c.1950s/60s housing is located on the north of the site.

The core of the village centred on the Church of St Helen, Rectory and Manor House is located to the east and south-east but is too distant to be impacted.

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	LEVEL OF IMPACT
Clifford Chambers Conservation Area	<p>Council: Development in this location would have only a minimal impact on the Conservation Area and its setting, due to the intervening distance and its minimal visibility, due to existing dwellings and mature trees and vegetation to the north of the site. As such, development of the site is likely to result in a very minimal harmful impact to and on the significance of the setting of the Conservation Area.</p> <p>Purcell: The proposed development would have a moderately harmful impact on the significance of the setting of the conservation area due to the flat, open nature of the fields. However, the development would be restricted to the very northern section of the field and lie next to and relate to other modern housing centred on The Nashes and Dighton Close, on the north-west of the settlement.</p>
Grade II Listed buildings on south of main street Nos. 51, 50, 49, 47,46, 45, 43, 42, Prospect House and Maytrees, Clifford Chambers	<p>Council: Allotment gardens and a line of mature hedgerow and trees separate the site in question and the row of listed buildings. Any potential impact upon the setting of these heritage assets would be minimal due to the separation distance and the intervening features in the wider landscape. The agricultural field does not appear to form any historic link with these dwellings and any impact of development on the significance of these heritage assets would be less than substantial.</p> <p>Purcell: Agreed. The impact on the setting of the listed buildings would be minimal and the architectural interest of the rear of the listed properties can be appreciated in glimpsed views from the footpath on the east of the site. These would be unaffected.</p>

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<sup>2</sup> There is one single TPO tree (ref: TPO/026/002/T1) half-way down the NW boundary of site CLIF.02 at the end of 'The Nashes'.

The row of trees from the end of The Nashes to the NW all the way to the boundary of Clifford Manor to the SE, running along the boundaries of SHLAA sites CLIF.02 and CLIF.03, including a 'T' shape along the boundary of the Manor House are part of a group TPO (ref: TPO/026/001/G1).

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: CLIF.02

Key views	<p>Council: The site would be visible from an oblique angle from the CA, but only from the rear gardens of properties and not from public viewpoints. Furthermore, visibility is obscured by the mature trees in the intervening distance from the site to the CA.</p> <p>Purcell: The site is visible through trees and hedgerows from the public footpath and allotments. However, views to and from the proposal site from the Conservation Area and rear gardens of the listed buildings include only obscure and distant views due to the distance to the site and it being obscured by existing houses and vegetation and these would be largely unaffected.</p>
Trees	<p>Purcell: The oak trees on the east boundary are the subject of TPOs and add to the interest of the field boundary and contribute positively to the setting of the Conservation Area. They provide a green buffer between the proposal site and the village and provide habitats for wildlife. They would be unaffected.</p>

## MITIGATION STRATEGY

<p>Council: To reduce the impact of the small level of identified harm to the Conservation Area, additional landscaping could be placed to the northern boundary of the site. However, as there are already mature trees to this boundary, and the Conservation Area is only very minimally visible, it is not considered that substantial mitigation would be required.</p> <p>Purcell: Mitigation would be required in the form of landscaping around the site, particularly the southern and northern ends to soften the impact of the development in views from the public footpath and rear gardens of properties in the vicinity.</p>
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## REPRESENTATIONS RECEIVED

None
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The HIA does not mention the TPOs along the east boundary of the site.
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Conservation Area	Development in this location would have only a minimal impact on the Conservation Area and its setting, due to the intervening distance and its minimal visibility, due to existing dwellings and mature trees and vegetation to the north of the site. Development of the site is likely to result in a very minimal harmful impact to and on the significance of the setting of the Conservation Area.	The proposed development would result in a moderate level of less than substantial harm to the significance of the setting of the Conservation Area, due to the flat open topography of the site. This is capable of mitigation.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: CLIF.02

Listed buildings	The listed buildings themselves would not be affected, and development of the site is likely to result in a very minimal harmful impact to and on the significance of their setting. Identified harm would be to the lower end of the scale, and would not be sufficient to constitute a 'substantial' level of harm as defined in the NPPF.	Agreed – Low level of less than substantial harm.
Key views	Key Views – A footpath runs along the north and east of the site. However, the Conservation Area is only minimally visible from this location and is obscured by intervening allotments as well as mature trees at the site boundary. The site itself is visible from an oblique angle from the Conservation Area, albeit from the rear of properties and not from public viewpoints.	Agreed
Trees	Not assessed	The trees protected by Tree Preservation Orders would not be directly impacted.

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm to the setting of nearby listed buildings and the Conservation Area and mitigation measures, such as the introduction of a landscaping buffer on the northern site boundary would be possible to reduce the potential harmful impact development in this location would cause.
Purcell's conclusion:	Moderate level of less than substantial harm to the setting of the Conservation Area, capable of mitigation including appropriate landscaping.

## FACTORS INFLUENCING THIS ASSESSMENT

- The Nashes, a development of 1950s/1960s housing to the north of the site.

## OTHER FACTORS NOT RELATED TO HERITAGE

- Well-used footpath on the east of the site
- Development of the village into the open fields beyond the settlement

DATE OF SITE VISIT: 2/6/2021

DATE OF ASSESSMENT REPORT: 15/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: CLIF.02



Looking north towards the proposal site from the public footpath. Note the oak avenue.



Distant view of the proposal site from the south

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: CLIF.02



Oak trees absorbed into gardens of modern housing on the east of the site boundary



Oak avenue and public footpath. Modern housing to east, right, proposal site is to the west, left

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: CLIF.02



From the north looking south across the proposal site, the oak avenue and village on the left

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>ETT.02</b>	SITE NAME: <b>West of Warwick Road, Ettington</b>
ASSUMED SITE CAPACITY: Approx. 9 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's overview report. The hatched area indicates that the area under consideration for development is the southern half of the site.

### DESCRIPTION

<p>Council: The site is approx. 0.8ha in size and comprises a mixture of grassland and trees. It is located west of Warwick Road and is bounded by trees and hedging. Ettington does not have a designated Conservation Area. There is existing built form to the southeast of the site, a large property (Oak House) to the south and several buildings to the southwest.</p> <p>Purcell: The former Vicarage, now named Ettington Grange, is a substantial brick property. Although not listed, it is potentially a non-designated heritage asset. It is prominent in views from the site. There is a prominent group of old Horse Chestnut trees on the southern half of the site which are either dead or dying. The Old Warwick Road, now a dead end, runs beside the east side of the site.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>15/04449/OUT. The site opposite, named 'Saracen Close', has outline planning permission for the residential development of up to 8 self-build dwelling houses, granted on 23rd August 2016. Construction in progress at time of site visit.</p> <p>17/00498/FUL Gardeners Cottage Ettington. Application approved for the erection of one detached dwelling with garage, parking and turning area and associated works. An archaeology report was submitted with the application (Archaeology Warwickshire, December 2016). This provided a more detailed analysis of the Vicarage gardens.</p>
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### HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	LEVEL OF IMPACT
MWA19673 Surviving ridge and furrow	<p>Council HIA: There was no evidence of ridge and furrow being present on the proposed part of the site that is to be developed. Therefore, there would be no harm to a non-designated heritage asset.</p> <p>Purcell: Ridge and furrow was observed on the site visit. However, it is not recorded on the HER RF map and Lidar coverage of this area is not available on the NLS site.</p>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.02

<p>Ettington Vicarage Garden (Non-designated heritage asset)</p>	<p>Council HIA: Development on this site could lead to loss of archaeological remains of indeterminate significance, associated with its use as a garden.</p> <p>Purcell: The former Vicarage, now re-named Ettington Grange, is a three-storey building of Georgian appearance, built of brick with hipped slate-covered roofs. It has been converted into apartments. The 1885 OS map suggests that the pleasure grounds of the Vicarage lay outside the site area. This map shows a double avenue, no longer extant, crossing the site in front of the Vicarage grounds. Previous research by Warwickshire Archaeology in 2016 concluded that 'the later post-medieval former vicarage gardens have already been almost completely destroyed'. The Potential for garden archaeology is therefore considered to be negligible.</p>
<p>Tower of former church of St Thomas A Becket. Grade II listed building (NHLE No.1382590<sup>1</sup>)</p>	<p>Council: There are a number of existing buildings and land uses separating the sites which suggest that development in this location would not detrimentally harm the setting of the heritage asset. Conclusion on harm to heritage asset: Less than substantial harm.</p> <p>Purcell: There is a substantial modern domestic extension attached to the church tower which completely severs it from the site and has dramatically altered the original setting of the church – see photo below. Conclusion: No harm to setting of heritage asset.</p>



First Edition Ordnance Survey 25" map (1887) with ETT.02 outlined in red

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382590>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.02

## MITIGATION STRATEGY

Council: Appropriate mitigation measures including landscaping would be sufficient in order to minimise any impact on the setting of the tower.

Purcell: Landscaping is not necessary in relation to the Church tower. However, it would be appropriate in relation to Ettington Grange.

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The Council HIA underestimated the impact on ridge and furrow by development of the site.

## REPRESENTATIONS RECEIVED

None

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Ridge and furrow	No harm	Moderate level of Less Than Substantial Harm
Ettington Vicarage Garden	Less Than Substantial Harm	Negligible harm to any potential archaeological remains associated with Ettington Vicarage Garden
Listed tower of former church	Less Than Substantial Harm	No harm to setting of the listed church tower due to intervening C20th development, including residential extension to the tower.

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less Than Substantial Harm to the setting of the nearby listed building.
Purcell's conclusion:	Moderate level of less than substantial harm to ridge and furrow and to the setting of Ettington Grange, which is potentially a non-designated heritage asset.

## OTHER FACTORS NOT RELATED TO HERITAGE

- Impact on open countryside.

DATE OF SITE VISIT: 9<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 10<sup>th</sup> June 2021, revised 30<sup>th</sup> June

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.02



Tower of former church of St. Thomas A Becket with modern residential extension



Ettington Grange seen from the site

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.02



Site viewed from the south – ridge and furrow visible



Site viewed from the north

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>ETT.11</b>	SITE NAME: <b>South of Rogers Lane (middle), Ettington</b>
ASSUMED SITE CAPACITY: Approx. 45 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's overview report. The hatched area on the Council's map indicates development on the north-west and north-east sides of the land parcel.

### DESCRIPTION

Council: The site is approx. 3ha in size and consists of an open area of agricultural land. It is located on the southern boundary of Ettington to the east of Rogers Lane and is bounded by hedgerow. The Ettington Community Centre abuts the north-eastern boundary and a public footpath runs along the north-eastern edge of the site. There is a Grade II listed building opposite the site (Rye Piece Barn).

Purcell: The site has a generally level topography. The village's Community Centre is a modern brick building close to the north-east boundary of the site. The photovoltaic panels on its roof are clearly visible from the site. The western end of the field is crossed by over-head power lines. There are footpaths around all four sides of this field and in adjacent fields. The site enjoys open and attractive views across open countryside to the hills lying to the south-west.



First edition OS map, surveyed 1885, with ETT.11 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.11

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>14/00118/OUT. This site was subject to a planning application for outline consent for up to 80 dwellings. The application was refused and subsequently dismissed at appeal on 3rd July 2015. The Planning Inspector considered that the two main issues were the effect on the rural character and setting of the southern part of Ettington Village and the effect on the special architectural interest of Ryepiece Barn, which is listed Grade II. The Inspector was of the opinion that development of this site would have a detrimental impact on the setting of the listed building. It would result in the barn becoming isolated both physically and visually from the last remaining vestige of its agricultural surroundings, thus severing an important historical and functional relationship between the heritage asset and the proposed site.</p> <p>16/03972/FUL. Land Off Rogers Lane Manor Lane Ettington (now named Orchard Close). Erection of 6 dwellings (4 no. houses and 2 no. bungalows) and associated garages, etc. Granted July 2017.</p> <p>Neighbourhood Plan 2011 – 2031 (December 2018). This comments that 'View 2' (from ETT.11) 'looks outwards from Rogers Lane and the Community Centre adjoining field, picking up the distant Ilmington escarpment and village. These unquestionably are the finest views out of and inward looking into the village. This panorama is the most appreciated and most often used by the residents of the village'.</p>
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Rye Piece Barn, Rogers Lane, Ettington (NHLE 1382583 <sup>1</sup> )	<p>Council: Given the link between the heritage asset and the agricultural nature of the land in question here, it is considered that the introduction of any substantial built development in this field next to the listed building, would noticeably alter the characteristics of the area and any proposed mitigation measures (such as landscaping belts) would not sufficiently ameliorate its impact.</p> <p>Purcell: Barn and attached outbuilding. Probably early C18. Timber-frame with weatherboard cladding on high dressed limestone plinth; thatched roof. Now converted to residential use.</p> <p>Purcell: The barn is located on the opposite side of Rogers Lane from ETT.11. Views between them are obscured by dense vegetation on the east side of Rogers Lane.</p> <p>Purcell: The setting of the barn has already been more directly affected by the development of six new houses at Orchard Close.</p> <p>Purcell: Planning Inspector judged that impact of site development on setting of the barn to be less than substantial harm.</p>
Manor House including attached barn and stables, Rogers Lane (NHLE No.1382582 <sup>2</sup> )	<p>Council: It is unlikely that Manor House would suffer any significant loss to its significance through development on the site in the context of its wider setting due to the positioning and proximity of the asset to the site.</p> <p>Purcell: The Manor House is set back from Rogers Lane down a private drive and only the upper part of the house is visible from the street. Any impact on its setting would be at the low end of less than substantial harm.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382583>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382582>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.II

<p>Iron Age Pits and Ditches, Rogers Lane [MWA30264]</p>	<p>Council: A number of Iron Age pits and ditches were identified during investigations on land off Rogers Lane in 2013 by Cotswold Archaeology. Development could lead to loss of archaeological remains of undetermined significance. Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development. Conclusion on harm to heritage asset: Less than substantial harm.</p> <p>Purcell: The area indicated on the HER monuments map lies at the south-east end of ETT.II.</p>
<p>Medieval ridge and furrow.</p>	<p>Council: The site visit concluded that ridge and furrow was no longer present within the site in question. Since the heritage asset has already been lost, development of this site would not have an impact upon the significance of the non-designated heritage asset. Conclusion on harm to heritage asset: No harm.</p> <p>Neighbourhood Plan: Large areas of mediaeval ridge and furrow are well preserved in fields to the south of the village and are an essential element of the setting of the village.</p> <p>Purcell: No ridge and furrow visible on Lidar, so assumed to be ploughed out on ETT.II.</p>
<p>Ettington Village</p>	<p>Purcell: Although not designated as a conservation area, there are numerous historic buildings along the main village street (A422 Banbury Road). They include a pair of listed early-C18th century cottages at 67 &amp; 69 Banbury Road (NHLE no.1382576). Many others are unlisted, but retain some degree of historic interest, for example Tollgate House and the Old Bakery at the corner of Rogers Lane. These buildings are some distance from ETT.II and their setting would not be materially affected by development on the site.</p>

## MITIGATION STRATEGY

<p>Council HIA: Given the link between the heritage asset and the agricultural nature of the land in question here, it is considered that the introduction of any substantial built development in this field next to the listed building, would noticeably alter the characteristics of the area and any proposed mitigation measures (such as landscaping belts) would not sufficiently ameliorate its impact. The Inspector made it clear that, in his view, mitigation would not sufficiently ameliorate the impact of development in this location due to the fact that the permanent loss of any land associated with the historic setting of the listed building would be irreversible.</p> <p>However, if the principle of development was accepted, mitigation would be required through a programme of archaeological work in accordance with a Written Scheme of Investigation and a landscaping scheme which protects the semi-rural setting of the listed barn.</p>
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## REPRESENTATIONS RECEIVED

<p>Letter dated 17<sup>th</sup> Dec 2020 from Origin3 on behalf of Godfrey-Payton Chartered Surveyors, requesting that ETT.II be reinstated as a housing reserve site. This includes comments on the Council's HIA. In particular, it comments on how the impact of development at Orchard Close on the listed barn was mitigated by incorporating a suitable landscaped buffer.</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>It is incorrect to describe ETT.II in the conclusion of the HIA as being part of the historic curtilage of the listed barn.</p> <p>Concluding that the cumulative harm to heritage assets is substantial is an over-estimate of the scale of harm.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.11

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Rye Piece Barn	Less than substantial harm	Moderate level of less than substantial harm
Manor House	Less than substantial harm	Low end of less than substantial harm
Iron age pits	Less than substantial harm	Low end of less than substantial harm (assumed moderate impact on an asset of low significance)
Ridge and furrow	No harm	No harm
Ettington Village	Not assessed	Negligible harm to individual heritage assets in the centre of the village

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less Than Substantial Harm to individual assets, but cumulative harm amounts to Substantial Harm.
Purcell's conclusion:	Moderate Level of Less Than Substantial Harm.

## OTHER FACTORS NOT DIRECTLY RELATED TO HERITAGE

- Important and valued views towards open countryside

DATE OF SITE VISIT: 9<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 10<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.11



Rye Piece Barn



Roof of Manor House just visible beyond Rye Piece Barn

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: ETT.11



View of the site, looking south-west towards open country.



View of the site, looking north-east. Roof of the Community Centre visible beyond the hedge.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>FEN.02</b>	SITE NAME: <b>Land North of Northend Road (east), Fenny Compton</b>
ASSUMED SITE CAPACITY: Approx. 12 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

Council: The site is located between row of cottages fronting Northend Road and buildings associated with Manor Farm. The site itself is a small grassed field bounded by mature hedgerow, being grazed by a small flock of sheep on the day of the visit. The site is reasonably flat, but with evidence of mounds and hollows throughout the site. The Grade II listed Manor Farmhouse is located approximately 20 metres from the NE corner of the site. A public footpath runs along the access driveway to the Farmhouse, adjacent to the eastern boundary of the site – affording close-up views of the listed building and the site.

Purcell: The OS map of 1888 and Lidar map of 2019 show the relationship of the field to Manor Farmhouse and housing along Northend Road. (Approximate location indicated in red). The field shows evidence of mounds and hollows throughout as evidenced by the Lidar map. This appears to relate to a possible shrunken medieval settlement. The medieval field system of ridge and furrow is located some distance to the north-west and south-east of the site. See below.



First Edition Ordnance Survey 6" map (1888) with approximate boundary of FEN.02 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.02



Lidar (Environment Agency 2019). Approximate position of FEN.02 outlined in red.

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	LEVEL OF IMPACT
Setting of Manor Farmhouse and attached stable block, Manor Farm, Northend Road, Fenny Compton. Grade II (NHLE 1355540)	<p>Council: Manor Farmhouse is the former Manor House at Fenny Compton. Mid-17th century, constructed from ashlar and regular coursed ironstone. Stables dated 1829. Changed from the Manor House to a farmhouse in early 18th century. The building is fairly remote from the village centre and is surrounded by pasture fields which show indefinite earthworks. When constructed as the Manor House, it would have been an isolated elite residence within the rural landscape.</p> <p>Council: Development of this site would impact on the immediate setting of the listed building and the wider rural setting of the building and change the character of the site by adding built-form to a pastoral landscape due to its very close proximity to the asset (approximately 20 metre separation).</p> <p>Council: Development in this location would permanently remove the remaining rural separation between the asset and the existing built form of the settlement on its southern edge, thus destroying an important historic element that contributes to the significance of the asset and its setting.</p> <p>Purcell: Development has the potential to cause a high level of less than substantial harm to the rural setting of Manor Farmhouse comprising the possible site of the shrunken medieval village. Mitigation would be difficult to achieve</p>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.02

Key views	<p>Council: Public footpaths in the immediate vicinity of the listed building provide public views from the south and north, with more distant views from other footpaths to the north of the site across the fields to Manor Farmhouse, all which contribute substantially to the significance. Consideration would need to be given to protecting 'key views' into the site from the wider rural landscape.</p> <p>Purcell: The site is visible from the well-used network of public footpaths around Manor Farmhouse. Key views out of the site would also need to be protected such as eastwards to Mill Hill.</p>
Setting of Fenny Compton Conservation Area.	<p>Council: Development in this location would significantly alter the character and appearance of the site through the introduction of built form.</p> <p>Purcell: The site abuts the west boundary of the conservation area and is located close to Manor Farmhouse on the west of the domestic access track to the Manor. It is significant in providing the rural setting to the farmhouse and acts as a buffer to development along Northend Road. Views are afforded into the site from a large open field criss-crossed by public footpaths on the east within the Conservation Area. The setting would be impacted - high level of less than substantial harm</p>
Possible shrunken medieval settlement of Fenny Compton. Non designated heritage asset.	<p>Council: Development could lead to loss of archaeological remains of some significance. Conclusion of harm to heritage asset: Less than substantial harm.</p> <p>Purcell: Development of the site has the potential to cause the loss of archaeological remains comprising earthworks, mounds and hollows, confirmed on the HER and evident on the site visit. It would cause a high end of less than substantial harm to archaeological remains of a possible shrunken medieval village. Conclusion: High end of less than substantial harm.</p>

## MITIGATION STRATEGY

<p>Council: The small-scale nature of the site and the loss of this land as part of the rural setting of the listed farmhouse suggests that mitigation would be very difficult to achieve.</p> <p>Purcell: Agree</p>
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## REPRESENTATIONS RECEIVED

None
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Setting of Manor Farmhouse and attached stable block, grade II	Less than Substantial harm.	High end of less than substantial harm due to the likely extent of the change in the character and appearance of the pastoral setting and intensity of the development of this small paddock.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.02

Setting of Fenny Compton Conservation Area	Less than substantial harm	High end of less than substantial harm.
Shrunken medieval settlement (non-designated)	Less than substantial harm Mitigation unlikely	High end of less than substantial harm due to extent of destruction likely. Mitigation not likely to be sufficient.

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of the listed building and the Conservation Area, cumulatively. This is due to the fact that the permanent loss of any land associated with the historic curtilage connected with the listed farmhouse would be irreversible. It is concluded that development in this location would result in substantial harm (overall) to both designated and non-designated heritage assets when considering the cumulative impacts on each asset.
Purcell's conclusion:	High end of less than substantial harm.

## FACTORS INFLUENCING THIS ASSESSMENT

- impact on the setting of heritage numerous assets
- the irreversible loss of potential archaeology forming the immediate setting of Manor Farmhouse.

## OTHER FACTORS NOT RELATED TO HERITAGE

- the tranquillity of the pastoral setting of Manor Farmhouse

DATE OF SITE VISIT: 15/6/2021

DATE OF ASSESSMENT REPORT: 16/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.02



View along north boundary looking towards High Street and Mill Hill.



View from public footpath on High Street, towards site

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.02



View along Northend Road, site is to rear of the houses



South-east corner of site rear of houses with low fences, to Northend Road on right

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>FEN.04</b>	SITE NAME: <b>West of High Street (Front) Fenny Compton</b>
ASSUMED SITE CAPACITY: Approx 6 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

Council: Site is located between row of dwellings to the south and doctor's surgery to the north, fronting High Street. Dwellings are located to the east, on the opposite side of High Street. The site itself is a small grassed field/paddock bounded by mature hedgerow. The site is reasonably flat, but with evidence of mounds and hollows throughout the site. The Grade II listed Manor Farmhouse is located approximately 45 metres from the SW corner of the site. A public footpath runs through the centre of the site, leading past Manor Farm, affording close-up views of the listed building and the site.

Purcell: The site is located on the north extremity of the Conservation Area and one field distant to the east of Manor Farmhouse. The site is located on the west side of High Street between a Doctor's Surgery and a non-designated asset, Harefield House, a property of approximately 17<sup>th</sup> century date with stone mullioned windows located gable end on to the road. There is modern housing to the north, east and south. The site itself is bordered by a high, thick hedge to the east roadside, a stone wall on the south boundary to Harefield House, and hedge/treed boundary to north and west. The site comprises a grassed paddock with evidence of mounds and hollows throughout. A public footpath runs north-east to south-west across the site. There are partial views of Manor Farmhouse from the footpath over the hedges.



First Edition Ordnance Survey 25" map (1887) with approximate boundary of FEN.04 outlined in red.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.04



Lidar (Environment Agency 2019) Red circle indicates approximate location of site.

Comparison of the OS map of 1888 and Lidar map of 2019 show the relationship of the field to Manor Farmhouse and housing along High Street. The Lidar map clearly shows undulations in the centre and boundaries of the site. This is not ridge and furrow, which is clearly evident in fields to the south-west and south-east of the village, but likely relates to the shrunken medieval settlement- see below.

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

18/02516/OUT. Outline application for the erection of five dwellings and access. (Appearance, Landscaping, Layout and Scale - reserved). Application Withdrawn. 24/09/2018.

Stansgate Planning considered the proposed development would have no adverse impacts on the settings of heritage assets. Purcell considers development of the site would adversely impact on the setting of Grade II listed Manor Farmhouse and Harefield House a non-designated heritage asset dating from approximately the 17<sup>th</sup> century located on the south boundary of the site as well as the Conservation Area and possible shrunken Medieval settlement of Fenny Compton.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.04

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	LEVEL OF IMPACT
Manor Farmhouse and attached stable block, Manor Farm, Northend Road, Fenny Compton. Grade II (NHLE 1355540) <sup>1</sup>	<p>Council: Manor Farmhouse is the former Manor House at Fenny Compton. Mid-17th century, constructed from ashlar and regular coursed ironstone. Stables dated 1829. Changed from the Manor House to a farmhouse in early 18th century. The building is fairly remote from the village centre and is surrounded by pasture fields which show indefinite earthworks. When constructed as the Manor House, it would have been an isolated elite residence within the rural landscape. Council: Development of this site would impact on the immediate setting of the listed building and the wider rural setting of the building and change the character of the site by adding built-form to part of what would have been the wider pastoral landscape associated with this farmhouse, due to its very close proximity to the asset (approximately 50 metre separation). Development in this location would permanently remove the remaining rural separation between the asset and the existing built form of the settlement on its eastern edge, thus destroying an important historic element that contributes to the significance of the asset and its setting. The small scale nature of the site and the loss of this land as part of the rural setting of the listed farmhouse suggests that mitigation would be very difficult to achieve. Conclusion: Substantial Harm.</p> <p>Purcell: Development has the potential to cause a high end of less than substantial harm to the rural setting of Manor Farmhouse. Mitigation would be difficult to achieve.</p>
Key views	<p>Council: Key Views – Public footpaths in the immediate vicinity of the listed building provide public views from the south and north, with more distant views from other footpaths to the north of the site across the fields to Manor Farmhouse, all which contribute substantially to the significance. Consideration would also need to be given to protecting 'key views' into the site from the wider rural landscape.</p> <p>Purcell: The views make a strong contribution towards an appreciation of the archaeological remains in the fields surrounding Manor Farmhouse, Manor Farmhouse and its setting. It would be difficult to protect key views from public viewpoints of Manor Farmhouse and outwards from the site to surrounding countryside.</p>
Saddler's Cottage, High Street, Grade II (NHLE 1300090) <sup>2</sup>	<p>Council: The dwelling is surrounded on all sides by dwellings of varying eras. Saddlers Cottage is located approximately 100 metres to the south of the site FEN.04. The heritage asset itself would not be affected. Development of the site is unlikely to result in harmful impact to the significance of the heritage asset. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset. Conclusion: less than substantial harm.</p> <p>Purcell: Due to the distance from the site and the intervening development of varying ages it is considered that development is not likely to have a harmful impact on the setting of Saddler's Cottage. Concludes that there would be no harm.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1355540>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1300090>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.04

<p>Fenny Compton Conservation Area</p>	<p>Council: Development of this site would cause an unacceptable harmful impact on the Conservation Area and its setting, due to a permanent change in the character of the site through the introduction of built form. Mitigation measures would not be possible to address the harm to the significance of the heritage asset. Conclusion on harm to heritage asset: Substantial harm.</p> <p>Purcell: Concur that there would be a substantial level of harm caused to the character and appearance of the Conservation Area.</p>
<p>Possible shrunken medieval settlement of Fenny Compton. Non designated heritage asset.</p>	<p>Council: Development could lead to loss of archaeological remains of some significance. Conclusion of harm to heritage asset: Less than substantial harm.</p> <p>Purcell: Development of the site has the potential to cause the loss of archaeological remains comprising earthworks, mounds and hollows, confirmed on the HER and evident on the site visit. It would cause a high end of less than substantial harm to archaeological remains of a possible shrunken medieval village.</p> <p>Conclusion: High end of less than substantial harm.</p>
<p>Harefield House, non-designated, approx. 17<sup>th</sup> century date</p>	<p>Purcell: Development of the site has the potential to cause a high level of less than substantial harm to the setting of Harefield House and views from the rear of the property across the paddock towards Manor Farmhouse and the countryside beyond.</p>

## MITIGATION STRATEGY

<p>Council: Given its overall size, there would be little opportunity to consider reducing the overall net developable area in order to attempt to reduce any impact. However, given the sites sensitivities, it is considered any development would be so harmful as to be inappropriate. Therefore, in this instance, potential mitigation measures would not be sufficient to make development acceptable.</p> <p>Purcell: Concur with the view that mitigation would be difficult or impossible to achieve and that development of this site would be so harmful to the assets impacted that it is inappropriate.</p>
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## REPRESENTATIONS RECEIVED

<p>Stansgate Planning on behalf of Mr E Smith and Mr S Smith propose a development of 5 houses. It is contended that the development would infill a gap between existing development and that the separation of the Manor House from the rest of the village and its historical significance would not be lost; that the Conservation Area is characterised by a mix of development with properties generally facing the road and that the indicative layout follows this characteristic and would not be harmful. It is contended that the definitive footpath is not used and a new footpath link is proposed running across the site parallel to the road. The existing agricultural access on the south would be retained for farm access to the wider land as necessary and a new shared access drive provided centrally to the site. This would necessitate the removal of the front hedgerow boundary to road.</p> <p>Purcell: The definitive footpath described appears to be well-used (as observed at the site visit on 15/6/2021). It can be accessed at a couple of points off High Street, including off the stile adjacent to the Doctor's Surgery where it runs north-east to south-west across the site, continues across the open field to the south of Manor Farmhouse to Northend Road. It can also be accessed near the Co-op, opposite Saddler's Cottage. The loss of the hedgerow on the road frontage would destroy the enclosed, green character and appearance of the grassed paddock.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.04

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>The Council's HIA did not assess the of impact on Harefield House, a non-designated house dating from approximately the 17<sup>th</sup> century, located on the south boundary of the site.</p> <p>The Council concluded less than substantial harm to Saddler's Cottage, whereas Purcell concludes no harm.</p> <p>The Council concluded substantial harm to the Conservation Area, whereas Purcell concludes a high end of less-than-substantial harm.</p>
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Setting of Manor Farmhouse and attached stable block, grade II	Substantial harm	High end of less than substantial harm due to the likely extent of the change in the character and appearance of the pastoral setting and intensity of the development of this small paddock
Setting of Saddler's Cottage, grade II	Less than substantial harm	No harm as too distant and due to intervening development
Fenny Compton Conservation Area	Substantial harm	High end of less than substantial harm
Shrunken medieval settlement (non-designated)	Less than substantial harm Mitigation unlikely	High end of less than substantial harm due to extent of destruction likely. Mitigation not likely to be sufficient to offset this harm
Setting of Harefield House, non-designated asset	Not assessed	High end of less than substantial harm due to impact on the setting and views to north across site

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	<p>Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of the listed building and the Conservation Area, cumulatively. This is due to the fact that the permanent loss of any land associated with the historic curtilage connected with the listed farmhouse would be irreversible.</p> <p>It is concluded that development in this location would result in substantial harm (overall) to both designated and non-designated heritage assets when considering the cumulative impacts on each asset.</p>
Purcell's conclusion:	High end of less than substantial harm

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.04

## FACTORS INFLUENCING THIS ASSESSMENT

- the likely extent of the change in the character and appearance of the pastoral setting and intensity of the development of this small paddock
- extent of destruction likely to the archaeological remains of shrunken medieval settlement
- impact on the setting of Harefield House

## OTHER FACTORS NOT RELATED TO HERITAGE

None

DATE OF SITE VISIT: 15/6/2021

DATE OF ASSESSMENT REPORT: 16/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.04



Hedge fronting proposal site on High Street, Surgery to right



Site looking southwards from Surgery



Manor Farmhouse from southwest corner of site

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: FEN.04



Harefield House, note roof of Manor Farmhouse beyond



Field access at south end of site, adjacent to Harefield House.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>GAY.06</b>	SITE NAME: <b>South of Church Lane (west), Gaydon</b>
ASSUMED SITE CAPACITY: Approx. 15 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

<p>Council: The site consists of a roughly rectangular shaped area of ploughed agricultural land, to the south of the settlement of Gaydon. The site is bordered by tall hedges, trees and vegetation to its north, east and western boundaries. To the south lies further agricultural land, whilst to the north is an area of landscaped land bordering residential properties. Part of the site to the north lies within the curtilage of a Grade II listed building, The Leys. The site lies adjacent to Church Street, to the north. The site slopes gently from north to south.</p> <p>Purcell: Church Lane reduces from a lane to a path on the north boundary of The Leys, which has a stone wall/hedged boundary. Public footpaths run along the north, west and east boundaries and part of the south boundary with the remaining part of the south boundary having a desire line path making up the circuit. A new housing estate at Edgehill View is located on the west with the site boundary located just beyond the easternmost attenuation ponds.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>14/02195/OUT, Land South of Kineton Road Gaydon, Outline application for the erection of up to 15 dwellings - (with access considered) - served from a new access on to Kineton Road, open space and associated works. Permission with conditions. 16/03/2016. This site has been developed out and houses are occupied. It is located to the west of the proposal site. Heritage considerations included the impact on the settings of Gaydon Farmhouse, Grade II and its non-listed barns and also the non-designated possible extent of the Medieval settlement at Gaydon.</p> <p>The scheme was reduced from 28 to 15 houses and the location amended together with additional screening to address concerns about impacts on the landscape setting of the village and harm to the setting of listed buildings and the medieval settlement. Concerns about archaeological impacts were addressed by an archaeological condition for a scheme of investigation to be agreed.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: GAY.06



First Edition Ordnance Survey 25" map (1886) showing boundary of GAY.06 in red

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
The Leys, Church Lane, Gaydon. Grade II (NHLE No 1184762 <sup>1</sup> )	<p>Council: 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>Council: Key Views - A public footway, Church Lane, runs to the north of the site, adjacent to the north elevation of the listed building. The listed building is therefore highly visible from Church Lane to the north, west and east. The site would be visible from the listed building, as it would directly abut the site boundaries to the south. Part of the site also lies within the garden curtilage of The Leys listed building.</p> <p>Council: Development of this site, in its full current extent, would have the potential for causing harm to the setting of this heritage asset, as it would involve the development of open agricultural land directly abutting the residential curtilage of the listed building.</p> <p>Purcell: Development of the site (demarcated by hatching on the SHLAA map as the top north-west part of the proposal site GAY.06 with a narrow gap between the developed area and The Leys) has the potential to cause a high level of less than substantial harm to part of the immediate garden curtilage of The Leys and the setting of The Leys since the site boundary includes part of the land owned by The Leys. Views to and from The Leys have the potential to be impacted constituting a high level of less than substantial harm due to the proximity of the building to the site. Views from public footpaths have the potential to be impacted. This would constitute a low level of less than substantial harm, due to the distance between the viewpoints and the property. If a green landscape buffer were planted on the north of the site, it would be difficult to ensure the retention of these views.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1184762>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: GAY.06

<p>Roman villa north of Ireland Farm Scheduled Monument (NHLE 1005699<sup>2</sup>)</p>	<p>Council: The Scheduled Monument is a minor Roman villa and was designated in 1977.</p> <p>Council: The scheduled monument is situated 0.6km to the south of the site. Additionally, there are intervening hedgerows and vegetation between the site and the heritage asset. The monument is also situated below ground with no visible structures. As such, due to the separation distance and the lack of inter-visibility between the site and the monument, it is considered that there would be no potential harm to the significance of the asset.</p> <p>Purcell: Concurs with the Council that there would be no harm.</p>
<p>MWA3900 - Shrunken settlement earthworks around Gaydon. Non designated heritage asset.</p>	<p>Council: The Warwickshire County Council HER report states that settlement remains are visible as earthworks to the north and south of Gaydon. This suggests that this is a medieval shrunken village.</p> <p>Council: No evidence of visible earthworks on the site are visible on satellite imagery. However, development could lead to loss of archaeological remains of undetermined significance. Less than substantial harm.</p> <p>Purcell: Concurs with the Council's view.</p>
<p>MWA19601 - Ridge and furrow. Non designated heritage asset.</p>	<p>Council: The HER reports note three fields of ridge and furrow and a plough headland, identified from NMP data and modern air photos. However, 2012-2013 satellite photos show all these as ploughed.</p> <p>Council: The site is currently being used to grow crops and there was no sign of ridge and furrow being present at the time of the site visit. Therefore, it is likely that ridge and furrow has been destroyed by modern day farming methods. Therefore, development of the site would not impact upon the significance of a heritage asset since the asset no longer exists.</p> <p>Purcell: Lidar imagery confirms lack of prominent ridge and furrow at SP 36397 53796.</p>
<p>EWA10615 - archaeological anomalies recorded. Non designated heritage assets.</p>	<p>Council: Development of this site could lead to the loss of archaeological remains of undetermined significance. 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>Purcell: Agrees with the Council's view.</p>
<p>Church Cottage, Church Lane. Non designated heritage asset (Identified by Purcell as a building a local interest meeting the criteria set out by Historic England)</p>	<p>Purcell: Church Cottage is attached to the east of The Leys and fronts Church Lane. Dating from around 1700, stone built of different phases the property is one of a small group of houses clustered to the southwest of the Church of St Giles. Views over the fields from the rear of the property are likely to be impacted by development of GAY.06, constituting a low level of less-than-substantial harm.</p>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1005699>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: GAY.06

Field End, Church Lane. Non designated heritage asset (Identified by Purcell as a building a local interest meeting the criteria set out by Historic England)	Purcell: Field End is located opposite The Leys on Church Lane. Dating from around 1650s stone built, of one-and-a half storeys and multi-phase 'L' plan, the property is one of a small group of houses clustered to the southwest of the Church of St Giles. Oblique views from the front of the property into the site may be impacted by the development of site GAY.06, constituting a low level of less than substantial harm.
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## MITIGATION STRATEGY

<p>Council: Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.</p> <p>Council: Development of this site, in its full current extent, would have the potential for causing harm to the setting of The Leys, as it would involve the development of open agricultural land directly abutting the residential curtilage of the listed building. However, this harm would only be caused should the site be developed to its full extent. A reduction in the net developable area to focus development of the site away from this heritage asset would significantly reduce the potential impact on the setting of the listed building. Further mitigation measures, including landscaping to reduce the inter-visibility of the development and the listed building, would be considered sufficient to ensure the level of harm would be 'less than significant'.</p> <p>Purcell: Due to the proximity of GAY.06 to The Leys (in fact part of the land owned by The Leys is included within the site boundary for GAY.06) it would be difficult or impossible to mitigate the harm unless the developed area was moved much further south away from the listed building. Even so the garden setting and wider agricultural landscape setting of The Leys would be harmed- high end of less than substantial harm.</p>
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## REPRESENTATIONS RECEIVED

<p>Letter of objection of 19/6/2020 (Ref HTP1237e2) from Joel Hancock of Hancock Town Planning on behalf of Mrs Cathie Tsoukkas. Objection on the grounds of 1. Gaydon village as a category 4 village is inappropriate for development; 2. Impacts on the setting of The Leys (grade II); 3. Harm to the landscape setting of the village; 4. the extent of the proposed allocation includes part of the curtilage of The Leys; 5. The site assessment says the proposal site would be accessed off Edgehill View and queries/objects to an access off Church Lane.</p> <p>Purcell: Clarification is needed about the access point. Access from Church Lane would impact on the setting of numerous heritage assets.</p> <p>NB. The Council has confirmed that the SAP map has incorrectly shown a nub of land to the northern edge of the site to be included, when in fact, it is land associated with The Leys.</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>Council HIA has not assessed the impact of the proposed development upon:</p> <ul style="list-style-type: none"><li>• Church Cottage, Church Lane, non-designated heritage asset</li><li>• Field End, Church Lane, non-designated heritage asset</li></ul>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: GAY.06

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
The Leys, Church Lane, Gaydon. Grade II.	Less than substantial harm	Less than substantial harm - high end to setting
Roman villa north of Ireland Farm	No harm	No harm
MWA3900 - Shrunken settlement earthworks around Gaydon	Less than substantial harm.	Less than substantial harm - low end
MWA19601 - Ridge and furrow	No harm	No harm
EWA10615 - archaeological anomalies recorded	Less than substantial harm.	Less than substantial harm - low end
Church Cottage, Church Lane. Non designated heritage asset	Not assessed	Less than substantial harm - low end
Field End, Church Lane, non-designated heritage asset	Not assessed	Less than substantial harm - low end

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm
Purcell's conclusion:	High level of less-than-substantial harm to the setting of The Leys

## FACTORS INFLUENCING THIS ASSESSMENT

- Location of The Leys immediately adjacent to the proposal site with strong intervisibility between the two as well as the wider agricultural setting of the Grade II listed building.
- Views from Church Lane and public footpaths.

## OTHER FACTORS NOT RELATED TO HERITAGE

- The SAP map has incorrectly shown a nub of land to the northern edge of the site to be included, when in fact, it is land associated with The Leys

DATE OF SITE VISIT: 23/6/2021

DATE OF ASSESSMENT REPORT: 29/6/2021 ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: GAY.06



Proposal site is beyond fence looking south east



From south looking north to proposal site in field laid to crops



Church Lane boundary to The Leys on left

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: GAY.06



The Leys thatched and high-pitched roof to right, Church Cottage to left.



Field End, Church Lane

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. HALF.01	SITE NAME: East of Fosse Way (north), Halford
ASSUMED SITE CAPACITY: Approx. 15 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

<p>Council: The site is a small field approx 0.8ha in size, adjacent to an existing dwelling and is currently used by sheep for grazing. It is bounded by trees and hedgerow to the west and is surrounded by a small wired fence. The site is located off the Fosse Way which runs through Halford and there is a public right of way to the north of the site which runs alongside it. Although the site is not within the Conservation Area, the western boundary is conterminous with the Conservation Area.</p> <p>Purcell: The site is located next to the Fosse Way, a Roman road connecting Circencester and Leicester. The First Edition OS map shows the site as an open field crossed by a footpath. There are some large Horse Chestnut trees, including two which stand within the field.</p> <p>Purcell: The Manor House and its grounds are directly opposite the site. Although not a listed building, the Manor House and its gardens make a positive contribution to the Conservation Area. It is a large traditional stone building set in its own grounds which include a collection of specimen trees. These gardens are shown on the First Edition OS map. They are directly opposite the site and screened by a stone boundary wall. There is a recessed and gated entrance to the Manor House from the main road.</p> <p>Purcell: A listed thatched barn formerly stood on the site of the building now called Whitegates. Listed Building Consent was granted for the demolition of this barn in November 1986 and it was subsequently delisted by English Heritage. It is recorded as EWA10370 (Barn approx 50m north of Fosseway and Idlicote Road).</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None noted.
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01



First Edition Ordnance Survey map, 1887 (HALF.01 outlined in red)



Lidar image (Environment Agency, 2019) with HALF.01 outlined.  
Traces of ridge and furrow are visible on the Lidar image and are also visible on the ground

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Village Farmhouse, Queen Street, Halford. Grade II listed building (NHLE no. 1355480) <sup>1</sup>	<p>Council: Village Farmhouse is a dwelling built in the early 19<sup>th</sup> Century. It is situated approximately 60m away from the proposed development site within the Conservation Area.</p> <p>Key Views – there is a green area with a bench in the immediate vicinity of the listed building and this presents uninterrupted views from the listed building to the surrounding landscape. There is a public footpath adjacent to the development site.</p> <p>Development of this site would not have a substantial impact on the immediate setting of the listed building or the listed building itself due to the orientation of the farmhouse in relation to the proposed development site. However, key views could be compromised as a result of development.</p> <p>Purcell: Although the listed Farmhouse is not orientated towards the site, its rural setting would be adversely affected. See photo below.</p>
Sykes House, Queen Street, Halford. Grade II listed building (NHLE no. 1185648 <sup>2</sup> )	<p>Council: It is situated approx. 70m away from the proposed development site within the Conservation Area. It is set back behind a row of dwellings 'Paradise Row' which comprise of three listed buildings.</p> <p>It is not envisaged that development of this site would have a detrimental impact on the setting of this listed building or the listed building itself. There are a number of properties to the west of the site which interrupt any key views from the development site to the listed building.</p> <p>Purcell: There would be no intervisibility between this listed building and development on the site. See photo below.</p>
<p>Group of three Grade II listed buildings in Paradise Row:</p> <p>Rose Cottage (NHLE no. 1024361<sup>3</sup>)</p> <p>Rose Tree Cottage (NHLE no. 1355478<sup>4</sup>,</p> <p>Fairview (NHLE no. 1185644<sup>5</sup>)</p>	<p>These are three mid-late C18th cottages situated approx. 60m away from the proposed development site within the Conservation Area.</p> <p>Council: It is not envisaged that development of this site would have a detrimental impact on the setting of these listed buildings or the listed buildings themselves. The cottages are set back along the lane called Paradise Row and are already screened by a detached dwelling and large trees.</p> <p>Purcell: There would be little if any intervisibility between these listed buildings and development on the site. See photo below. The screening is due to various outbuildings (a wooden shed and two single-storey garages) as well as trees and other vegetation which enclose the front gardens between Paradise Row and the Fosse Way.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1355480>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1185648>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024361>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1355478>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1185644>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01

<p>Halford Conservation Area</p>	<p>Council: The development site lies outside of the Conservation Area but the western boundary of the site is conterminous with the Conservation Area boundary. 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 'Village Farmhouse'.</p> <p>Council: Development in this location would significantly 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 would have an impact on the setting of the Conservation Area in this part of the settlement.</p> <p>Purcell: The site makes a significant contribution to the setting of the Conservation Area, both in views from the opposite side of the Fosse Way and in views from the public footpath which runs across the north side of the site.</p>
<p>Surviving ridge and furrow</p>	<p>Council: The site visit indicated there were only some feint remnants or ridge and furrow remaining within the site. The ridge and furrow was patchy and of relatively poor quality, since the classic 's' shaped earthworks were relatively flat and difficult to determine. The significance of the asset relates to the quality and prominence of the associated earthworks. Whilst it is acknowledged that development would have an impact on the significance of the heritage asset, given the poor quality of the ridge and furrow in this location, impact would be less than substantial.</p> <p>Purcell: The Lidar image below confirms the traces of ridge and furrow across the site. Ridge and furrow is noticeable on the ground – see photo below.</p>

## MITIGATION STRATEGY

<p>Council: Mitigation measures (such as the introduction of appropriate landscaping and possible reduction in dwellings) would be possible in order to attempt to reduce the potential harmful impact development in this location would cause.</p> <p>Council: Sensitive site layout and design could minimise any detrimental impact of development on the Conservation Area. However, there would remain an impact on the setting of the Conservation Area, due to a permanent change in the character of the site through the introduction of built form. Mitigation measures may be sufficient to address the harm to the setting of the heritage asset.</p> <p>Purcell: It is not considered that the mitigation measures suggested above by the Council would be sufficient to offset the likely harm to the setting of the Conservation Area.</p>
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## REPRESENTATIONS RECEIVED

<p>None received.</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>The Council HIA makes no reference to the Manor House (not listed) directly opposite.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Village Farmhouse, Queen Street	Less than substantial harm	Low level of less than substantial harm
Sykes House, Queen Street	Less than substantial harm	No harm
Group of three listed cottages in Paradise Row	Less than substantial harm	Low level of less than substantial harm
Halford Conservation Area	Less than substantial harm	High level of less than substantial harm
Ridge and furrow	Less than substantial harm	High level of less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	It is concluded that development would cause less than substantial harm to the setting of the Conservation Area, the listed buildings and the loss of ridge and furrow. Mitigation measures (such as the introduction of appropriate landscaping and possible reduction in dwellings) would be possible in order to attempt to reduce the potential harmful impact development in this location would cause.
Purcell's conclusion:	Overall, a high level of less than substantial harm,

## FACTORS INFLUENCING THIS ASSESSMENT

- the remains of ridge and furrow on the site would be entirely erased by development.
- the rural setting of the Conservation Area would be adversely affected.

## OTHER FACTORS NOT RELATED TO HERITAGE

None noted.

DATE OF SITE VISIT: 29<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 29<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01



View across the site towards the property named Whitegates



View across the site towards the property named Whitegates

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01



Village Farmhouse, Queen Street



Sykes House, Queen Street

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01



Group of three listed cottages in Paradise Row



North-west corner of the site (right) with footpath leading eastwards along the track

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HALF.01



The Manor House



Boundary wall to Manor House grounds (right), Village Farmhouse just visible beyond

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>HAMP.03</b>	SITE NAME: <b>East of Snitterfield Road, Hampton Lucy</b>
ASSUMED SITE CAPACITY: Approx. 15 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

<p>Council: The site is irregular in shape and is composed of part of a grassed field to the north of the settlement of Hampton Lucy. It steeply rises in topography from south to north. A public footpath runs to the east of the site. The site is bordered by detached dwellings to part of its western boundary, whilst to the south lies further grassed field of which the site forms a part. To its eastern boundary are mature hedgerow and trees, beyond which lies a Grade II listed cottage and the designated Conservation Area. This sits at a much lower elevation than the site. To the north and the remainder of the western and eastern boundaries lies further grassed fields.</p> <p>Purcell: The proposal site is located on the upper section of a large field located to the north of the village, on the brow of a hill where the site is most prominent. The site is an irregular wedge of land defined by a footpath on the east boundary and detached houses on part of the west boundary. The land drops steeply down on the east beyond a thick hedge to the river, Grade II listed River Keepers Cottage, a new house (Riverside Retreat) and a listed iron bridge - which are not discernible from the site due to the difference in levels but glimpsed from the footpath. There is a key view from the site looking southwards to the church and core of the village. In the foreground of the church lies a row of modern brick houses. On the west the site is buffered from public view along Snitterfield Road by housing of various ages and the fact that the road is sunk at a considerably lower level than the field which is rounded at its highest point and drops down to the village to the south.</p>
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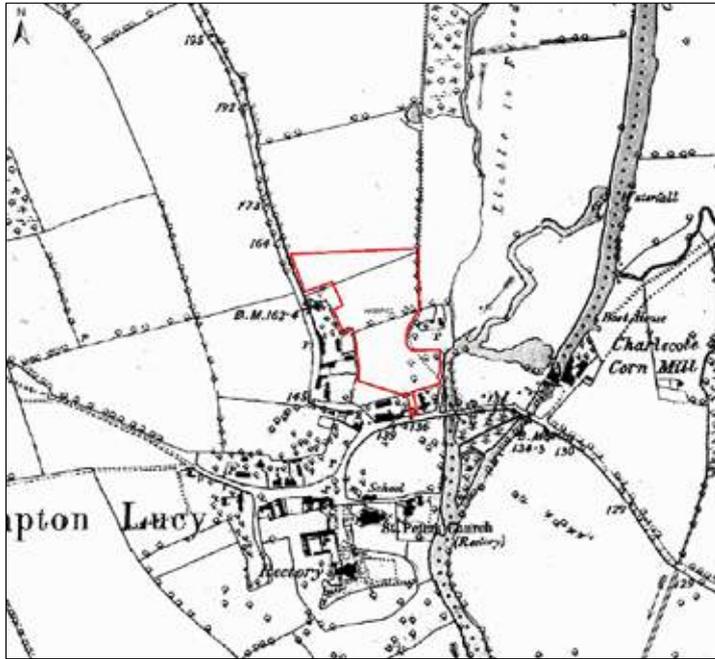
### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>89/00217/LBC and 89/01448/FUL. Avon Ford Cottage (now River Keeper's Cottage) – Demolition of outbuildings and erection of garage and store.</p> <p>95/00167/LBC and 95/00970/FUL Avon Ford Cottage (now River Keeper's Cottage) Substantial dismantling and reconstruction with extensions to provide new dwelling.</p> <p>11/02318/FUL River Keeper's Cottage-proposed Garden room.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.03



First Edition Ordnance Survey map (1887) with HAMP.03 outlined in red

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	LEVEL OF IMPACT
Grade II listed Cottage on West Bank of the River Avon, opposite Charlecote Mill, in Avon Ford, Bridge Street Grade II. (Now named River Keeper's Cottage) (NHLE 1382111) <sup>1</sup>	<p>Council: The proposed site consists of the field immediately to the west of the listed building. The listed building is set at a significantly lower elevation than the site and the public footpath and is shielded by existing vegetation. As such, development on this field may only be minimally visible from the listed building. The historic remoteness of the heritage asset is considered to form an important and intrinsic part of its heritage significance, and there would be no measures that could mitigate against the impact of development on this aspect of the asset's significance.</p> <p>Council: Key Views – A public footpath to the east of the site provide public views of the listed building and its curtilage. This public footpath also borders the site. The listed building is set at a significantly lower elevation than the site and is mostly shielded from view from the adjacent public footpath by mature hedges and trees that border the footpath. As such, views into and out of the listed building's curtilage are limited.</p> <p>Purcell: The setting of River Keeper's Cottage has changed since various planning permissions have been granted – see above. The cottage can no longer be considered isolated. Development of HAMP.03 would no longer impact to a significant degree on its setting due to the buffering of intervening built form.</p>

<sup>1</sup> <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?apikey=LT7CJ6PM00E00>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.03

<p>Grade II listed Bridge over River Avon. Grade II. (NHLE 1382105)<sup>2</sup></p>	<p>Council: The bridge is located approximately 115m south-east of the site. It is shielded from view from the site by intervening existing mature vegetation. Neither the heritage asset itself nor the setting of the asset would be affected through the introduction of development in this location.</p> <p>Purcell: Concurs with this view - no harm and no mitigation necessary.</p>
<p>Charlecote and Hampton Lucy Conservation Area</p>	<p>Council: Given the proximity of the site to the Conservation Area, particularly the contemrinous boundary to the east of the site, as well as its elevated position above the part of the Conservation Area situated to the south, any development would significantly impact on the setting of the Conservation Area. Development of the site would impact upon the significance of the Conservation Area by removing the rural landscape setting to the Conservation Area that the site currently provides. Furthermore, key views to the Conservation Area from the public footpath that runs to the east of the site would be significantly adversely impacted by development of the site.</p> <p>Purcell: The character of the setting of the Conservation Area has been changed with modern development north of Bridge Street and east of Snitterfield Road. Views south from the north part of HAMP.03 towards the Church show red brick housing north of Bridge Street with the Church tower visible above. This view would be retained, unchanged. The introduction of built form on the north part of the site would change the rural nature of the site, however mitigation is possible in terms of buffering with new housing located on the north part and sensitive layout and design or modest reduction in net developable area. Key views from the public footpath on the east of the proposal site and from the footpath running east/west across the site, looking south towards the Church of St Peter ad Vincula would be protected and preserved. Development would not be visible from Bridge Street, looking north.</p>
<p>Church of St Peter ad Vincula, Church Street. Grade I. (NHLE 1382119)<sup>3</sup></p>	<p>Council: Development in this location would have a small impact on views of the heritage asset from the public footpath to the east of the site; however, due to the intervening distance between the site and the asset, the effect on the setting of the listed building would be low.</p> <p>Purcell: Agrees that due to the intervening distance between the developable area of site HAMP.03 and the church, development would have a minor impact on the immediate setting of the church. Views would not be impacted from public footpaths towards the church if only the north part of HAMP.03 were developed, as shown on the SHLAA Map.</p>
<p>MWA20579 - Drem Mark II Aviation Ground Lighting for Wellesbourne Mountford Airfield. Non designated heritage asset.</p>	<p>Council: Development could lead to loss of archaeological remains of unknown significance. Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF.</p> <p>Purcell: This was a widely dispersed and temporary installation of the Second World War and therefore it is unlikely that development of this site would result in any harm.</p>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382105>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382119>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.03

<p>MWA9132 - Hampton Lucy Medieval Settlement. Non designated heritage asset.</p>	<p>Council: Development could lead to loss of archaeological remains of the Medieval settlement in Hampton Lucy of unknown significance.</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.</p> <p>Purcell: Concurs with this view.</p>
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## MITIGATION STRATEGY

<p>Council: It is concluded that mitigation measures, such as reduced dwelling capacity or implementing landscaping screening, would not be sufficient in order to reduce the impact of the substantial harm development in this location would cause in particular to the setting of nearby listed buildings and the Conservation Area.</p> <p>Purcell: Disagrees with the Council that mitigation would not be sufficient to offset the potential harm. Mitigation of impacts on the setting of designated and non-designated heritage assets could be achieved by restricting development to the north part of HAMP.03 as indicated on the SHLAA map, in addition to site-sensitive layout and high-quality design. The southern part of the site could be retained as an undeveloped green 'buffer'. A landscape and visual impact assessment (LVIA) would be necessary in order to understand the sensitivities of the surrounding landscape and the impact of development on heritage assets.</p> <p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development to clarify the extent of Hampton Lucy Medieval Settlement.</p>
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## REPRESENTATIONS RECEIVED

<p>Objection by Sheldon, Bosley, Knight to removal of HAMP.03 as a Reserve Housing Site. Supported by a Heritage Statement by James Mackintosh Architects (drafted by Wendy Tomlinson), December 2020.</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>Purcell: Agree with the objector that the Council has not provided an accurate update on the potential impacts on heritage assets following the conservation area appraisal and various planning permissions from 1990s to present day. These include the refurbishment and extension of Avon Ford Cottage, now River Keeper's Cottage in 1997 (95/00167/LB and 95/00970/FUL) and development southwest of the listed building consisting of Riverside Retreat, two separate large carports and stores and a detached Garden Room known as Riverside Studio (Approval in 2011 see 11/02318/FUL).</p> <p>Purcell: We have concluded less-than-substantial harm, whereas the Council concluded substantial harm. There is now little or no intervisibility between houses on Bridge Street and River Keeper's Cottage due to the positioning of the additional buildings south of the cottage. River Keeper's Cottage can no longer be considered as isolated and potential impacts through development of HAMP.03 would be buffered by recent permitted development in its setting. We do not concur with the Council's view that there would be substantial harm to the setting of the Conservation Area due to the introduction of built form in this location.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.03

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESMENT	PURCELL'S ASSESSMENT
Grade II listed Cottage on West Bank of the River Avon ( River Keeper's Cottage)	Substantial harm	Less than substantial - low end, mitigation possible
Grade II listed Bridge over River Avon.	No Harm	No harm
Charlecote and Hampton Lucy Conservation Area.	Substantial harm	Less than substantial harm - low end, capable of mitigation
Church Of St Peter ad Vincula, Church Street	Less than substantial harm	Less than substantial harm - low end
MWA20579 - Drem Mark II Aviation Ground Lighting	Less than substantial harm	Likely to be no harm
MWA9132 - Hampton Lucy Medieval Settlement	Less than substantial harm	Less than substantial harm - low end, potentially no harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Substantial harm
Purcell's conclusion:	Less than substantial harm - low end

## FACTORS INFLUENCING THIS ASSESSMENT

- Buffering effects of modern development around River Keeper's Cottage and north side of Bridge Street.
- Options for mitigation are possible, such as site sensitive layout and design and modest reduction in net developable area.

## OTHER FACTORS NOT RELATED TO HERITAGE

None

DATE OF SITE VISIT: 2/6/2021

DATE OF ASSESSMENT REPORT: 12/7/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.03



Looking eastwards towards River Keeper's Cottage from the public footpath



Looking north into developable site from public footpath on edge of HAMP.03 and the conservation area boundary



Looking west towards Snitterfield Road and modern development from the public footpath

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.03



View southwards towards the Church of St Peter ad Vincula from the public footpath adjacent to River Keeper's Cottage. Note the red brick of the modern housing development in the immediate setting of the church and Conservation Area.



Grade II listed iron bridge over River Avon.



Housing development on the east side of Snitterfield Road - note the height increases towards the development site, away from the road, blocking potential views of HAMP.03.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

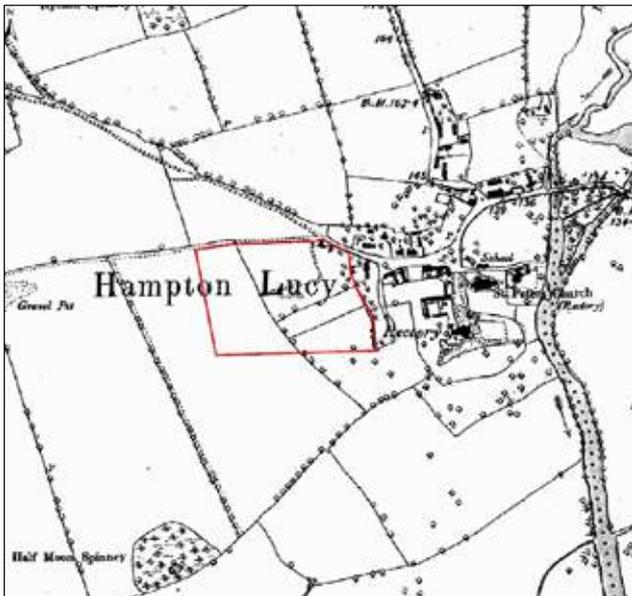
SHLAA SITE REF. <b>HAMP.04</b>	SITE NAME: <b>South of Church Street, Hampton Lucy</b>
ASSUMED SITE CAPACITY: Approx. 12 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

Council: The site consists of a rectangular shaped area of land located to the west of Hampton Lucy, and to the south of Church Street. The site is currently formed of part of a ploughed agricultural field. It is situated adjacent to the Hampton Lucy Conservation Area, to the east, and is near to several Grade II listed buildings, also situated to the east of the site. The site is level in topography. A public footpath runs to the north of the site. The site is bordered by hedgerows to its northern and eastern boundaries.

Purcell: The First Edition OS map below shows a number of field boundaries that have subsequently been removed to create larger fields. It is important to note that Charlecote Park and the water meadows along the River Avon lie to the south. A site visit confirmed that the mansion itself is visible from most of the site – see photo below.



First Edition Six-Inch Ordnance Survey Map (1887) with HAMP.04 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>20/02157/PIP Proposed residential development of between 4no. to 6no. self-build dwellings. Refused 18/09/2020.</p> <p>16/04015/OUT. Outline application (with all matters reserved) for four new dwellings. Permission refused 07/02/2017.</p> <p>Council: An outline planning application for four new dwellings at this site (Ref. No. 16/04015/OUT) was refused in February 2017. One reason cited for this refusal in the Decision Notice was the harm caused by the proposal to the Conservation Area, by virtue of its siting, through the extension of the built form to the south of Hampton Lucy, the introduction of modern buildings and the erosion of the boundary with the open landscape. Furthermore, the Decision Notice also noted that there would be harm caused to the closest listed buildings by the loss of the open landscape and boundary between that and the historic core of the village. The Officer's Report concluded that development of the site would negatively impact upon these listed buildings, as it would disrupt the relationship between the village and the surrounding landscape. This is as these listed buildings form the confines of the historic core of the village, and development of the site would change this to the detriment of these heritage assets and their setting. Whilst individually the impact to each of the listed buildings was assessed to be low, cumulatively, in conjunction with the harm caused to the other heritage assets, including the Conservation Area, the impact was assessed to be 'less than substantial'.</p>
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTARY
<p>37, 38 &amp; Tudor Cottage, Church Street (NHLE 1382113<sup>1</sup>)</p>	<p>Council: A row of listed buildings comprising three timber-framed houses, probably dating from the C18th, with C19th and C20th alterations. They are located on the western edge of the village and Conservation Area, and are bordered by ploughed arable fields to the west, allotments to the south, and existing C20th housing development to the north. They are located approximately 25m to the east of the site.</p> <p>Council: development in this location would permanently remove the remaining rural character of the landscape beyond this heritage asset to its western edge, thus removing an important historic element that contributes to the significance of the asset and its setting.</p> <p>Council: Development of the site would introduce an unacceptable level of harm to the setting of the Listed Buildings due to the fundamental change in the landscape that would place the Listed Buildings firmly within an urban, built up environment instead of at the fringe of a rural landscape.</p> <p>Purcell: This row of three thatched cottages is well screened by a mature hedge which forms the boundary between their rear gardens and HAP.04. However their rural setting would be adversely affected.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382113>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04

<p>Old Post Office and Attached Reading Room/Institute, 40, Church Street. Grade II Listed Building (NHLE No.1382115)<sup>2</sup></p>	<p>Council: The listed building is very minimally visible from the site due to the existing buildings and vegetation that lies between it and the site. Similarly, any development of the site would only have a very minimal impact on the significance of the listed building, if any due to its lack of visibility. However, the development of the site would affect the wider rural setting of the listing building as part of the Hampton Lucy Conservation Area. The development of the site therefore would adversely affect this heritage asset through cumulative impact.</p> <p>Purcell: There would be negligible impact on the setting of this listed building.</p>
<p>Charlecote and Hampton Lucy Conservation Area</p>	<p>Council: The site lies adjacent to the western extent of the Conservation Area, which primarily encompasses the village centre of Hampton Lucy and Charlecote, including Charlecote Park. The Conservation Area includes the Listed Buildings of No. 37, 38 and Tudor Cottage, which are located directly adjacent to the site. This area of the Conservation Area comprises the historic core of Hampton Lucy, with a high concentration of listed buildings as well as unlisted buildings which are considered to contribute to the historic character of the Conservation Area.</p> <p>Council: The site is important to the setting of the Conservation Area as it provides the rural setting to the village and Conservation Area. The Conservation Area is visible from the site due to its proximity, however is partly shielded by a large amount of vegetation at the border between the Site and the adjacent listed buildings.</p> <p>Council: Development in this location would significantly alter the character and appearance of the site through the introduction of built form to an arable landscape, that currently forms part of the immediate rural setting to the Conservation Area.</p> <p>Purcell: The Conservation Area is centred on Charlecote Park (National Trust). The appraisal document (produced in 1994), in considering the setting of Hampton Lucy village from the west, mentions that <i>'The mature hedge to the rear gardens of 37, 38 and Tudor Cottage, Church Street, marks the edge of the village centre'</i>. Development of HAMP.04 would have a significant adverse effect on the rural setting of the Conservation Area.</p>
<p>Charlecote Park. Grade II* Registered Park &amp; Garden (NHLE 1001187). The mansion house is a Grade I Listed Building (NHLE</p>	<p>Council: Not assessed.</p> <p>Purcell: The House and Park are visible from HAMP.04 - see photo below. The mansion house is about 800m from the centre of the site, and the nearest part of the registered parkland is about 450 away.</p> <p>There are several listed buildings and structures within the park including the mansion house, a Grade I Listed Building (NHLE no.1381799<sup>3</sup>). This stands on a level terrace on the east bank of the River Avon towards the centre of the park.</p> <p>The Register entry describes the Park as <i>'A C16 deer park and C17 formal gardens landscaped in the mid C18 by Lancelot Brown, with C19 formal gardens and pleasure grounds around a C16 house which was remodelled in the early and mid C19....There are extensive views westwards from the house and terraces across the park towards the Welcombe Hills north of Stratford-upon-Avon, while the C19 tower of Hampton Lucy parish church c 600m north-west of the house and Charlecote parish church c 400m north-east act as eyecatchers'</i>.</p> <p>The views between Charlecote Park and Hampton Lucy across a rural landscape are therefore of great sensitivity and cultural importance.</p>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382115>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1381799>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04

<p>Church Of St Peter ad Vincula, Church Street. Grade I Listed Building (NHLE 1382119)<sup>4</sup></p>	<p>Council: The church is highly visible throughout the majority of the village and forms a central focal point, due to its height and central location. The top half of the church is visible from the site, although it is situated approximately 200m from the site.</p> <p>Council: Development in this location would not have an impact on the immediate setting of the listed building due to the significant intervening distance between the site and the heritage asset. However, it would have an impact on views of the church from the public footpath running to the north of the site, although this impact overall would be small.</p> <p>Purcell: Agreed, negligible harm.</p>
<p>MWA9132 - Hampton Lucy Medieval Settlement</p>	<p>Council: The area of settlement is suggested by observations made on the Ordnance Survey map of 1887. Development could lead to loss of archaeological remains of unknown significance.</p> <p>Purcell: The HER description notes 'The 1887 map show a relatively small village. The area to the north of the church, now the site of the school, is empty and undivided into plots or fields, but may have been part of the medieval settlement since Domesday indicates a populous and valuable village.' There is no evidence here for the medieval settlement extending as far as the site in question. Conclusion: No harm.</p>
<p>MWA20579 - Drem Mark II Aviation Ground Lighting for Wellesbourne Mountford Airfield.</p>	<p>Council: A system of ground lighting was installed in 1942 to assist approaching aircraft to land at night or in bad weather. Fifty, or so, pole mounted lights were installed in a great circle about three and three quarter miles in diameter. On the runway approach the circle was modified so as to lead aircraft to the runway.</p> <p>Purcell: This is associated with RAF Wellesbourne Mountford which opened in 1940<sup>5</sup>. No evidence has been found for any remains of this widely dispersed installation on the site at HAMP.04.</p>
<p>EWA10095 - Archaeological Evaluation</p>	<p>Council: An evaluation comprising four trenches was carried out ahead of proposed development off Church Street, Hampton Lucy. Two of the trenches were blank; a medieval ditch and the remains of a 19th century cottage were recorded in the others.</p> <p>Purcell: Noted that there is no potential harm.</p>
<p>EWA10344 - Geophysical Survey Report</p>	<p>Council: A detailed gradiometer survey on land at Church Street in Hampton Lucy did not identify any anomalies typically associated with archaeological activity. A series of parallel anomalies were identified as probably being associated with modern ploughing and some magnetic disturbance indicative of ferrous objects was recorded.</p> <p>Purcell: Noted that there is no potential harm.</p>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382119>

<sup>5</sup> <https://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA7981>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04

## MITIGATION STRATEGY

Council: Development of the site would introduce an unacceptable level of harm to the setting of the Listed Buildings due to the fundamental change in the landscape that would place the Listed Buildings firmly within an urban, built up environment instead of at the fringe of a rural landscape. Small scale development, with appropriate landscaping and planting to the north-east of the site could reduce the harm to the listed buildings. However, there would still be a cumulative impact to these heritage assets as a result of the development of the site, which forms part of the rural setting to these listed buildings as well as the Conservation Area.

'Key views' into and out of the heritage assets from the public footpath to the north of the site, as well as from Church Street, would be adversely affected by development of the site, as the current rural landscape setting of these listed buildings would be disrupted.

Accordingly, it is not considered that there would be any mitigation measures that could sufficiently address the harm to these public views that would be caused as a result of development of the site.

Council: It is concluded that mitigation measures (such as reduced dwelling capacity) would not be possible in order to acceptably reduce the impact of the substantial harm development in this location would cause in particular to the setting of the adjacent listed buildings and Conservation Area. This is as the site forms part of the wider landscape setting of the Hampton Lucy Conservation Area, as well as the setting of adjacent Grade II listed buildings, and any development of the site would cause harm to the setting of these assets. The cumulative impact of the proposed development on these heritage assets is assessed to be 'substantial'.

Purcell: It is concluded that the cumulative impact on heritage assets would result in a high level of less than substantial harm and therefore mitigation measures would not be sufficient or effective.

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The Council's HIA does not consider the impact of development on the setting of Charlecote Park (Grade I Listed Building and Grade II\* Registered Park & Garden).

Purcell has concluded that the cumulative impact on heritage assets would result in a high level of less than substantial harm, rather than the substantial harm concluded in the Council's HIA.

## REPRESENTATIONS RECEIVED

Heritage Statement dated December 2016 by Stansgate Planning to accompany an outline Planning Application for the Construction of Four Detached Residential Dwellings. This identified Charlecote Park and the listed buildings within it but stated that 'these are neither proximate to, or potentially inter-visible from the application site.' The report concluded that there would be no effect on the setting of Charlecote Park. However it did acknowledge less than substantial harm on nearby heritage assets, 36 & 37 and Tudor Cottage, Church Street and the tower of the Church of St Peter ad Vincula.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESMENT	PURCELL'S ASSESSMENT
37, 38 & Tudor Cottage, Church Street	Substantial harm	High end of Less than Substantial harm
Old Post Office and attached Reading Room/Institute	Less than substantial harm	Negligible harm
Charlecote and Hampton Lucy Conservation Area	Substantial harm	High end of Less than Substantial harm
Charlecote Park	Not assessed	Moderate end of Less than Substantial harm
Church Of St Peter and Vincula	Less than substantial harm	Low end of Less than Substantial harm
Hampton Lucy Medieval Settlement	Less than substantial harm	No harm
Aviation Ground Lighting for Wellesbourne Mountford Airfield	Less than substantial harm	No harm
EWA10095 - Archaeological Evaluation	Less than substantial harm	No harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	It is concluded that development in this location would result in substantial harm to designated and non-designated heritage assets when considering the cumulative impacts on each asset.
Purcell's conclusion:	It is concluded that development in this location would result in a high level of less than substantial harm to designated and non-designated heritage assets.

## FACTORS INFLUENCING THIS ASSESSMENT

- The assumed site capacity is for about 12 dwellings which is considerably more than the 4 dwellings for which planning permission was refused in 2017.
- The proximity of listed buildings to the site boundary and the adverse effect on their rural setting
- The importance of open and unspoilt views from Charlecote Park (both the mansion itself and the adjoining parkland) towards the village of Hampton Lucy
- The adverse impact on the rural setting of the village and its Conservation Area
- The cumulative impact of the proposed development on individual heritage assets.

DATE OF SITE VISIT: 2<sup>nd</sup> June 2021

DATE OF ASSESSMENT REPORT: 30<sup>th</sup> June 2021 ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04



View of the site from the west, with the tower of the church clearly visible



View looking south-east with Charlecote Park and the Avon water meadows visible

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04



View of the site from the west, with the tower of the church clearly visible



Looking north with the roofs of 37, 38 and Tudor Cottage, Church Street, just visible

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: HAMP.04



Glimpsed view of 37, 38 and Tudor Cottage from ETT.11

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>LIG.03</b>	SITE NAME: <b>Land north of Old School Lane, Lighthorne</b>
ASSUMED SITE CAPACITY: Approx. 24 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2021. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. However, the promoted site is the southern section only (approximately south of the Conservation Area boundary) of LIG.03.

### DESCRIPTION

Council: The site is a relatively large, rectangular field of long grass and scrub located on the northeastern edge of Lighthorne village. The land has significant land levels changes throughout. The land rises steeply to the north from Old School Lane and there is a significant 'step' in levels running in an approximate east-west direction. The southern edge of the site is still above road level. Boundaries made up of post and wire fence, trees, hedgerow and scrub. No public footpaths cross the site, but clear public views from Old School Lane. The village Conservation Area boundary splits the site in half with the southern half being within the CA. Several listed buildings are located close to the site.

Purcell: The proposal site occupies a large field between Pratt's Farm on the west and Stonecroft and The Old School on the east. The land proposed for development is restricted to the southern half of the field, adjacent to the road. There is an electricity sub-station located beyond the south-west corner of the site and a modern house, Spring Barn, is located to the west of the proposal site boundary. The site is considerably elevated above road level and readily seen from public footpaths and frontages of properties on the south side of Old School Lane as well as from the rear and side elevations of properties on the north of Old School Lane.



OS 25" map, 1905.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.03

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>98/01597/FUL. Land off Old School Lane, Lighthorne, Warwick. Proposed Construction of Five New Dwellings With Garages. Formation of two new vehicular accesses together with all ancillary works. Application refused. Decision date 12/01/1999.</p> <p>Appeal Ref No S98/1597. Appeal dismissed 31 July 1999 for the effect of the proposed development on the form and rural setting of the village and the effect of the development on the character and appearance of the Lighthorne Conservation area. The Inspector considered the land containing the appeal site is within the countryside and does not lie within the village. Also, that the development of this land would appear as an intrusion into the countryside beyond the visual and physical limits of the village and the proposals cannot be seen as infill. He further considered the siting of dwellings on rising land in the eastern part of the site would be unacceptably visually intrusive, and that recontouring of the land to provide parking and turning areas would be at odds with the natural topography of the site. The overall development was considered to be harmful to the character and appearance of the Conservation Area.</p>
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
'Stonecroft', Old School Lane, Lighthorne. Grade II (NHLE 1299821) <sup>1</sup>	<p>Council: The listed dwelling is located to the east of the site, with the gable end of the garage associated with the dwelling facing the site. It is unlikely there is a historic connection between the dwelling and site LIG.03 although it must be recognised that the open land will have provided a semi-rural backdrop for the dwelling since its construction and as such forms part of the wider setting for the listed building.</p> <p>Purcell: Concurs with this assessment</p>
The Old School/School House, Old School Lane, Lighthorne. Grade II (NHLE 1035620) <sup>2</sup>	<p>Council: The listed dwelling is located to the southeast of the site, with the gable end of the dwelling facing the site. It is unlikely there is a historic connection between the dwelling and site LIG.03 although it must be recognised that the open land will have provided a semi-rural backdrop for the dwelling since its construction as a village school and as such forms part of the wider setting for the listed building.</p> <p>Purcell: Concurs with this assessment</p>
Curacy Farmhouse, Old School Lane, Lighthorne. (NHLE 1035621) <sup>3</sup>	<p>Council: Curacy Farmhouse is located to the south of LIG.03, on the opposite side of Old School Lane. The main façade of the dwelling faces the site. Whilst it is unlikely there is a historic connection between the farmhouse and the land in question (the land to the south of the farmhouse and associated agricultural buildings would be most likely linked to Curacy Farmhouse), site LIG.03 will have afforded occupants of the farmhouse open aspect views of the open countryside from the time of its construction and would have formed part of the wider rural edge to the village to the east and part of the wider setting for the listed building.</p> <p>Purcell: Concurs with this assessment</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1299821>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035620>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035621>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.03

<p>Stable and Cow House, Pratts Farm, Old School Lane, Lighthome. (NHLE 1185068)<sup>4</sup></p>	<p>Council: The listed stable and cow house is located to the west of the site in question, adjacent to Pratts Farmhouse and associated barns (now converted to dwellings). It is highly likely there is a historic link between Pratts Farm and site LIG.03 and as such the field forms part of the historic wider agricultural setting associated with the farmhouse and associated agricultural buildings.</p> <p>Purcell: These farm buildings are now converted to dwellings. They are predominantly inward looking within the farmyard above Old school Lane.</p>
<p>Pratts Farmhouse, Old School Lane, Lighthome. Grade II (NHLE 1035618)<sup>5</sup></p>	<p>Council: Pratts Farmhouse is located to the west of the site in question, beyond the associated listed Stable and Cow House plus associated barns (now converted to dwellings). It is highly likely there is a historic link between Pratts Farm and site LIG.03 and as such the field forms part of the historic wider agricultural setting associated with the farmhouse.</p> <p>Purcell: Concurs with this assessment.</p>
<p>'Dean Hollow', Old School Lane, Lighthome. Grade II (NHLE 1185090)<sup>6</sup></p>	<p>Council: The listed building is located to the southwest of the site in question and the main façade faces north. Due to the oblique angle the heritage asset and site PM.07 sit to one another, together with the separation distance, there is very little inter-visibility between the heritage asset and the site in question. It is unlikely there is any historic relationship between the asset and the site, and the site does not form part of the wider setting for the listed building.</p> <p>Purcell: Concurs with this assessment.</p>
<p>Lighthome Village Conservation Area</p>	<p>Council: Agricultural fields dominate the immediate setting of the eastern edge of the village, with Pratts Farm and Curacy Farm near the site in question. The site lies within this rural hinterland context and makes a positive contribution to the rural backdrop of the village.</p> <p>Council: Development in this location would significantly alter the character and appearance of the site through the introduction of built form and would destroy the tranquil open aspect of the land which forms such an important contributing element to this sensitive edge to the Conservation Area and as such the overall significance of the heritage asset.</p> <p>Purcell: Development of this site is likely to be highly visually intrusive with a high level of less than substantial harm caused to the rural character and appearance of the Conservation Area, to the settings of nearby heritage assets as well as to views in, out and around this site to nearby heritage assets.</p>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1185068>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035618>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1185090>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.03

<p>Possible extent of Medieval Settlement of Lighthome. Non designated heritage asset. (SMR Number MWA9012.)</p>	<p>Council: The site may be located within the possible extent of the Medieval Settlement of Lighthome. The area of settlement is suggested by documentary evidence and the remains of ridge and furrow cultivation (although there is no ridge and furrow recorded within site LIG.03).</p> <p>Council: There were no visible earthworks of mounds and hollows on the ground during the site visit, although there is a very pronounced ridge running through the site. The land does not appear to be actively farmed. However, there remains the potential for below ground archaeological deposits which would enhance the understanding of local historic development of the medieval village.</p> <p>Purcell: Development of the southern section of site LIG.03 has the potential to destroy evidence of the possible extent of the Medieval Settlement of Lighthome causing a high level of Less than substantial harm to the asset.</p>
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## MITIGATION STRATEGY

<p>Council: Development proposals would need to consider if and how the design and layout of any scheme could address the impact of built form on the rural landscape and how it may potentially impinge upon the historic setting of Curacy Farmhouse, Stable and Cow House, Pratts Farm, Pratt's Farmhouse, Grade II listed assets.</p> <p>Council: Development proposals would need to consider the important role the site plays as part of the wider Conservation Area for the village. Due to the prominence of the site with short and longer range views into and out of the Conservation Area, any development in this location would lead to a significant degree of harm and would not be easily mitigated.</p> <p>Council: Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity or landscaping) to attempt to reduce the impact of harm development in this location would cause, may not be possible.</p> <p>Council: Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019) to evaluate the possible extent of Medieval Settlement of Lighthome.</p> <p>Purcell: Due to the prominence of the site with short and longer range views into and out of the Conservation Area, any development in this location would lead to a significant degree of harm and would not be easily mitigated. In addition, it is considered that mitigation measures to reduce impacts on designated and non-designated heritage assets such as reduced dwelling capacity or landscaping would not be achievable. The proposal site is partly within the Conservation Area boundary and is an incursion into the rural setting of the village forming the setting to numerous heritage assets.</p>
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## REPRESENTATIONS RECEIVED

<p>David Lock Associates Ltd on behalf of Trenport Investments Ltd, representation dated 20 September 2019: 'Site LIG.03 should be identified in Annex 1 to the Plan as a reserve Housing Site, either as a reserve or in addition to site LIG.06, with the capacity of LIG.03 being identified as being between 5 and 10 dwellings. The policies map should be altered by identifying LIG.03 accordingly, indicating its southern part (the part within Lighthome Conservation Area) as being suitable for development'. Detailed Landscape assessment by David Jarvis Associates. The Heritage Assessment of March 2015 (No 15/1838) by Jonathan Edis of The Heritage Collective concludes the concept development would cause less than substantial harm.</p> <p>Purcell considers that the proposal would have a high end of less than substantial harm for the reasons given above.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.03

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None identified
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
'Stoncroft', Old School Lane, Lighthome. Grade II	Less than Substantial harm.	Less than substantial harm to the setting - high end, due to proximity and rear views over the proposal site
The Old School/School House, Old School Lane, Lighthome. Grade II	Less than Substantial harm.	Less than substantial harm to the setting - high end due to proximity and oblique views to the proposal site
Curacy Farmhouse, Old School Lane, Lighthome. Grade II	Less than substantial harm	Less than substantial harm to the setting - high end due to proximity and views north to proposal site
Stable and Cow House, Pratts Farm, Old School Lane, Lighthome. Grade II	Less than substantial harm - mitigation may be possible	Less than substantial harm to the setting - low end, due to the inward-looking nature of the converted farmyard buildings
Pratts Farmhouse, Old School Lane, Lighthome. Grade II	Less than substantial harm - mitigation may be possible	Less than substantial harm to the setting - low end; farmhouse looks predominantly south
'Dean Hollow', Old School Lane, Lighthome. Grade II	No harm	No harm to the setting due to distance
Lighthome Village Conservation Area.	Less than substantial harm - little opportunity for mitigation.	Less than substantial harm - high end
Possible extent of Medieval Settlement of Lighthome. Non-designated heritage asset.	Less than substantial harm - mitigation possible	Less than substantial harm - high end due to the potential destruction of the asset. Mitigation may not be possible such as reduced dwelling capacity.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.03

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm
Purcell's conclusion:	Less than substantial harm - high end

## FACTORS INFLUENCING THIS ASSESSMENT

- Cumulative impact on the setting of numerous heritage assets – there are views into the site from numerous heritage assets from their front or rear elevations and gardens or land.
- Proposal site highly visible from public domain along Old School Lane
- Appeal decision for 5 dwellings on the site: Appeal Ref No S98/1597.<sup>7</sup> Appeal dismissed 31 July 1999.

## OTHER FACTORS NOT RELATED TO HERITAGE

- Location in open countryside
- There are important trees lining both sides of Old School Lane and located on the greens, in the vicinity of the proposal site. These are not the subject of TPOs.

DATE OF SITE VISIT: 23/6/2021

DATE OF ASSESSMENT REPORT: 29/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

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<sup>7</sup> <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=9801597FUL>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.03



Site LIG.03 looking east along Old School Lane from the electricity sub-station



The Old School/School House on left and 'Stonecroft' on right, looking towards the proposal site

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.03



Pratt's Farmhouse on left, Cowhouse and barns on right, Old School Lane



Curacy Farmhouse, Old School Lane



View of proposal site LIG.03 from drive to Curacy Farmhouse

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>LIG.06</b>	SITE NAME: <b>North of Church Lane, Lighthorne</b>
ASSUMED SITE CAPACITY: Approx. 6 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

Council: The site consists of a roughly rectangular shaped area of grassed land, situated to the northwest of the village of Lighthorne and adjacent to the northern boundary of the Lighthorne Conservation Area. The site is intersected by a public footpath running diagonally across the site and rises steeply in elevation from south to north. Existing agricultural buildings are present within the south-west of the site. The site is in a significantly elevated position above the village and is approximately 30m to the north of the Grade II listed Church of St Lawrence. To the north and east of the site are further grassed fields.

Purcell: The Environment Agency Lidar map of 2019 shows faint ridge and furrow in the proposal site LIG.06. Three paths issue from the south-east corner of the site, one running diagonally across it from SE to NW, the others NNE and E. The site is noticeably elevated above the Church of St Lawrence and the village of Lighthorne.



Ordnance Survey 25" Map (1905) with LIG.06 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.06

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

Purcell: An application for a new Rectory (DC Ref S88/0629) was refused on 23/8/1988 for the reasons that: 1. The site lies outside the confines of the settlement of Lighthorne and 2. The erection of a dwelling on this elevated site would be detrimental to the character and amenity of the rural locality.

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Church of St Laurence, Church Lane, Lighthorne. Grade II. (NHLE 1185035) <sup>1</sup>	<p>Council: The listed building is also highly visible from a public footpath running across the site itself, to the north of the listed building. This contributes substantially to the significance of the listed building, as it is highly visible due to its scale and height. Although the listed building is set at a significantly lower elevation than the site, it is still highly visible due to its stature and proximity to the site.</p> <p>Council: Key Views – Public footpaths in the immediate vicinity of the listed building provide public views from the east and south of the asset, although these are somewhat obscured by existing mature vegetation within the site’s curtilage, particularly to views from the south.</p> <p>Council: Development of this site would impact on the immediate setting of the listed building and the wider rural setting of the building, and substantially change the character of the site by adding built-form to a rural landscape.</p> <p>Purcell: The Church is in a commanding position above the village. The proposal site is in an even more elevated position as the land rises within the churchyard and onwards into site LIG.06. Tall trees mask the presence of the Church in views from Church Street. However, the introduction of domestic dwellings would cause irreversible harm to the wider agricultural setting of the Church, Conservation Area and The Old Rectory.</p> <p>Note: The Statutory list spelling for the Church is Church of St Lawrence, however the notice board of the Church states Church of St Laurence, which is the spelling followed in this report.</p>
The Old Rectory, Church Lane, Lighthorne. Grade II. (NHLE 1364740) <sup>2</sup>	<p>Council: The property is set in generous grounds to the north-west of Lighthorne. It is significant due to its historic role as the Old Rectory associated with the adjacent St Laurence Church, as well as for its architectural value.</p> <p>Council: The heritage asset is visible from the lane running to the west of the site, as well as from Church Lane to the south. However, these views would not be substantially affected by development of the site, due to the existing vegetation to the southern boundary of the site.</p> <p>Purcell: Concurs with this view. In addition, the group value of The Old Rectory with the Church of St Laurence and their close physical relationship as well as the historical association and functional relationship with the Church mean that the significance of the asset would be impacted in other ways than purely visual. A moderate degree of less-than-substantial harm would be caused to the setting of the asset by the proposed residential development in close proximity.</p>
Church Hill Farmhouse, Church Lane, Lighthorne. Grade II.	<p>Council: Development of this site would not impact on the setting of the listed building, as there is no inter-visibility between the site and the heritage asset.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1185035>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1364740>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.06

(NHLE 1185048) <sup>3</sup>	Purcell: Concurs with this view. Church Hill Farmhouse is situated in similar proximity to the site as The Old Rectory, but due to intervening built form its setting would not be impacted.
Lighthome Conservation Area.	<p>Council: The Church Lane area is described as a particularly attractive part of Lighthome.</p> <p>Council: The site would be very visible from the north of the Conservation Area, particularly from the curtilage of St Laurence's Church which is contemporaneous with the site's southern boundary. Views into the site would also be possible from Church Lane, although less significant than those from further north of the Conservation Area due to vegetation and existing built form in the intervening distance. The heritage significance of the Lighthome Conservation Area would therefore be substantially affected by development in this location, as it would remove the rural setting of the Conservation Area to the north.</p> <p>Purcell: Concurs with this view.</p>
Ridge and Furrow Region. Non-designated heritage asset.	<p>Council: Development could lead to loss of archaeological remains of undetermined significance. However, the ridge and furrow, if surviving, appears to be of poor quality, and its presence is recorded as "patchy" within the HER monuments records.</p> <p>Council: Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.</p> <p>Purcell: Concurs with the view that ridge and furrow, if surviving appears to be of poor quality.</p>
MWA680 - possible site of an Anglo Saxon cemetery. Non-designated heritage asset	<p>Council: Development of this site could lead to the loss of archaeological remains of some significance. 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>Purcell: Concurs with this view. The possible site is north of Lighthome Church.</p>

## MITIGATION STRATEGY

<p>Council: Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures, such as reduced dwelling capacity or implementing landscaping screening, would not be sufficient in order to reduce the impact of the substantial harm development in this location would cause in particular to the setting of nearby listed buildings and the Conservation Area.</p> <p>Purcell: The overall level of harm to the setting of designated and non-designated heritage assets would be at the high end of less than substantial harm, for which landscaping or reduction in dwelling capacity could not compensate. The rural setting of the Church, The Old Rectory and Conservation Area make a significant contribution to their character, appearance and interest.</p>
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<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1185048>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.06

## REPRESENTATIONS RECEIVED

<p>Objection by Lone Star Land (LSL) on behalf of the owners, Mr and Mrs Sabin to the omission of the site from the SAP. They claim the LPA's heritage assessment is flawed and attached a report by Pegasus Group, Dec 2020<sup>4</sup>. They claim the LPA assessment fails to take account of the fact there are unsightly agricultural buildings on the site and overstates heritage harm and fails to acknowledge a heritage benefit. They claim the very high test of substantial harm is not met in this case.</p> <p>Purcell: The very high test of substantial harm may not, as the Planning Practice Guide states, arise in many cases. It would have to 'have such a serious impact on the significance of the asset that its significance was either vitiated or very much reduced'. It is therefore considered that the proposed development would have a high level of 'less than substantial harm' on heritage assets and their settings, rather than substantial harm.</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Church of St Laurence, Church Lane, Lighthome. Grade II	Substantial harm	Less than substantial harm - high end - to the setting of the Church
The Old Rectory, Church Lane, Lighthome. Grade II	Less than substantial harm	Less than substantial harm - moderate - to the setting of The Old Rectory
Church Hill Farmhouse, Church Lane, Lighthome. Grade II.	No harm as there is no inter-visibility between the asset and the site	No harm.
Lighthome Conservation Area	Substantial harm	Less than substantial harm - high end - to the setting of the Conservation Area
Ridge and Furrow Region	Less than substantial harm	Less than substantial harm - low end
MWA680 - possible site of an Anglo Saxon cemetery	Less than substantial harm	Less than substantial harm - low end

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Substantial harm to designated heritage assets; less than substantial harm to non-designated heritage assets
Purcell's conclusion:	Less than substantial harm - high end

<sup>4</sup> Pegasus, Heritage Statement, Land to the North of Church Hill Farm, Lighthome, Warwickshire, P20-3326, December 2020

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.06

## FACTORS INFLUENCING THIS ASSESSMENT

- The rural setting makes a significant contribution to the appreciation of the Conservation Area and designated heritage assets - the Church and The Old Rectory. Development in this location would harm the rural setting and would not respect the evolved morphology and grain of essentially linear development along streets.

## OTHER FACTORS NOT RELATED TO HERITAGE

- Clear views of the proposal site and village from public footpaths radiating inwards and outwards from viewpoints north of the Church of St Laurence

DATE OF SITE VISIT: 23/6/2021

DATE OF ASSESSMENT REPORT: 30/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021), Site: LIG.06



Part of LIG.06 site with agricultural buildings



Looking south across the site to the Church of St Lawrence

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LIG.06



The proposal site laid to grass, public footpath running through



Churchyard looking towards proposal site, beyond hedge

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>LMAR.08</b>	SITE NAME: <b>East of Long Marston Road (north), Long Marston</b>
ASSUMED SITE CAPACITY: Approx. 20 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates that only the west half of the land parcel would be developed.

### DESCRIPTION

Council: The site is situated east of the Long Marston Road at the southern end of the settlement. Currently being used as pasture land the site was being grazed by sheep on the day of the visit. There is a footpath that runs up the northern edge of the site, which links up to the well-used Greenway. There is prominent ridge and furrow on the site which runs east to west and covers the majority of the site. The land is relatively flat and well screened due to mature boundary vegetation and trees.

Purcell: The site boundaries are mainly composed of hawthorn hedges. There is a pond near the north-west corner of the site. There is a recent housing development to the north of the site, named the Brickall. The site benefits from a view of Meon Hill (Scheduled Monument) to the south-east. There are numerous listed properties along the west side of Long Marston Road, including some (The Old Rectory and The Grange) which are directly opposite LMAR.08. These are mostly set back from the road edge and screened by trees and garden planting. A little further away to the south is the Church of St James, a Grade I listed building (NHLE no. 1382595<sup>1</sup>). The church is sufficiently distant from the site that its setting would not be affected.

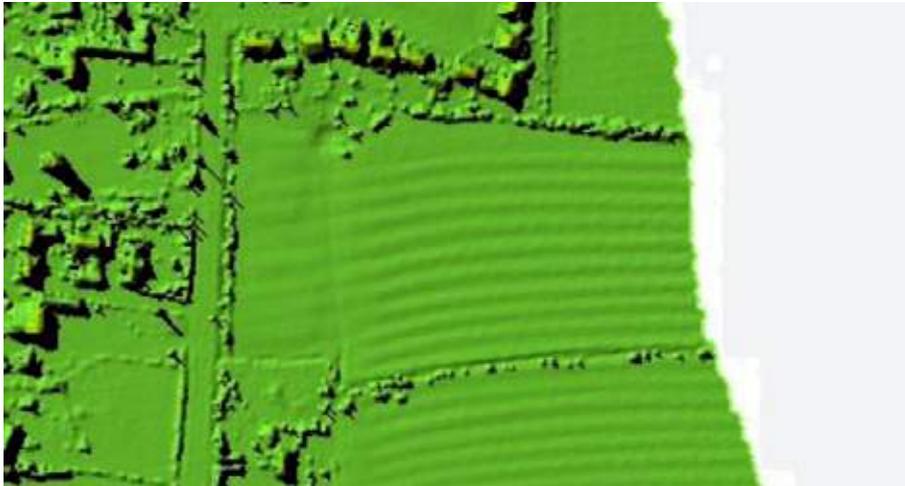


First Edition 25-Inch Ordnance Survey Map, 1885 with LMAR.08 outlined in red

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382595>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LMAR.08



Lidar image shows ridge and furrow with slight attenuation on the west end of the site

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>98/01256/FUL Planning permission granted 02/02/1999 for erection of 24 no. dwellings and associated works. This is the development now called The Brickall.</p> <p>17/00575/OUT. Planning permission refused 10/11/2017 for development of 12 houses (5 affordable and 7 market) and laying out of public open space comprising local equipped area for play (leap), wildlife pond, occasional events space and community orchard.</p> <p>Historic England offered detailed comments on the application. Their letter of 27/10/2017 commented that 'Overall the impact on the listed buildings is less than substantial, although the harm to the undesignated, probably medieval, ridge and furrow is more serious.'</p> <p>The Notice of Refusal dated 10<sup>th</sup> Nov 2017 included several reasons for refusal. Reason No.2 states that 'The proposed development would result in 'less than substantial harm' to the setting of a number of listed properties, which are situated within the vicinity of the site. The harm would be caused through the loss of the rural backdrop the application site provides, and secondly through introduction of new vehicle access points into the site off the Welford Road and associated vehicle movements. The development would also cause direct harm to the medieval ridge and furrow non-designated asset that comprises the site, through its substantial loss.'</p>
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
<p>The Grange, Welford Road, Long Marston. Grade II listed building (NHLE no. 1382610<sup>2</sup>)</p>	<p>Council: The Grange lies approximately 80 metres west of the proposed site on the opposite side of the Welford Road. It is set back within its own curtilage, and is shielded from the road by large trees and hedgerow.</p> <p>The Council's HIA describes an adverse impact on this and other listed properties on the west side of Long Marston Road. This impact was also cited in the 2017 reason for refusal – see above.</p> <p>Purcell: Agreed.</p>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382610>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LMAR.08

<p>Orchard Cottages, Welford Road, Long Marston Grade II listed building (NHLE no. 1382609<sup>3</sup>)</p>	<p>Council: Orchard Cottages lie approximately 110m south west of the proposed site. They are well set back within their own curtilages with the land in front predominantly lawn. At the end of the garden, and closest to the Long Marston road there is a modest hedge which moderately shields the listed buildings from passers-by.</p> <p>The Council's HIA describes an adverse impact on this and other listed properties on the west side of Long Marston Road. This impact was also cited in the 2017 reason for refusal – see above.</p> <p>Purcell: Agreed.</p>
<p>The Old Rectory, Welford Road, Long Marston Grade II listed building (NHLE no. 1382612<sup>4</sup>)</p>	<p>Council: The Old Rectory lies just over 100m west of the proposed site, and is set back from the road within its own curtilage. The listed building is shielded from view by trees and hedgerow and is accessed by its own driveway.</p> <p>The Council's HIA describes an adverse impact on this and other listed properties on the west side of Long Marston Road. This impact was also cited in the 2017 reason for refusal – see above.</p> <p>Purcell: Agreed.</p>
<p>Church Farmhouse, Welford Road, Long Marston. Grade II listed building (NHLE no. 1382599<sup>5</sup>)</p>	<p>Council: Church Farmhouse lies approximately 80 metres slightly north west of the corner of the proposed site. It is well set back within its own curtilage, and the south side of the properties land is heavily laden with trees and hedgerow. This foliage looks to lie within the curtilage of The Old Rectory, but benefits this property by acting as a substantial barrier to anything south of the property.</p> <p>The Council's HIA describes an adverse impact on this and other listed properties on the west side of Long Marston Road. This impact was also cited in the 2017 reason for refusal – see above.</p> <p>Purcell: Agreed.</p>
<p>'Wychwood', The Green, Long Marston. Grade II listed building (NHLE no. 1382616<sup>6</sup>)</p>	<p>Council: Wychwood house is situated approximately 60 metres north west from the corner of the proposed site. The house is set back within its curtilage and the land in front is predominately lawn. There is a modest hedge bordering the Long Marston road, but visibility to the listed building is uninterrupted from the public domain.</p> <p>The Council's HIA describes an adverse impact on this and other listed properties on the west side of Long Marston Road. This impact was also cited in the 2017 reason for refusal – see above.</p> <p>Purcell: Agreed.</p>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382609>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382612>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382599>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382616>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LMAR,08

<p>Ridge and Furrow</p>	<p>Council: GIS, HER reports and Google images all show well preserved ridge and furrow running east to west along the majority of the proposed site. The land is used to graze sheep and looks to be relatively untouched by any heavy machinery, therefore leaving the ridge and furrow in excellent condition.</p> <p>Council: It is not possible to protect ridge and furrow when development occurs and development of this site would lead to the loss of approximately half the field and as such half of the ridge and furrow in this location. Therefore and development on the proposed site would cause harm to the asset, but it is recognised that the asset would not be entirely lost.</p> <p>Purcell: Agreed – see image above.</p>
<p>Medieval Shrunken Village</p>	<p>MWA6450 - The site of the Medieval shrunken village of Long Marston. Earthworks, which are visible on aerial photographs, suggest that Long Marston village was once larger.</p> <p>MWA6459 - Ridge and furrow cultivation and field boundaries are visible as earthworks on aerial photographs. These features are believed to mark the extent of the Medieval settlement of Long Marston.</p> <p>Council: The archaeological monuments extend into the proposed site, meaning the proposed site is likely to have been on the peripheries of the medieval settlement. It is possible that some archaeological artefacts may remain within the site. Given the location of the site on the peripheries of the medieval settlement and that some disruption has already occurred, further development is not likely to cause substantial harm.</p> <p>Purcell: Agreed.</p>

## MITIGATION STRATEGY

<p>Council: It would not be possible to mitigate against the damage of developing on the ridge and furrow, as any development would cause the loss of part of the heritage asset.</p> <p>Council: Given that the site lies on the peripheries of the medieval settlement it is possible that archaeological remains may be found. Suitable archaeological evaluation should take place prior to development, to determine the importance of the area in relation to the rest of the settlement.</p> <p>Purcell: The absence of a Conservation Area in Long Marston was noted as 'a little surprising' by Historic England in their letter of 25/10/2017. Designation of a Conservation Area would provide a more robust policy basis on which to assess any proposal for development.</p>
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## REPRESENTATIONS RECEIVED

<p>Planning application I7/00575/OUT was accompanied by an archaeological report (Wardell Armstrong, September 2015). This contains a detailed analysis of heritage assets on and around the site. It concludes that 'the potential loss of these earthworks [ridge and furrow] would be unlikely to comprise a significant impact. Neither are significant impacts currently predicted in respect of buried archaeological remains.'</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LMAR.08

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None.
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
The Grange, Welford Road	Less than substantial harm	Low level of less than substantial harm
Orchard Cottages, Welford Road	Less than substantial harm	Low level of less than substantial harm
The Old Rectory, Welford Road	Less than substantial harm	Low level of less than substantial harm
Church Farmhouse, Welford Road	Less than substantial harm	Low level of less than substantial harm
'Wychwood', The Green	Less than substantial harm	Low level of less than substantial harm
Ridge and Furrow	Less than substantial harm	High end of less than substantial harm
Medieval Shrunken Village	Less than substantial harm	Low level of less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	It is concluded that development in this location would result in significant harm to designated and non-designated heritage assets when considering the cumulative impacts on each asset.
Purcell's conclusion:	High end of less than substantial harm.

## FACTORS INFLUENCING THIS ASSESSMENT

- Impact on the rural setting of listed buildings along the west side of Long Marston Road
- Destruction of around half the field of well-preserved ridge and furrow

## OTHER FACTORS NOT RELATED TO HERITAGE

- Impact on open countryside

DATE OF SITE VISIT: 23<sup>rd</sup> June 2021

DATE OF ASSESSMENT REPORT: 25<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LMAR.08



LMAR.08 viewed from the gateway at the north-west corner of the site



LMAR.08 viewed from the south-east corner of the site, Brickall housing visible in the distance

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>LONG.01</b>	SITE NAME: <b>East of Marton Road (north), Long Itchington</b>
ASSUMED SITE CAPACITY: Approx. 18 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

<p>Council: The site is made up of two adjacent land parcels. The southern half is a small field bounded by mature vegetation, with agricultural land to the east, housing to the south and west and paddock areas to the north, which make up the remainder of site LONG.01. Land levels rise to the east, throughout the site. The paddock areas are overgrown and not in use, currently. Further paddocks and agricultural land are located north of the paddock areas which form part of LONG.01.</p> <p>Purcell: The site is located to the east of Marton Road, wedged between development on the north, south and west. LONG .01 comprises two land parcels bounded by hedged and treed boundaries: a long narrow field oriented N/S with a further small field attached to the top west. A footpath runs past the west boundary. A footpath which is shown on the First Edition OS map running along the south boundary appears to have been extinguished by modern housing development. The hedged boundary on the east of the site can be seen from a footpath which runs in a NE direction from the end of Brakeley Lane, following the top of a ridge with a raised path marked by a line of ancient elm trees. The land slopes upwards to the east. The north field is put to grass and parking for some large vehicles at the east end adjacent to some empty stables. The southern field has a crop. There is an access gate to the southern site off the access drive for the modern housing. Both sites are very enclosed with little or no intervisibility to the wider landscape and buildings nearby.</p>
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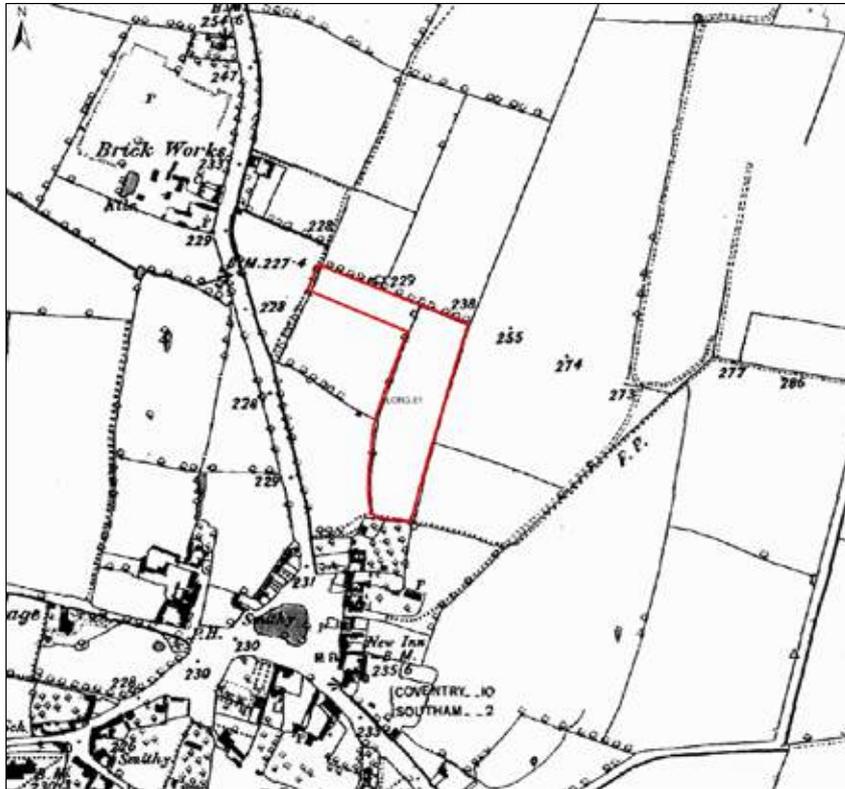
### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>Purcell: The proposal site is located to the east and north of a new development granted permission in 2014 (14/03065/FUL Residential development of 58 dwellings, including 20 affordable units, a new vehicular and pedestrian access onto Marton Road, public open space, infrastructure and associated landscaping). A landscape buffer between the new housing and the proposal site has already been planted, but additional planting may need to be provided on the boundary to The Red House, a Grade II listed building adjoining the site boundary to the south.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.01



First Edition Ordnance Survey map (1887) with LONG.01 outlined in red

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
The Red House, Marton Road. Grade II (NHLE 1035579) <sup>1</sup>	<p>Council: The heritage asset itself would not be affected. Development of the site is unlikely to result in unacceptable harmful impact to the significance of the heritage asset or its setting. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Purcell: Agreed. Additional landscaping could be provided where necessary, to mitigate any impact on the setting of the listed building</p>
Long Itchington Conservation Area.	<p>Council: The site would not be readily visible from within the Conservation Area from public vantage points. This particular location has changed substantially very recently with the construction of an estate of new dwellings on adjacent land, which also backs on to the Conservation Area.</p> <p>Purcell: Agreed. In addition, the location of the site by means of the hedged and treed boundary may only be seen in distant views from the public footpath a field away to the east and from the footpath on the west.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035579>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.01

<p>Region of possible surviving Ridge and Furrow Non designated heritage asset</p>	<p>Council: Site LONG.01 is identified as an area of possible extant ridge and furrow earthworks on WCC's Historic Environment Records.</p> <p>Council: The site visit indicated that ridge and furrow no longer existed within the southern half of the site, due to intervening uses of the land. It was inconclusive whether or not ridge and furrow remained within the two paddock areas to the northern parcel of the site, due to the existence of long grass throughout the site.</p> <p>Purcell: Agreed. The Ridge and Furrow is of unknown extent and significance and would warrant further investigation and recording as part of any forthcoming planning application. The Lidar Map of 2019 appears to show Ridge and Furrow extending across the long narrow N/S site and further extending eastwards in the southern half.</p>
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## MITIGATION STRATEGY

<p>Council: Sensitive site layout and design, additional landscaping to site boundaries and the introduction of a suitable 'buffer zone' would minimise any potential detrimental impact of development on the setting of the Conservation Area and The Red House. 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> <p>Purcell. Agree with the Council's suggestions for mitigation of potential impacts.</p>
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## REPRESENTATIONS RECEIVED

None
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

Views from footpaths not mentioned
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
The Red House, Marton Road. Grade II	Less than substantial harm.	Low end of Less than substantial harm
Long Itchington Conservation Area	Less than substantial harm	Low end of Less than substantial harm
Region of possible surviving Ridge and Furrow Non designated heritage asset.	Less than substantial harm	Low end of Less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm, capable of mitigation
Purcell's conclusion:	Low end of Less than substantial harm - capable of mitigation

## FACTORS INFLUENCING THIS ASSESSMENT

- Modern development to north, west and south

## OTHER FACTORS NOT RELATED TO HERITAGE

- Views from footpaths

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.01

DATE OF SITE VISIT: 21/6/2021

DATE OF ASSESSMENT REPORT: 22/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021



The west edge of the site from Cox Crescent



The site from the east looking inwards to the new housing on Cox Crescent

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.01



The site from the public footpath on the east. Note the red brick of Cox Crescent houses



The north of the site from Cox Crescent



The proposal site parcel, comprising the small northern field, off the public footpath on the west.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

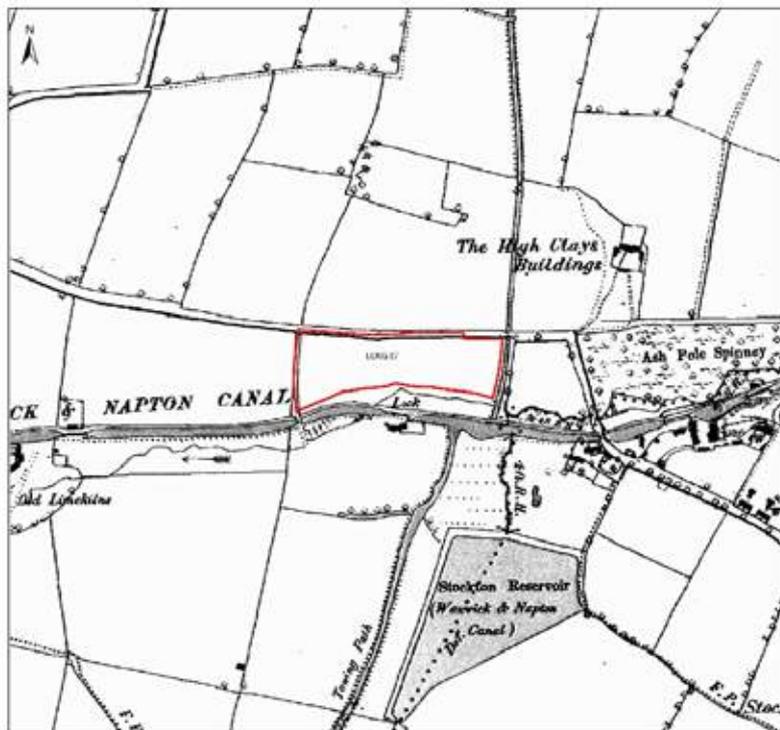
SHLAA SITE REF. <b>LONG.07</b>	SITE NAME: <b>South of Stockton Road, Long Itchington</b>
ASSUMED SITE CAPACITY: Approx. 39 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

Council: The site is a rectangular agricultural field on the eastern edge of the village. The field is a 'saddle' shape, with high ground at the east and west boundaries, with low ground in the centre of the site. The site benefits from a mature hedgerow boundary to the north and has a 'belt' of trees/mature vegetation to the east and south boundaries. Recent housing developments bound the site to the north and west. An area of scrubland lies to the east, with the Grand Union Canal running parallel with the southern boundary, in an elevated position compared to site LONG.07. The site is not located near to the Conservation Area.

Purcell: The site also has a strong hedge boundary on the west along the lane access to Shop Lock Cottage and Lock 12 Shop Lock. The proposed site is very enclosed and there are no clear views into it apart from on the north-east edge opposite the new development on Stockton Road where there is a gap in the hedge. The site is laid to crops, sloping downwards towards the hedged boundary adjacent to the Grand Union Canal.



First Edition Ordnance Survey map (1887) with LONG.07 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.07

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>Planning application Refs 13/033306/OUT and 13/03307/OUT plus amalgamated 15/03542/REM were granted permission for 75 dwellings and associated parking and infrastructure. This site is directly opposite the proposal site, to the north of Stockton Road.</p> <p>Planning applications 14/00856/OUT and 17/01211/REM for 81 dwellings and associated infrastructure approved. This site is immediately to the west of the site in question.</p> <p>Both sites have been built out.</p>
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Setting of Shop Lock Cottage, Grand Union Canal. Grade II (NHLE No 1035580) <sup>1</sup>	<p>Council: The elements that contribute to the significance of this heritage asset include the design, shape and materials of the cottage; the associated workshop and cottage garden; its specific association with the Grand Union Canal and its location close to Stockton locks. There does not appear to be any obvious historical link between the heritage asset and the site in question.</p> <p>Purcell: The cottage fronts the Grand Union Canal and overlooks Shop Lock No 12. It has a strong architectural, historical, associative and aesthetic relationship to the lock and to the wider flight of Stockton locks, constructed as part of the infrastructure associated with the GUC. The area around the locks has a sense of peace and tranquillity interspersed with the activity associated with narrow boats passing through the lock. It would be important to ensure that the wider setting of the canal structures is not harmed by any modern development to the north. To mitigate any possible harm, appropriate design and layout together with landscaping would be necessary by condition.</p>
Setting of Lock 12 'Shop Lock' on Stockton flight, Grand Union Canal. Grade II (NHE No 1035578) <sup>2</sup>	<p>Council: Site LONG.07 is located approximately 25 metres to the north of the heritage asset. Part of the Grand Union Canal, towpath and belt of mature trees sit between the heritage asset and the site in question. There are significant land-level changes between the canal and site LONG.07, with LONG.07 sitting several metres lower than the canal in the wider landscape.</p> <p>Council: The thick belt of trees and mature vegetation ensure views of the site from the towpath are sporadic and glimpsed. Views from the towpath (the closest public vantage point) would be limited. Given the separation distance, intervening landscaping belt and levels changes described, it is considered the potential impact of development of this site on the significance of the asset would be less than substantial and could be mitigated.</p> <p>Purcell: Impacts would constitute a low level of less than substantial harm and could be mitigated. The change in level between the tow path and LONG.07 increases from the path to the field - there is a steep bank and thick hedge adjacent to the canal.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035580>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035578>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.07

<p>Setting of Stockton Locks, Grand Union Canal. Grade II (NHLE 1364731)<sup>3</sup></p>	<p>Council: Given the separation distance between the heritage asset and site LONG.07, intervening wooded land parcels and the lack of physical 'relationship' to the site in question, development of site LONG.07 would have no impact on the significance of this particular heritage asset.</p> <p>Purcell: Agreed no impact on significance due to distance.</p>
<p>Setting of Site of disused canal south-east of Collingham Lane (WCC HER Ref: MWA5232) Non designated heritage asset.</p>	<p>Council: A canal 600 metres in length was dug in a north/south direction from the lime works to the main Warwick and Napton canal (WA4706). This was closed off in the 1930s and is still visible as a dry ditch. The ditch is filled with a number of trees and low-level vegetation. The ditch runs along the eastern edge of site LONG.07. The remaining ditch as a remnant of the canal is the contributing element to the significance of this non-designated heritage asset, together with its wider setting in the landscape.</p> <p>Council: A 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> <p>Purcell: Agreed, it is important that the setting of the non-designated heritage asset and potential archaeology of significance are not encroached upon and are properly evaluated prior to development. This section of the disused canal has strong historical associative and illustrative value as part of the Grand Union Canal infrastructure giving access to the lime works.</p>

## MITIGATION STRATEGY

<p>Council: Consideration would need to be given to the retention of the existing mature tree/vegetation belt along the southern and eastern boundary of LONG.07 to help reduce any potential visual impact of development on the setting of the assets. Additionally, an additional 'buffer zone' in the way of public open space could be included in any site layout to maintain a suitable separation distance, echoing the design solution for the recently completed development on the adjacent land to site LONG.07. A 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> <p>Purcell: Agreed, although the listed structures would not be directly impacted their settings and potential archaeology of significance need to be evaluated and safeguarded through planning conditions.</p>
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## REPRESENTATIONS RECEIVED

<p>None</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>None</p>
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<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1364731>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.07

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Shop Lock Cottage, Grand Union Canal. Grade II	Less than substantial harm, mitigation possible	Low end of Less than substantial harm
Lock 12 'Shop Lock' on Stockton flight, Grand Union Canal. Grade II	Less than substantial harm, mitigation possible	Low end of Less than substantial harm
Stockton Locks, Grand Union Canal. Grade II	No harm	No harm
Site of disused canal southeast of Collingham Lane	Less than substantial	Low end of Less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm, mitigation possible
Purcell's conclusion:	Low end of Less than substantial harm

## FACTORS INFLUENCING THIS ASSESSMENT

- Development to the north and west of the proposal site – see details of the planning applications above.
- The proposed development would follow the established linear pattern of development along both sides of Stockton Road.

## OTHER FACTORS NOT RELATED TO HERITAGE

- Tranquillity of the site, particularly the south part bordering the GUC.
- Enclosed nature of the site with strong hedge/treed boundaries.

DATE OF SITE VISIT: 21/6/2021

DATE OF ASSESSMENT REPORT: 22/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.07



Site is to left behind hedge, Lock 12 is in the distance



Shop Lock Cottage, Grade II

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: LONG.07



Lock 12 'Shop Lock', Grand Union Canal. Shop Lock Cottage is to right.



Proposal site from Stockton Road, looking southwest towards the Grand Union Canal and Lock 12

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

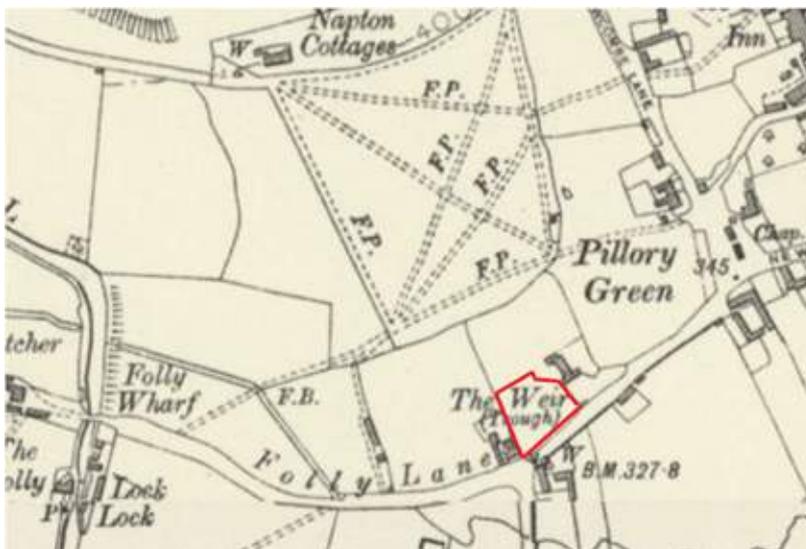
SHLAA SITE REF: <b>NAP.13</b>	SITE NAME: <b>North of Folly Lane (middle), Napton-on-the-Hill</b>
ASSUMED SITE CAPACITY: Approx. 6 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

Council: The site is part of the agricultural land associated with the property 'The Weir', which wraps around three sides of the property. The land is approximately 1.5 metres higher than the level of the adjacent road and has numerous mounds and hollows throughout. The landforms part of the immediate rural setting for 2 no. listed farmhouses. There are a number of public footpaths on rising ground to the north, affording clear views of the site. There is no village Conservation Area and no nearby Scheduled Monuments.

Purcell: The proposal site is prominent in the street scene from the public footpath on Thornton's Lane, particularly at the junction of Thornton's Lane with Folly Lane and in views seen from various footpaths criss-crossing fields to the north. A number of listed buildings are located in close proximity including The Weir, which directly overlooks the site whilst Holroyd farmhouse is located in very close proximity to the south, Pillory Green Farmhouse to the east and Rose Cottage to the north on Howcombe Lane. A non-designated Victorian brick farmhouse is located immediately to the west of the site. The site is indicated by a red arrow on the OS first edition 6" map and Lidar Map of 2019 below.



First Edition Six-Inch Ordnance Survey Map, (1905) with NAP.13 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NAP.13



Lidar Map (Environment Agency 2019)

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Setting of 'The Weir', New Street, Napton-on-the-Hill. Grade II. (NHLE 1024451) <sup>1</sup>	<p>Council: The proposed site is the field immediately to the southwest of the listed building. Development on this field would cause a significant detrimental effect on the rural setting of the listed building by changing the general character of the setting, through urbanisation.</p> <p>Council: Consideration would need to be given to the reduction of the net-developable area to provide a suitable buffer/separation and reduce the impact of development on the setting of the asset and take account of the existing 'set-back' building line. Due to the small scale nature of the site, any potential mitigation to overcome these issues would be very difficult to achieve and still allow any part of the site to be developed.</p> <p>Purcell: Although not directly impacting The Weir, the proposed development would irreversibly alter the rural, agricultural setting of the Grade II listed building. Views to and from The Weir would be impacted, harming its architectural, historical, aesthetic and communal significance. Mitigation would be difficult if not impossible to achieve.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024451>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NAP.13

<p>Setting of Holroyd Farmhouse and attached wall, New Street, Napton-on-the-Hill. Grade II. (NHLE 1024452)<sup>2</sup></p>	<p>Council: The historic agricultural setting of the building (including site NAP.13) is an important contributing element to the significance of this heritage asset. The rural landscape in this locality is important in helping understand its origins and relationship with the village.</p> <p>Development of this site would severely impact on the immediate setting of the listed building and the wider rural setting of the farmhouse and change the character of the site by adding built-form to a pastoral landscape due to its very close proximity to the asset (approximately 10 metres separation). It is unlikely that mitigation measures could be implemented sufficient to address the harm to the setting of the heritage asset.</p> <p>Purcell: Agreed, its agricultural setting would be harmed, and mitigation would be difficult if not impossible to achieve.</p>
<p>Setting of Pillory Green Farmhouse, New Street, Napton-on-the-Hill. Grade II. (NHLE 1185633)<sup>3</sup></p>	<p>Council: The heritage asset is located approximately 170 metres to the east of the site NAP.13. There is no obvious historical connection between the two given the separation distance, orientation, and being located on opposite sides of New Street. For these reasons, it is considered that development on this field/paddock would cause no detrimental harm to the significance of this particular heritage asset. The heritage asset itself would not be affected. Development of the site is unlikely to result in harmful impact to the significance of the heritage asset.</p> <p>Purcell: Agreed no harm</p>
<p>Setting of Rose Cottage, Howcombe Lane, Napton-on-the-Hill, Grade II. (NHLE 1374959)<sup>4</sup></p>	<p>Council: The heritage asset is located approximately 170 metres to the northeast of the site NAP.13. There is no obvious historical connection between the two. Given the separation distance and lack of inter visibility, it is considered that development on this field/paddock would cause no detrimental harm to the significance of this particular heritage asset.</p> <p>Purcell: Agreed</p>
<p>Possible extent of medieval settlement (WCC HER Ref: MWA9060) Non designated heritage asset.</p>	<p>Council: The site forms part of possible remains of shrunken village dating back to the Medieval period. There are earthworks and mounds and hollows visible on the ground throughout the site, as confirmed on the HER and through the site visit. There is potential for below ground archaeological remains to enhance the understanding of local historic development of the medieval village.</p> <p>Council: Development of this site could lead to the loss of archaeological remains of some significance.</p> <p>Council: 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> <p>Purcell: The Lidar map shows possible evidence of the shrunken medieval village. Development could lead to loss of areas of archaeological significance. Mitigation should include desk-based assessment and archaeological evaluation prior to any development in line with the NPPF.</p>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024452>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1185633>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1374959>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NAP.13

Holly Tree House, Howcombe Lane, Napton-on-The Hill. Non-designated heritage asset	Purcell: Holly Tree House is located next door to Rose Cottage, Howcombe Lane and as such would warrant consideration in this assessment. The same conclusions may be reached regarding impact, due to distance and separation by built form of farm buildings - no harm. Assessed by Purcell as meeting the criteria as a non-designated heritage asset of architectural and historic interest.
Victorian farmhouse to the east of 'Brooklands', Folly Lane. Non-designated heritage asset	Purcell: The red brick Victorian farmhouse is located directly adjacent to the west of NAP.13. There are public views of the site from the frontage around the house and direct views over the site from the east elevation which would be directly impacted. Assessed by Purcell as meeting the criteria as a non-designated heritage asset.

## MITIGATION STRATEGY

<p>Council: Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of adjacent listed buildings, cumulatively. This is due to the fact that the permanent loss of any land associated with the historic curtilage connected with the listed farmhouse would be irreversible.</p> <p>Purcell: The site is intervisible with numerous designated heritage assets and their pastoral settings and is also visible from public footpaths in close proximity to these assets. Mitigation is not possible due to the openness, small size of the site and proximity of the affected assets.</p>
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## REPRESENTATIONS RECEIVED

None
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>Council HIA does not mention:</p> <ul style="list-style-type: none"> <li>Holly Tree House, Howcombe Lane.– impact not assessed</li> <li>Non-designated farmhouse to the east of 'Brooklands', Folly Lane – impact not assessed</li> </ul>
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
'The Weir', New Street, Napton-on-the-Hill. Grade II	Substantial harm	Less than substantial harm - high end
Holroyd Farmhouse and attached wall, New Street, Napton-on-the-Hill. Grade II	Substantial harm	Less than substantial harm - high end
Pillory Green Farmhouse, New Street, Napton-on-the-Hill. Grade II	No harm	No harm
Rose Cottage, Howcombe Lane, Napton-on-the-Hill, Grade II	No harm	No harm
Possible extent of medieval settlement (WCC HER Ref: MWA9060)	Less than substantial	Potential substantial harm
Holly Tree House, Howcombe Lane, Napton-on-The Hill. Non-designated heritage asset	Not assessed	No harm
Farmhouse to east of Brookland's, Folly Lane. Non-designated heritage asset	Not assessed	Less than substantial harm - high end

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NAP.13

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Substantial harm
Purcell's conclusion:	High end of Less than substantial harm

## FACTORS INFLUENCING THIS ASSESSMENT

- Proximity of the listed buildings to the site, particularly The Weir
- Historic association and functional relationship of the proposal site to The Weir
- Potential impact on the remains of the non-designated heritage asset, the shrunken medieval village of Napton-on-the-Hill.

DATE OF SITE VISIT: 21/6/2021

DATE OF ASSESSMENT REPORT: 22/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NAP.13



The proposal site NAP.13 from the public footpath on Thornton's Lane  
Note red brick farmhouse prominently located on the west boundary of the site.



'The Weir', Thornton's Lane. Grade II listed. Proposal site is to the left beyond hedge

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NAP.13



Holroyd Farmhouse on right, non-designated red brick farmhouse on left, proposal site centre



View of proposal site at south-east corner adjacent to non-designated red brick house, opposite Holroyd Farmhouse from public footpath.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NAP.13



View of proposal site from public footpath to north

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>NEWB.01</b>	SITE NAME: <b>East of Stratford Road, Newbold-on-Stour</b>
ASSUMED SITE CAPACITY: Approx. 9 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

<p>Council: The site is approx. 0.5ha in size and situated to the east of the Stratford Road which is the main road running through Newbold on Stour. The site is overgrown with weeds and there is a redundant building surrounded by scrap metal and waste. There is a large dwelling opposite the proposed development site and a large property next to Talton Edge which is currently screened by existing trees. A listed building (South Lodge) is within close proximity to the development site with views from the rear looking towards open countryside.</p> <p>Purcell: The site is located at the northern edge of the village. Immediately to the north, the ground slopes down towards the valley of the River Stour across attractive parkland which was historically part of the Ettington Park estate. Some large mature trees and other vegetation on the boundary obscure views of the site from this parkland. Immediately to the south of the site is a house 'Ormond Lodge', which carries a date stone on the front 'SES 1883'. There are two large modern dwellings directly opposite the site, Talton Edge and Park Edge.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

No relevant recent planning history has been identified.
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### HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
The Lodge (NHLE no.1364702 <sup>1</sup> ) listed Grade II	<p>Council: The Lodge is a grade II listed building built in the mid-19<sup>th</sup> Century by J.F.Pritchard and is situated approx. 70m from the development site. The Lodge was formerly the lodge to Ettington Hall. The Lodge is currently surrounded by open countryside with views to the fields beyond. 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>Council: It is likely that development on this site would have a degree of harm on the setting of the Listed Building, given the proximity of the site and the direct views of the site from the Lodge. As such, the introduction of built form on this site would have an impact upon the significance of the asset through harm to its wider landscape setting. Conclusion on harm to heritage asset: Less than substantial harm.</p> <p>Purcell: Development has the potential to cause a moderate level of less than substantial harm to the setting of the Lodge. However, this is capable of mitigation.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1364702>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.01

<p>Parkview Farmhouse, Chapel Lane, Newbold-on-Stour. Grade II (NHLE 1355639)<sup>2</sup></p>	<p>Council: It is not envisaged that development of this site would have a detrimental impact on the setting of this listed building or the listed building itself. Given the separation distance between the heritage asset and the site in question, development of site NEWB.01 would have no impact on the significance of this heritage asset. Conclusion on harm to heritage asset: No harm.</p> <p>Purcell: Concur that there would be no harm.</p>
<p>Ettington Park, Newbold-on-Stour</p>	<p>Council: The present grounds are largely 19th Century in character, though the old park survives to the south-east. Features include tunnels, shrubbery, parterre, walled garden, pleasure grounds with ha-ha/terrace walk, icehouse, loggia, ruins of church, kitchen garden, lakes, boathouse, lodges, drives, bridge. It has been recommended for inclusion on the Parks and Gardens Register.</p> <p>Council: Development of this site could lead to the loss of archaeological remains of undetermined significance. 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. Conclusion on harm to heritage asset: Less than substantial harm</p> <p>Purcell: More important than archaeological assessment would be a landscape assessment. The first edition OS map, surveyed 1885, shows Ormond Lodge site screened from views within the park by a thick belt of mixed woodland – presumably a plantation to maintain a wooded edge to the park. The site retains much of this woodland character.</p> <p>Purcell: Ettington Park, now a hotel, and its immediate pleasure grounds are located on the far side of the River Stour, to the north-east of NEWB.01. The former carriage drive passing the South Lodge is now closed, and the bridge across the river is sealed off. A site visit to the grounds of the hotel confirmed that views towards NEWB.01 are obscured by intervening vegetation and trees in summer. In wintertime, distant glimpses of the upper parts of buildings at the northern edge of Newbold may be possible.</p>
<p>Newbold on Stour Medieval Settlement MWA9570</p>	<p>Council: The possible extent of the medieval settlement is based on the OS map of 1886. Development of this site could lead to the loss of archaeological remains of undetermined significance. Conclusion on harm to heritage asset: Less than substantial harm.</p> <p>Purcell: The evidence to support the presence of a medieval settlement on this site is the first edition OS map (surveyed 1885) which shows a number of lanes leading from the high street to the west bank of the River Stour. However, NEWB.01 is to the north of this area and thus development would not result in any harm to this asset. See Our Warwickshire website<sup>3</sup>.</p>
<p>Mile stone. Listed Grade II (NHLE 1035667<sup>4</sup>)</p>	<p>Purcell: This mile stone with a date of 1871 is listed Grade II. It is located at the fork between the A3400 and side road leading to Crimscote. Development on site NEWB.01 would not have any appreciable impact on its setting.</p>

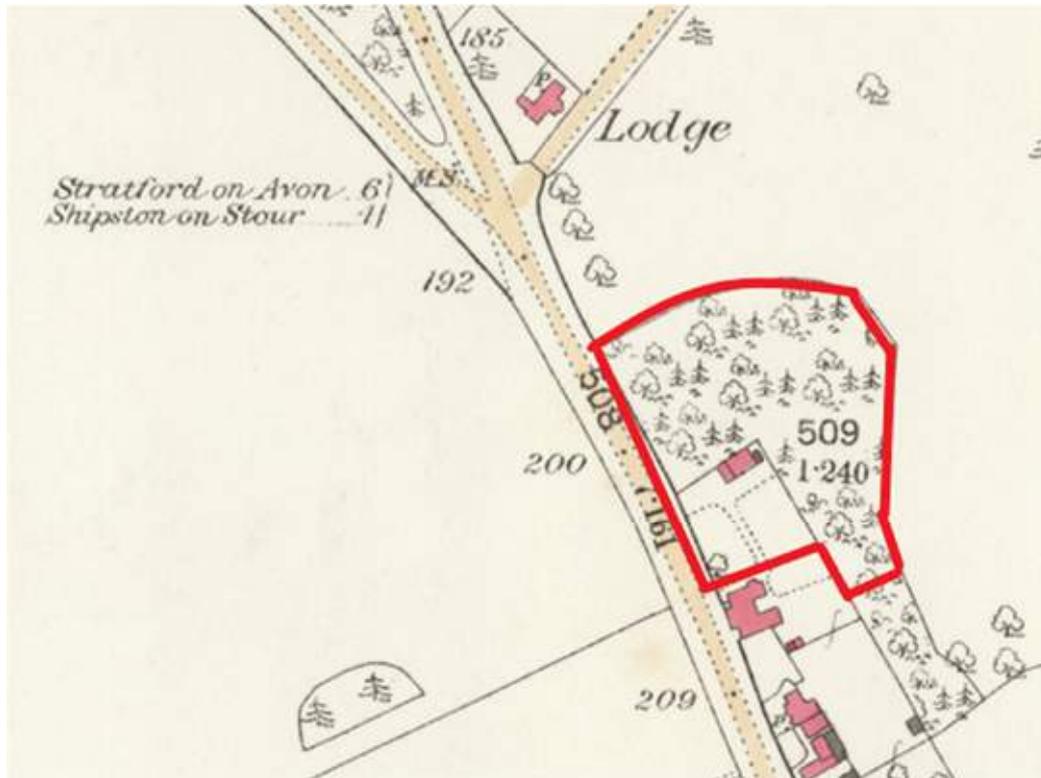
<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1355639>

<sup>3</sup> [https://www.ourwarwickshire.org.uk/content/catalogue\\_her/newbold-on-stour-medieval-settlement](https://www.ourwarwickshire.org.uk/content/catalogue_her/newbold-on-stour-medieval-settlement)

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035667>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.01



First Edition Ordnance Survey map 1885, with NEWB.01 outlined in red

## MITIGATION STRATEGY

Purcell: To maintain the visual separation from the parkland beyond, a sufficient belt of appropriate planting needs to be provided around the north and east sides of the site. Further research will be required to clarify the historical development of the parkland and to confirm the extent of intervisibility between the parkland and any development proposed on this site. An arboricultural assessment of the trees on the site will also be necessary.

## REPRESENTATIONS RECEIVED

None

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The HIA does not give sufficient weight to the significance of the historic landscape of Ettington Park

There is no evidence to suggest that the medieval settlement extended as far as NEWB.01.

Omission of listed mile stone (NHLE 1035667)

Typo: In the 1790s [not 1970s] the village was moved and the church partly demolished

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.01

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
The Lodge	Less Than Substantial Harm	Moderate level of less than substantial harm to the setting of the Lodge. However, this is capable of mitigation.
Parkview Farmhouse	No harm	No harm
Ettington Park (Landscape)	Less Than Substantial Harm	Moderate level of less than substantial harm to the setting of the park. However, this is capable of mitigation.
Medieval Settlement	Less Than Substantial Harm	No harm
Listed mile stone	Not assessed	No harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less Than Substantial Harm, with potential for appropriate mitigation measures including landscaping to minimise any impact on the setting of The Lodge.
Purcell's conclusion:	Moderate Level of Less Than Substantial Harm, capable of mitigation including landscaping to minimise any impact on the setting of The Lodge and Ettington Park.

## FACTORS INFLUENCING THIS ASSESSMENT

- The site is immediately outside the parkland historically associated with Ettington Park. This parkland has been recommended for addition to the Historic England Register of Historic Parks & Gardens
- South Lodge, although some distance from the site, is a listed building whose setting includes the area of parkland which extends undivided up to the site boundary
- Ormond Lodge, a Victorian building of 1883, is much altered and not recognised as a heritage asset
- Harm could be mitigated by a carefully designed scheme of woodland restoration and screen planting.

## OTHER FACTORS NOT RELATED TO HERITAGE

- Woodland management and ecology

DATE OF SITE VISIT: 9<sup>th</sup> June 2021 (Note: Limited access to view the site)

DATE OF ASSESSMENT REPORT: 10<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.01



Ormond Lodge, road façade with date stone in gable



Listed milestone and South Lodge beyond

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.01



The site seen from the road



View across the River Stour from Ettington parkland towards Newbold on Stour

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.01



Parkland, retaining ridge and furrow, with site to the RHS



View from Ettington Park towards the Lodge. The site is to the far left of the image.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>NEWB.06</b>	SITE NAME: <b>North of Moss Lane (east), Newbold-on-Stour</b>
ASSUMED SITE CAPACITY: Approx. 24 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates that only the northern two-thirds of the plot is under consideration for development.

### DESCRIPTION

<p>Council: The site is approx. 1.4 ha in total, however the developable area is 0.8 ha. The site is located to the rear of the village bowling green and village hall. There is a substation adjacent to the site and several existing dwellings to the rear and in the surrounding area. The site is currently being used as a paddock with horses grazing. There are several grade II listed buildings within close proximity to the site, The Church of St David, Cob Outbuilding and Cotswold House.</p> <p>Purcell: The site was used for grazing sheep at the time of the site visit. Modern houses overlook the site along the northern and southern boundaries. There is a dense hedge all along the west boundary which screens views out in the open countryside beyond. On the east boundary, views into the site from the village green are obscured by mixed vegetation. The village war memorial, not listed, stands on the village green facing the A3400. The Village Hall (not a heritage asset) is a prominent building on the Village Green, dated 1957 and re-opened in 2003. There are no public rights of way on or adjacent to the site. However, nearby Moss Lane continues as a footpath to the west.</p>
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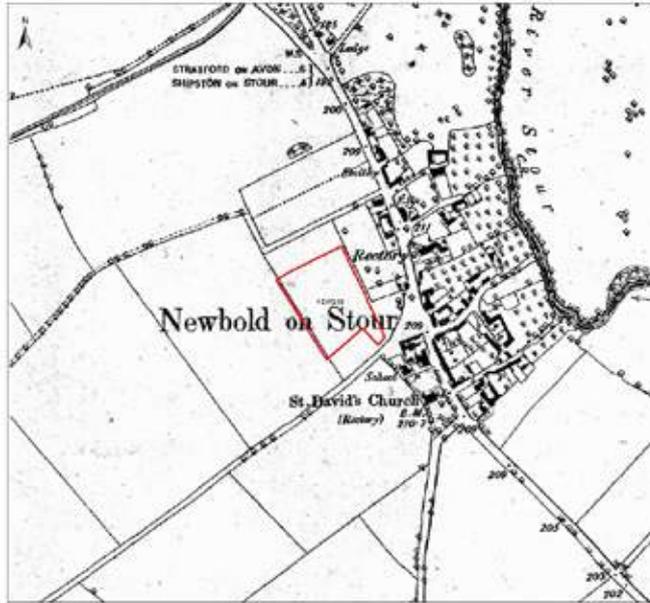
### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>14/03181/OUT Mansell Farm Armscote Road Newbold on Stour. Outline planning application granted 18/08/2015 for the erection of up to 52 dwellings. This site is located on the south side of the footpath which continues from the end of Moss Lane.</p> <p>18/02173/FUL Laureldene, Moss Lane. Permission granted 23/11/2018 for construction of a detached dwelling, access and associated works. This property is situated on the south side of NEWB.06.</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.06



First Edition Ordnance Survey map (1887) with NEWB.06 outlined in red



Lidar image (Environment Agency, 2019) with NEWB.06 outlined, showing ridge and furrow

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.06

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Church of St David, Stratford Road, Newbold on Stour, listed Grade II (NHLE No.1364704 <sup>1</sup> )	<p>Council: The listed building is well screened from the development site as there are several existing dwellings including the local primary school in the immediate vicinity. The church is situated and accessed along the A3400 road, which runs through Newbold-on-Stour.</p> <p>It is unlikely that development of this site would have a detrimental impact on the setting of the listed building due to the distance and orientation of the listed building in relation to the development site. It would not substantially change the character of the area due to existing built form in this area.</p> <p>Purcell: Only the top of the church tower is visible from the site, as the village primary school stands between them.</p>
Cotswold House, Stratford Road, listed Grade II (NHLE No. 1364703 <sup>2</sup> ) and attached barn, listed Grade II (NHLE No.1035666 <sup>3</sup> )	<p>Council: The listed building is well screened from the development site as there are several existing dwellings including the local primary school in the immediate vicinity. It is unlikely that development of this site would have a detrimental impact on the setting of the listed building due to the distance and orientation of the listed building in relation to the development site. It would not substantially change the character of the area due to existing built form in this area.</p> <p>Purcell: The listed building faces directly across the village green, so it is possible that the outlook could be affected by development of the site. However, if development is restricted to the northern two-thirds of the site, there should be no visual impact.</p>
Cob Outbuilding, listed Grade II (NHLE No. 1035668 <sup>4</sup> )	<p>Council: The Cob Outbuilding was built in the late 18<sup>th</sup> Century/early 19<sup>th</sup> Century. It has a thatch hipped roof and large double plank doors. It is a small square building and the original roof timbers are visible below the thatch. The listed building is separated from the development site by the village bowling green and local village hall. It is unlikely that development of this site would have a detrimental impact on the setting of the listed building due to the distance and orientation of the listed building in relation to the development site. It would not substantially change the character of the area due to existing built form already being present in this area.</p> <p>Purcell: Agreed.</p>
Medieval ridge and furrow (undesignated heritage asset)	<p>Council: Warwickshire County Council's Historic Environment Record (HER) indicates that a 'region' of ridge and furrow exists on this site, based on historic RAF photos. However, there is no specific Historic Record of this held by Warwickshire County Council. The site is currently used as a paddock for horses and there was no visible sign of ridge and furrow being present. Therefore, it is likely that ridge and furrow has been destroyed through more recent uses of the land.</p> <p>Purcell: Ridge and furrow was observed on at least part of the site, running parallel with the western boundary, and is confirmed by Lidar imagery – see below.</p>
War memorial (undesignated heritage asset)	<p>Purcell: Many memorials of this type are now listed, and this example should certainly be treated as a non-designated heritage asset. It is recorded by War Memorials Online<sup>5</sup></p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1364704>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1364703>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035666>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035668>

<sup>5</sup> <https://www.warmemorialsonline.org.uk/memorial/199238>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.06

## MITIGATION STRATEGY

Council: No mitigation necessary.
Purcell: Investigation and recording of ridge and furrow required.

## REPRESENTATIONS RECEIVED

None
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

Impact on setting of the village war memorial not mentioned.
Remains of ridge and furrow not recognised.

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Church of St David	No harm	No harm
Cotswold House and attached barn	No harm	Low end of less than substantial harm. However, if development is restricted to the northern end of the site, any harm to the setting of nearby heritage assets could be avoided.
Cob Outbuilding	No harm	
War memorial	Not assessed	
Ridge and furrow	Less than substantial harm	Low end of less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Cumulatively, any harm to heritage assets would be 'less than substantial'. Intervening land uses and existing structures ensure that there would be no harm to the setting of nearby listed buildings and development would result in the loss of a small area of poor quality ridge and furrow (should any remain).
Purcell's conclusion:	Low end of less than substantial harm.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.06

## FACTORS INFLUENCING THIS ASSESSMENT

- The site is surrounded on three sides by C20th development
- The ridge and furrow is not part of a well-preserved rural landscape
- There is no public access to the site
- The site is well screened from nearby heritage assets

## OTHER FACTORS NOT RELATED TO HERITAGE

None noted.

DATE OF SITE VISIT: 9<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 11<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.06



Cob outbuilding



Cotswold House

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.06



War memorial, the site is beyond the trees behind



The church tower is distantly visible from the village green, above the roofs of the primary school

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: NEWB.06



View of the site from the western boundary



View of the site from the southern boundary

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>PM.01</b>	SITE NAME: <b>East of Shuckburgh Road, Priors Marston</b>
ASSUMED SITE CAPACITY: Approx. 24 dwellings	

Note: This assessment should be read in conjunction with Purcell’s Summary Report (September 2021) and the Council’s own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell’s summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

<p>Council: The site consists of a roughly rectangular shaped area of a much larger field, situated on the northern edge of Priors Marston, just beyond the current edge of the built form of the village. The southern site boundary is coterminous with the village Conservation Area. The site is reasonably level and cultivated for crops, currently. There are no listed buildings in the vicinity of the site – the closest are approx. 150 metres to the south. A public footpath runs along the eastern boundary of the site in a north-south direction affording close-up public views of the site. Mature hedgerow and trees mark the southern and western site boundaries.</p> <p>Purcell: The parcel of land proposed for development lies to the south-west of Priory Farm, a non-designated complex of farm buildings, of approximately 18<sup>th</sup> century date with possibly earlier origins. The north boundary faces on to the lane leading from Shuckburgh Road to Priory Farm and has a strong hedge boundary, as has the west boundary to Shuckburgh Road. There is a lodge building, Beechcroft on the north-west corner outside the site boundary. A well-used footpath runs north/south along the east boundary of the proposal site, continuing northwards through a belt of trees and southwards via a stile to the village beyond. The Lidar map shows evidence of archaeology relating to the possible shrunken medieval settlement of Priors Marston and Prior of Coventry’s manor house. See below. The south boundary of the site lies adjacent to mixed aged housing. There are c.1970s dwellings on the southeast corner, just outside the hatched area of the field in question of impact. There are no dwellings to the east, only the rest of the large field.</p> <p>Purcell: The open, unspoilt nature of this farmland contributes to the setting of the Conservation Area and to Priory Farm a non-designated heritage asset. There are views across the site to the west and other views to the north and south as well as eastwards to Marston Hill.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

No relevant planning history identified
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### HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Keys House, Keys Lane, Priors Marston, grade II (NHLE No 1024425) <sup>1</sup>	<p>Council: The building is located on the eastern edge of the village and has open aspect to the north to open countryside. There are two fields separating the listed building and site PM.01. It is unlikely there is any historical link between the two sites. This wider rural landscape also contributes to the significance of the asset.</p> <p>Purcell: Grade II listed building dating from 1660. Given the two-field separation between the listed building and site it is unlikely there would be any harmful impact on the setting of the asset and views to and from the asset.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024425>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.01

<p>Westfield Farmhouse, Keys Lane, Priors Marston, grade II (NHLE No 1024426)<sup>2</sup></p>	<p>Grade II, 1663. The building is located toward the northern edge of the village and is surrounded on all sides by other dwellings and structures of varying eras. There is no inter-visibility between the heritage asset and the site in question. Given the separation distance between the heritage asset and the site in question, development of site PM.01 would have no impact on the significance of this heritage asset.</p> <p>Purcell: Agreed.</p>
<p>Priors Marston Conservation Area</p>	<p>Council: The site would not be readily visible from within the Conservation Area due to the existence of domestic structures and associated mature boundary treatments along the length of the section of Conservation Area abutting site PM.01. Partial and glimpsed views into the site would be possible from the gate leading to the field at the southeast corner.</p> <p>Council: The northern part of the Conservation Area includes a number of dwellings of varying eras and styles, a number of which back on to site PM.01. It is acknowledged that this site, and the wider agricultural landscape to the north of the village contributes to the significance of the Conservation Area and in particular, its setting due to it forming part of the 'rural edge' to the village at this juncture.</p> <p>Purcell: The setting of the Conservation Area is characterised by the pastoral, tranquil unspoilt landscape between its northern edge and Priory Farm. There are views from the public footpath looking northwards to Priory Farm, to the landscape beyond the proposal site to the west and southwards towards the village from the north stile on the lane to Priory Farm. The footpath appears well-used and the stiles are well kept. Glimpsed views only from the Conservation Area due to the close packed nature of the built form and vegetation.</p>
<p>Possible shrunken medieval settlement of Priors Marston. Non designated heritage asset</p>	<p>Council: WCC HER details: "4.2 ha field containing a complex of earthworks. Known as Bury Yard. The field is close to Priory Farm and the name of the farm and field may indicate that this is the site of the Prior of Coventry's manor house. The earthworks spill over into adjacent fields but are nowhere as clear as in Bury Yard". There remains the potential for below ground archaeological deposits which would enhance the understanding of local historic development of the medieval village.</p> <p>Purcell: The Lidar map shows various linear undulations and rectangular enclosures which may be evidence of hollow ways as well as possible house platforms. There is no evidence of ridge and furrow which is located to the west and east. Further research and archaeological investigation is necessary to determine the significance of these remains and the medieval settlement of Priors Marston and the Prior of Coventry's manor house.</p>
<p>Priory Farm and farm buildings. Non-designated heritage asset</p>	<p>Purcell: A non-designated heritage asset dating from approximately the 18<sup>th</sup> century with possible earlier origins. The buildings are constructed in local stone and clearly relate to the surrounding landscape in which they are situated.</p>

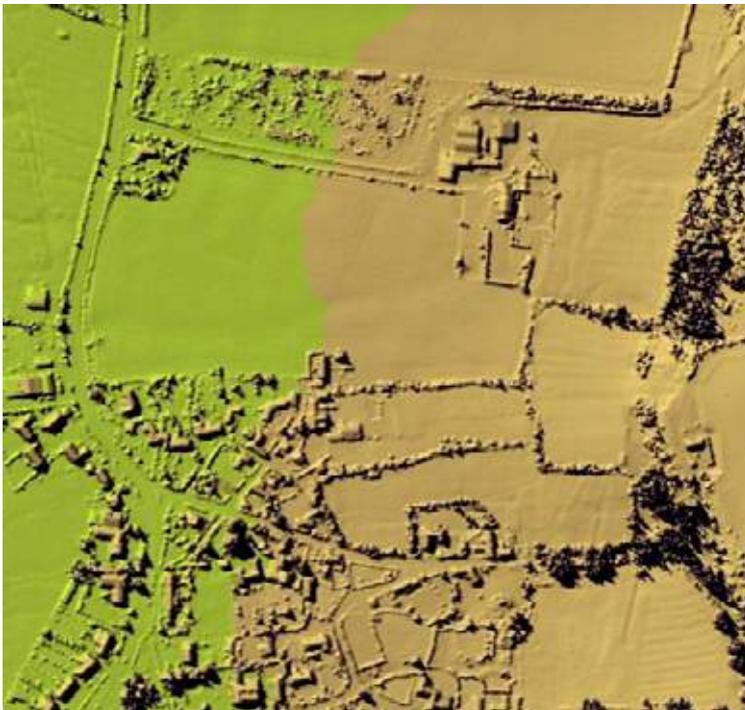
<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024426>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.01



First edition Ordnance Survey map (1885) with PM.01 outlined in red



Lidar Map. (Environment Agency 2019)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.01

## MITIGATION STRATEGY

<p>Council: Sensitive site layout and design and additional landscaping/separation buffer to appropriate site boundaries would help reduce any potential detrimental impact of development on the setting of the Conservation Area.</p> <p>Council: Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.</p> <p>Purcell: This is a flat and exposed site, enclosed by hedged/treed boundaries. However, the hedges are not so high as to prevent views into and out of the site. Any development of PM.01 would be highly visible from the Shuckborough Road and the north/south footpath on the east boundary of the site. That section of the possible Shrunken Medieval Settlement of Priors Marston and complex of earthworks at Bury Yard and the possible site of the Prior of Coventry's manor House could be destroyed by the development.</p> <p>Purcell: Archaeological investigation and recording is needed to establish the significance and extent of the shrunken medieval village and possible site of the Prior of Coventry's manor house. This should be carried out via a written scheme of investigation prior to the determination of any planning application. However, this would not mitigate against the loss of archaeology of potential significance relating to the Shrunken Medieval Settlement at Priors Marston.</p>
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## REPRESENTATIONS RECEIVED

None
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<ul style="list-style-type: none"> <li>No mention of impacts on Priory Farm</li> <li>Impacts on views from the footpath running along the east boundary of the site omitted</li> <li>Evidence lacking for the significance of the field relative to the Prior of Coventry's manor house and the extent of the shrunken medieval settlement</li> </ul>
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Keys House, Keys Lane Grade II	Less than substantial harm	No harm
Westfield Farmhouse, Keys Lane, grade II	No harm	No harm
Setting of Priors Marston Conservation Area.	Less than substantial harm	High end of less than substantial Harm
Possible shrunken medieval settlement of Priors Marston. Non designated heritage asset	Less than substantial harm	High end of less than substantial Harm
Setting of Priory Farm. Non designated heritage asset	Less than substantial	High end of less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets. Development could potentially lead to loss of archaeological remains of unknown significance. Potential for mitigation through sensitive site layout and design and additional landscaping/separation buffer to appropriate site boundaries
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.01

Purcell's conclusion:	High end of less than substantial harm to the setting of the Conservation Area and to non-designated heritage assets including the shrunken medieval settlement of Priors Marston and setting of Priory Farm and views to and from these assets over the landscape relating to them.
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## FACTORS INFLUENCING THIS ASSESSMENT

- 20<sup>th</sup> century development to the west of Shuckborough Road
- Mixed-age housing within the Conservation Area on the north boundary
- Importance of the public footpath as a well-used public right of way enjoyed by villagers and dogwalkers
- Probable archaeological significance of the Shrunken Medieval Village of Priors Marston and site of the Prior of Coventry's Manor House

## OTHER FACTORS NOT RELATED TO HERITAGE

- Important and valued views towards open countryside and Priory Farm contributing to appreciation of the setting of the Conservation Area.

DATE OF SITE VISIT: 17/6/2021

DATE OF ASSESSMENT REPORT: 18/6/2021      ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM101



North boundary adjacent to stile, lane to Priory Farm, looking west



From stile near Priory Farm looking south to village

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.01



From Shuckborough Road, looking eastwards across site



Priory Farm viewed from public footpath

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>PM.07</b>	SITE NAME: <b>Land South of Byfield Road, Priors Marston</b>
ASSUMED SITE CAPACITY: Approx. 12 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

<p>Council: The site consists of part of a larger field, roughly in the shape of a number '1'. The land is located on the southern edge of Priors Marston, just beyond the current edge of the built form of the village. The site lies approximately 75 metres from the village Conservation Area. The site slopes from the 'high ground' (roadside to the northeast) down to the southwest corner of the field. The field boundaries comprise mature hedgerows and post and rail fencing. At the time of the site visit, the site was covered in long grass. There are two listed buildings in the vicinity of the site. No public footpaths exist in close proximity to the site.</p> <p>Purcell: The site is located to the south and in the setting of the Conservation Area. The developable area of the site relates to the top part of the site area. There is a gate access on the corner of Byfield Road opposite the entrance to Chestnut Farm, where the entire site is visible. The south edge of the built form of the village is located on the north of the site with a boundary of post and rail fencing. Elsewhere the site is bounded by a strong hedge and tree boundary. The listed buildings are too distant to be easily discernible due to vegetation and built form.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None identified
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### HERITAGE ASSETS POTENTIALLY AFFECTED

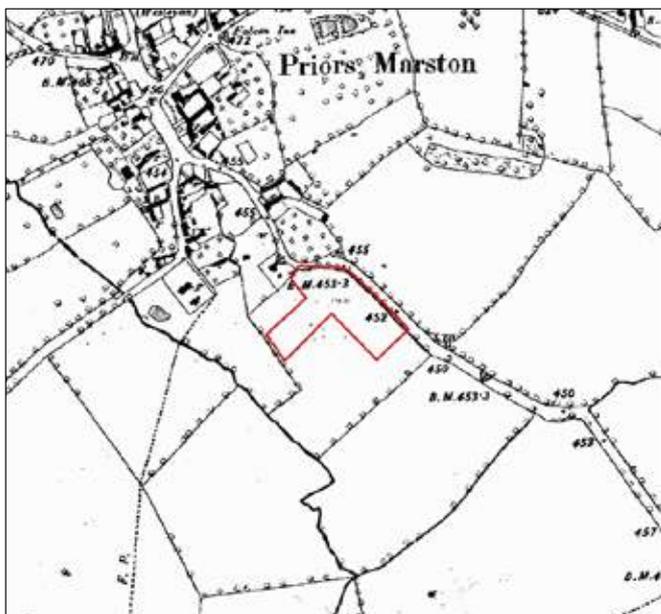
NAME & TYPE OF ASSET	COMMENTS
Forge Cottage, Hardwick Road, Priors Marston. Grade II (NHLE No 1024423) <sup>1</sup>	<p>Council: The building is located on the southern edge of the village and has open aspect to the south to open countryside. There are orchard and paddock areas separating the listed building and the southern half of site PM.07. It is unlikely there is any historical link between the two sites. This wider rural landscape also helps contribute to the significance of the asset. Given the separation distance between the heritage asset and the site in question, whilst there may be the possibility of partial views of new dwellings on site PM.07 should it ever be built-out (although existing mature vegetation associated with other intervening land parcels would likely remain), development in this location would not begin to impinge on the general rural landscape adjacent to the listed dwelling which provides its setting which in turn contributes to the significance of the asset.</p> <p>Purcell: Forge Cottage is a visually attractive property with a thatched roof, located within the Conservation Area, separated at some distance from the site with little or no intervisibility. Agree with the Council, this field forms part of the wider landscape setting of Forge Cottage, but does not appear to have any direct relationship to it. No direct views of the cottage due to vegetation.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024423>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.07

<p>The Chestnuts Farmhouse, Byfield Road, Priors Marston. Grade II (NHLE 1024422)<sup>2</sup></p>	<p>Council: The building is located to the north of the site in question and the main façade faces southwest. Due to the oblique angle the heritage asset and site PM.07 sit to one another, together with the separation distance and the fact that site PM.07 is located around a bend in the road, there is no inter-visibility between the heritage asset and the site in question.</p> <p>Purcell: Agreed</p>
<p>Priors Marston Conservation Area</p>	<p>Council: The site in question lies beyond the southern edge of the Conservation Area of the village, with intervening buildings and land uses between the Conservation Area and site PM.07. Given the distance to the Conservation Area and the existence of dwellings between the Conservation Area and site PM.07, it is considered development in this location would have little, if no (additional) impact on the significance of the asset.</p> <p>Purcell: Agreed</p>
<p>Ridge and furrow earthworks Ridge and Furrow earthworks (HER ref: MWA29691) Non-designated heritage asset</p>	<p>Council: Fields of ridge and furrow earthworks showing on modern aerial photographs lying just south of Priors Marston and around Grange Farm (The Grange). The well preserved earthworks are in a number of discrete blocks along several different alignments. The ridges are in a classic S curve and have pronounced headlands. Development could potentially lead to loss of archaeological remains of some significance. The site visit was inconclusive as to the existence and possible quality of any ridge and furrow due to the entire field being covered in long grass. Should ridge and furrow still exist, the development of the site would lead to the loss of a portion of the non-designated heritage asset in this location. This would have an impact on the significance of the asset.</p> <p>Purcell: The OS 25" map of 1884 shows the site in question as part of one large 'L' shaped field. The Lidar map shows that ridge and furrow is present only in the lower, southern section of the site indicated for development, with 'humps and bumps' in the north part. See below.</p>

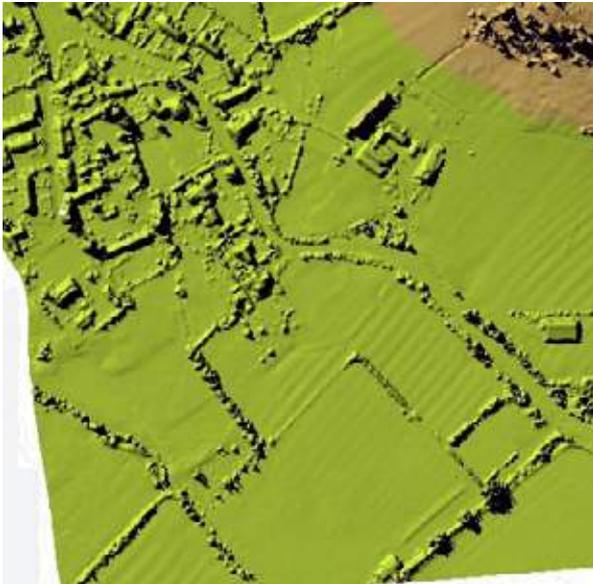


First edition Ordnance Survey 25" map of 1884 with PM.07 outlined in red

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024422>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.07



Lidar (Environment Agency, 2019)

## MITIGATION STRATEGY

Council: No mitigation measures would be necessary to protect the setting of Chestnut House. Suitable boundary treatments would be needed to reduce any potential impact of development on the setting of Forge Cottage. Desk based assessment of the ridge and furrow and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).

Purcell: If planning permission is granted, a condition requiring a written scheme of investigation would be appropriate to secure the recording of the archaeological remains and ridge and furrow.

## REPRESENTATIONS RECEIVED

None

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESMENT	PURCELL'S ASSESMENT
Forge Cottage	Less than substantial harm, mitigation possible	Low end of less than substantial harm, to setting, mitigation possible
Chestnuts Farmhouse	No harm	No harm
Priors Marston Conservation Area	No harm	No harm
Ridge and furrow earthworks	Less than substantial harm.	Low end of less than substantial harm

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.07

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm, mitigation through appropriate landscaping scheme
Purcell's conclusion:	Low end of less than substantial harm, capable of mitigation through archaeological condition if planning permission granted and through landscaping to minimise any impacts on heritage assets and properties immediately to the north of the proposal site

## FACTORS INFLUENCING THIS ASSESSMENT

- 20<sup>th</sup> and 21<sup>st</sup> century development has occurred to the south of the Conservation Area on the north boundary of the proposal site
- Little or no intervisibility with Conservation Area

## OTHER FACTORS NOT RELATED TO HERITAGE

- Constrained views from Byfield Road due to mature hedged boundaries
- No views from public footpaths

DATE OF SITE VISIT: 17/6/2021

DATE OF ASSESSMENT REPORT: 19/6/2021 ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.07



View into site from gate access on Byfield Road, opposite access to Chestnut Farm



View of proposal site from Byfield Road, Conservation Area in background

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.07



View of wider site area, to south of proposal site



View of proposal site from Byfield Road

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.07



Close up view of modern development to south of Conservation Area overlooking proposal site

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>PM.08</b>	SITE NAME: <b>Land South of Hardwick Road, Priors Marston</b>
ASSUMED SITE CAPACITY: Approx. 24 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

<p>Council: The site is a grass field located on the southern edge of Priors Marston and is used for grazing animals. The land lies just beyond the current edge of the built form of the village, with dwellings close to the NW and NE boundaries. The NW site boundary is also the SE edge of the village Conservation Area. The site slopes from the 'high ground' to the north down to the southern edge of the field, with a pronounced ridge running through the site. A pond is located in the western corner. The field boundaries comprise mature hedgerows, trees and post and rail fencing associated with the dwellings. There is one listed building close proximity to the site. A public footpath runs through the site in a north/south direction.</p> <p>Purcell: The site has an irregular north boundary stepping around Victorian and later houses and the garden to Forge Cottage, a long, thatched listed building. The OS 25" map of 1884 shows the garden as put to orchard. The NW boundary of the site to Hardwick Road has a thick hedge and a gate access. The west boundary of the site runs NW/SE and follows the course of a tree-lined stream. The NW corner of the site has a large pond surrounded by willows and other trees and is a water-logged damp area with deep undulations. To the south of the Victorian cottages at the end of a short lane there is a prominent ridge with deep undulations to each side, together with 'humps and bumps' on the remainder of the field. A stream runs through the north part of the site and down the east boundary. From about mid-point on the north boundary, at the bottom of a lane, a public footpath leads in a NE/SW direction to a stile and footbridge and onwards towards Grange Farm. The field was grazed by goats at the time of the site visit. See OS map (1884) and Lidar map below.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

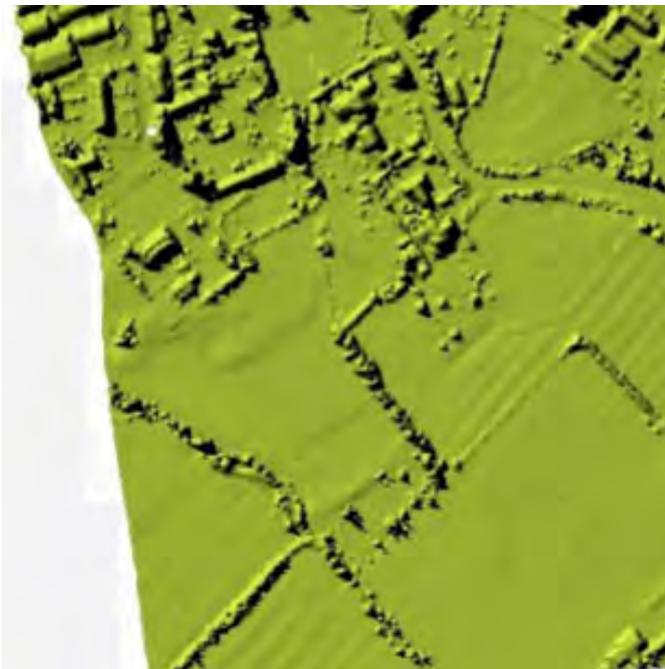
<p>An Application (Ref:03/03019/OUT) for the erection of 6 two-storey residential dwellings with courtyard was refused in November 2003. An Appeal against this refusal (Ref: App/J3720/A/04/1140815), was dismissed in 2004. The decision letter stated that 'there is no justification for extending the built development limits of the village, which would be unacceptably detrimental to the character of this part of the village and its rural setting, and contrary to established settlement policy.'</p>
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.08



First Edition Ordnance Survey 25" map (1884) with PM.08 outlined in red



Lidar Map (Environment Agency 2019)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.08

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Forge Cottage, Hardwick Road, Priors Marston. Grade II (NHLE No 1024423) <sup>1</sup>	<p>Council: The building is located on the southern edge of the village and has open aspect to the south to open countryside, including the site the subject of this assessment. It is unclear whether there is any historical link between the listed building and the adjacent field. However, the wider rural landscape helps contribute to the significance of the setting of the heritage asset. Given that the heritage asset and the northern element of the field in question are adjacent to one another, development in this location would begin to impinge on the general rural landscape adjacent to the listed dwelling which has historically provided its rural setting which in turn contributes to the significance of the asset.</p> <p>Purcell: Forge Cottage, Grade II listed, overlooks the proposal site. It is separated from the site by its front garden and a hedged boundary.</p> <p>The field comprising the proposal site forms an important part of the wider rural setting of the listed building. The significance of the setting would be harmed by the proposed development – high end of less than substantial harm.</p>
The Chestnuts Farmhouse, Byfield Road, Priors Marston. Grade II (NHLE 1024422) <sup>2</sup>	<p>Council: The building is located to the north of the site in question and the main façade faces southwest. Due to the separation distance between the site and the heritage asset and intervening structure, there is no inter-visibility between the heritage asset and the site in question.</p> <p>Purcell: Agreed</p>
Priors Marston Conservation Area	<p>Council: The site in question lies on the south-east edge of the Conservation Area, with the northwest boundary of the site in question being coterminous with the Conservation Area boundary, which is also the edge of the built-form of the village. Fields dominate the immediate setting of the village and run up to the backs of gardens of existing dwellings along the edge of the Conservation Area. The site lies within this context and makes a positive contribution to the rural backdrop of the village.</p> <p>Council: Views into the site are possible from the gate on Hardwick Road looking toward the pond to the south of the site and from the public footpath that runs between Forge Cottage and Grange Cottages at the point the footpath enters the field.</p> <p>Council: The southern part of the Conservation Area includes a number of dwellings of varying eras and styles, a number of which back on to site PM.08. Whilst the site is not within the Conservation Area, it is clearly an important part of the overall setting of the Conservation Area due to its tranquil, undeveloped nature providing a rural backdrop to the Conservation Area. As such, the site is an important contributing element to the significance of the heritage asset. Development in this location would significantly alter the character and appearance of the site through the introduction of built form and would destroy the tranquil open aspect of the land which forms an important contributing element to the setting of the Conservation Area and the overall significance of the heritage asset.</p> <p>Purcell: The site lies immediately adjacent to the south boundary of the Conservation Area 'at a visually sensitive point where the south edge of the developed part of the village meets open countryside, which is understood to be part of a Special Landscape Area'<sup>3</sup>. An outline application for 6 dwellings in the</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024423>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024422>

<sup>3</sup> **Appeal Decision Notice** Ref: App/J3720/A/04/1140815, 2004

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.08

	<p>NW of the site was refused and appeal dismissed in 2004. See details in planning history above. Development of the site would cause a high end of less than substantial harm to the setting of the Conservation Area comprising a pastoral landscape with archaeological potential. Constrained views into the site are possible from the vehicular access on Hardwick Road. Various important views are possible into the Conservation Area, of Grange Cottages and TPO'd trees from the public footpath which runs across the site from NE to SW, as well as outwards across the landscape to the south.</p>
<p>Possible extent of Medieval Settlement of Priors Marston. Non-designated heritage asset. MWA8999</p>	<p>Council: GiS mapping suggests that the north-east and north-west extremities of the site may lie within the extent of the possible medieval settlement of Priors Marston.</p> <p>Purcell: The Lidar map appears to show evidence of mounds, hollows and rectangular areas which may be evidence of the medieval settlement. Further information is available on the Our Warwickshire website<sup>4</sup>. Development of the site would incur total loss of archaeology, causing substantial harm to archaeology of undetermined significance.</p>
<p>Fishponds 200 metres south-east of Manor House Farm, Priors Marston MWA 722</p>	<p>Council: Fishponds, used for the breeding and storage of fish, which date to the Medieval/Post Medieval period. They remain partly visible as earthworks and are situated 200 metres southeast of the Manor House at Priors Marston. Originally a fishpond complex of two rectangular fish tanks with a long lake, now shrunken to the Ox Pool. Further information is available on the Our Warwickshire website<sup>5</sup></p> <p>Council: There is a pond to the western corner of the site, with a lower tier of land running south east from the pond which may make up part of the former fishponds site. Clearly, there remains the potential for below ground archaeological deposits which would enhance the understanding of the original fishponds and the links to the Manor House of the medieval period, should they exist within the site. Development could potentially lead to loss of archaeological remains of unknown significance.</p> <p>Purcell: Agreed, the status of the archaeology is unknown, but the fish ponds are potentially of significance and linked to Priors Marston Manor House. Development of the site could potentially incur total loss and substantial harm to the asset.</p>
<p>1-5 Grange Cottages Non-designated heritage assets</p>	<p>Purcell: Victorian brick cottages located within the Conservation Area, to the north of the proposal site. The southernmost cottage, No 5 Grange Cottages, has a garden with hedges and TPO'd trees directly overlooking the site. A public footpath leads down the east boundary of the cottages to a stile leading to the path across the fields. Development of the site would incur a high end of less than substantial harm to the setting of these assets, particularly No 5 Grange Cottage.</p>

<sup>4</sup> [https://www.ourwarwickshire.org.uk/content/catalogue\\_her/priors-marston-medieval-settlement](https://www.ourwarwickshire.org.uk/content/catalogue_her/priors-marston-medieval-settlement)

<sup>5</sup> [https://www.ourwarwickshire.org.uk/content/catalogue\\_her/fishponds-200m-se-of-manor-house-farm-priors-marston](https://www.ourwarwickshire.org.uk/content/catalogue_her/fishponds-200m-se-of-manor-house-farm-priors-marston)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM108

## MITIGATION STRATEGY

Council: Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling numbers or the introduction of landscaping buffers) to attempt to reduce the impact of harm development in this location would cause, would be very difficult to implement successfully. 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.

Purcell: Agreed, development in this location would have a negative, cumulative impact on numbers of heritage assets at the high end of less than substantial harm and mitigation would be difficult or impossible to achieve.

## REPRESENTATIONS RECEIVED

Representation from Strutt and Parker received 30 June 2021 - LVIA by LVIA Ltd and Initial Heritage Assessment by Pegasus in response to South Warwickshire Local Plan Consultation. Also a Vision Document by Kingacre Estates Ltd. The Heritage Assessment considers the archaeology is not of sufficient heritage significance to preclude development and that the impacts on the setting of the CA and LBs could be mitigated by layout and design. The LVIA identifies medium magnitude of visual impact capable of mitigation<sup>6</sup>.

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

Council's HIA does not mention:

- TPOs in the vicinity
- Impact on 1-5 Grange Cottages
- Application (Ref:03/03019/OUT) for the erection of 6 two-storey residential dwellings with courtyard, dated 02 September 2003 refused by notice dated 25 November 2003.
- Appeal (Ref: App/J3720/A/04/1140815), dismissed July 2004.

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Forge Cottage, Grade II	Less than substantial harm	High end of less than substantial harm
Chestnut House, Grade II	No harm	No harm
Priors Marston Conservation Area	Less than substantial harm	High end of less than substantial harm
Possible extent of Medieval Settlement of Priors Marston	Less than substantial harm	Probable Substantial harm
Fishponds 200 metres southeast of Manor House Farm, Priors Marston	Less than substantial harm	Probable Substantial harm
1-5 Grange Cottages, non-designated heritage Asset	Not assessed	High end of less than substantial harm

<sup>6</sup> Information from Matthew Neal, Senior Policy Planner, Stratford - on - Avon District Council

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.08

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm
Purcell's conclusion:	High end of less than substantial harm

## FACTORS INFLUENCING THIS ASSESSMENT

- Visible evidence of a pond and 'humps and bumps' of potential archaeological significance relating to the Manor House.
- Close proximity of Forge Cottage to the proposal site. Historic Association confirmed in Pegasus Heritage Statement that the proposal site and Forge Cottage were in one ownership at the time of the Tithe map in 1848. (Pegasus HS p 21. See Representation above and footnote 8)
- Conservation Area boundary coterminous with the north boundary of PM.08. Potential impacts on the open landscape setting of the Conservation Area by development of this large field.

## OTHER FACTORS NOT RELATED TO HERITAGE

- Virtually impenetrable overgrown footpath access to public right of way at bottom of lane.
- Special Landscape Area. Mentioned in the 2004 Appeal Decision Notice<sup>7</sup>.
- TPOs: There are fine tree specimens located on the southeast corner of Grange Cottages adjacent to the development site, a group subject to TPO along the south side of Hardwick Road and further individual specimens along the stream boundary on the southwest of the site. Views to and from these fine trees would be impacted.

DATE OF SITE VISIT: 17/6/2021

DATE OF ASSESSMENT REPORT: 20/6/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/08/2021

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<sup>7</sup> Appeal Decision Notice Ref: App/J3720/A/04/1 | 140815, 2004

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM108



Vehicular entrance from Hardwick Road



Pond surrounded by trees

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM108



Stile at foot of lane looking south across site



View from public footpath looking east to Byfield Road



Note ridge/ hollow, TPO'd copper beech, No 5 Grange Cottages

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: PM.08



View looking east across site, note pronounced ridge & hollow



View northwards across site towards Forge Cottage



Forge Cottage, Grade II listed

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

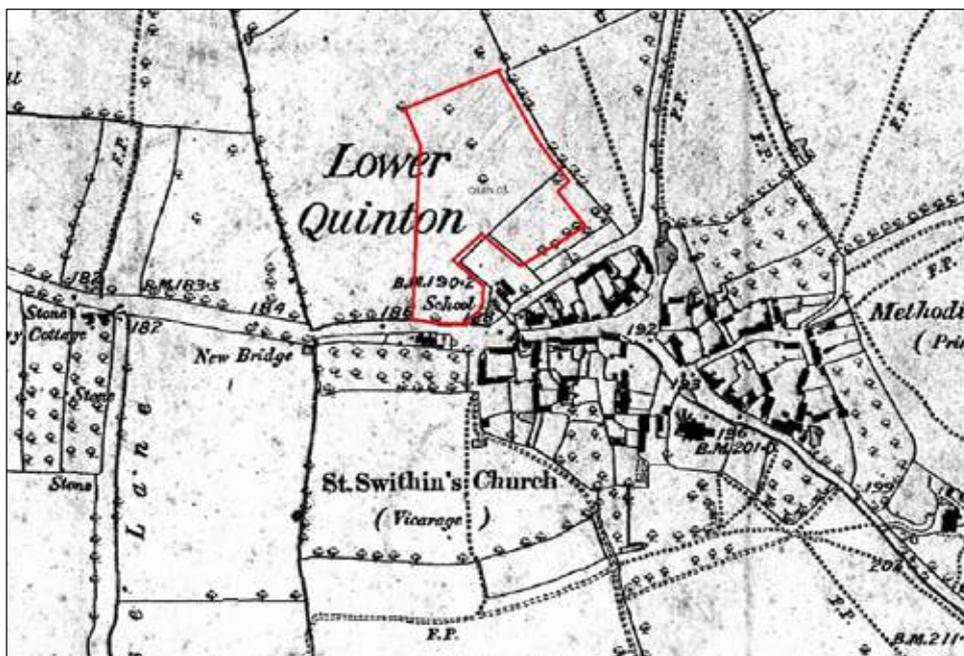
SHLAA SITE REF. <b>QUIN.03</b>	SITE NAME: <b>North of Main Road (east), Quinton</b>
ASSUMED SITE CAPACITY: Approx. 25 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development - approximately the southern two thirds of the site.

### DESCRIPTION

Council: The site is located North of Main Road in Lower Quinton and is bordered by development south-east, south and west. Directly east of the site lie the community allotment gardens. The site itself is pasture a field which was being used to graze sheep on the day of the visit. The field shows visible ridge and furrow going in multiple directions.

Purcell: On the first edition six-inch OS map the site is shown as an open field with some isolated trees marked within it. To the west of the site is a mid-C20th housing estate. To the south-east are the rear gardens of houses along Back Lane. To the east are the allotments, separated from the site by a hedge. To the north is an open field separated by a hedge. To the south, on the opposite side of Main Road lies College Farm and views between the farm buildings towards Meon Hill.



First Edition Ordnance Survey map (1884) with QUIN.03 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.03

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None identified.
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
The College Arms Public House, Lower Quinton Grade II Listed Building (NHLE No. 1382669 <sup>1</sup> )	<p>Council: The College Arms has two rows of relatively new build houses along its northern boundary, between the heritage asset itself and the site in question. As such, any harm to the setting of the listed building has already occurred.</p> <p>Development of site QUIN.03 would cause no harm to the setting of the listed building due to lack of inter-visibility. Therefore, development of this site would not cause harm to the significance of the asset.</p> <p>Purcell: No direct impact.</p>
Surviving Ridge and Furrow	<p>Council: The ridge and furrow is prominent and untouched, and forms a crucial part of the village landscape. Development of site QUIN.03 would lead to the loss of well-preserved ridge and furrow, which also serves as an important feature in relation to providing the rural 'buffer' that supplies the historical setting for the core of the original settlement of Lower Quinton to the southeast of the site, centred on the church. Development of this site would destroy the 'belt' of land (also including the land associated with site QUIN.07) which jointly form the setting of the historic village and separates the modern extension to the village to the west. Development of this site would therefore substantially impact upon the significance of this heritage asset.</p> <p>Purcell: Agreed. Ridge and furrow is prominent across the site. Around two-thirds of it would be erased by housing development, assuming that one third of the land parcel is left undeveloped.</p>
Shrunken village earthworks at Lower Quinton MWA6452	<p>Council: Whilst the medieval settlement is not believed to have spread into the proposed site, it is likely that this land was used for farming, as supported by the ridge and furrow. It should also be noted that if this site was used for farming there may be traces (other than ridge and furrow) of life in Medieval Quinton. For this reason, whilst impact to the heritage asset would be small, consideration should be given to any dispersed objects that may provide information about life in the medieval settlement of Quinton.</p> <p>Purcell: The HER entry (MWA6452) refers to earthworks in the southern part of the village, so these are unlikely to extend to QUIN.03. Lidar coverage missing from NLS site. The 'lumps and bumps' in the field to the south of the church, some distance from QUIN.03, is much more suggestive of a medieval shrunken village..</p>
Historic core of Lower Quinton	<p>Purcell: Although not designated as a Conservation Area, the historic core of the village, centred on the village green, includes about a dozen listed buildings. QUIN.03 is not visible from the listed buildings at the centre of the village, however the site does contribute to the rural setting of the historic settlement.</p>
Meon Hill Scheduled Monument	<p>Purcell: The site is sufficiently distant from the hillfort that development would have no impact on its setting.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382669>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.03

## MITIGATION STRATEGY

Council: The well-preserved ridge and furrow within site QUIN.03 would be destroyed by development and no form of mitigation could overcome this loss and harm to the heritage asset.

## REPRESENTATIONS RECEIVED

None

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The Council HIA concluded 'Substantial harm' whereas Purcell concludes 'A high degree of less than substantial harm'.

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
The College Arms Public House	No harm	No harm
Ridge and furrow	Less than substantial harm	High end of less than substantial harm
Shrunken village earthworks	Less than substantial harm	No harm
Historic core of Lower Quinton	Not assessed	A low level of less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Substantial harm
Purcell's conclusion:	A high degree of less than substantial harm

## FACTORS INFLUENCING THIS ASSESSMENT

- development would erase either all or most of the ridge and furrow (depending on whether the whole site is developed or just the southern part)
- the site provides a green 'wedge' separating the historic core of the village from the C20th housing estates which lie to the west.
- no other heritage assets would be adversely affected.

## OTHER FACTORS NOT RELATED TO HERITAGE

None identified.

DATE OF SITE VISIT: 15<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 17<sup>th</sup> June 2021

ASSESSOR: Will Holborow

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.03



View from Main Road with mid-C20th housing estate to west of site



View looking south from allotment field with Meon Hill beyond. Note ridge and furrow.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

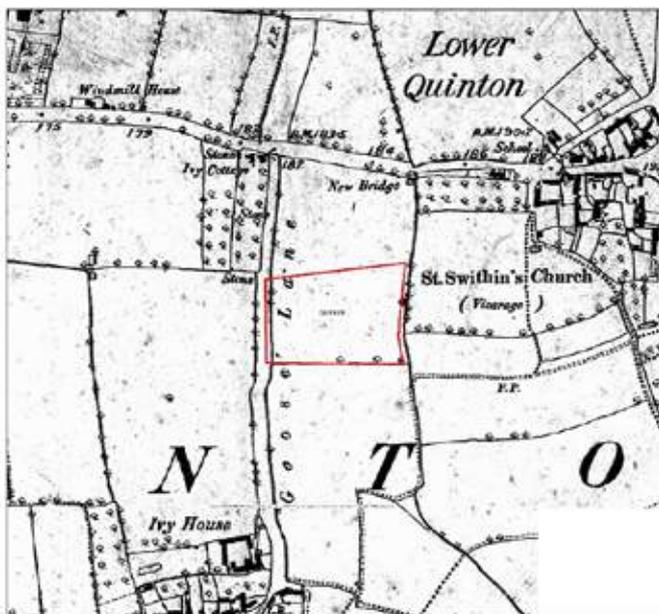
SHLAA SITE REF. <b>QUIN.08</b>	SITE NAME: <b>East of Goose Lane (north), Quinton</b>
ASSUMED SITE CAPACITY: Approx. 25 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

Council: QUIN.08 lies east of Goose Lane and south of a new development within Quinton. Currently farmland, there were crops growing on the day of the visit. The topography is flat and the site is overlooked by the Scheduled Monument of Meon Hill located approximately 1.5km south of the site.

Purcell: The site is currently a large open arable field. It is shown as an open field on the 1868 estate map and on the First Edition OS map of 1885. An aerial photograph taken by the RAF in April 1946 shows ridge and furrow, however this has almost totally disappeared, as confirmed by a recent archaeological report. To the north is a recent housing development. There is C20th housing development to the west of the site, on the opposite side of Goose Lane. To the east, there is a large open field which separates the site from the historic core of Lower Quinton.



First Edition Ordnance 6" map (1884) with QUIN.08 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.08

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

14/01449/OUT. Land At The Corner Of Main Road And Goose Lane Lower Quinton: Outline application for the erection of up to 44 dwellings, public open space, associated infrastructure with new access ways from Goose Lane. This application was accompanied by a Desk-based Heritage Assessment undertaken by Cotswold Archaeology (December 2013). The study area included site QUIN.08. The subsequent application for approval of Reserve Matters (17/00863/REM) was accompanied by an archaeological report of 2017 by Earthworks Archaeology. This recorded the results of trial trenches, confirming that ridge and furrow had been ploughed out.

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Multivallate hillfort on Meon Hill, Quinton	<p><b>Council:</b> Meon Hill holds a very prominent position in the landscape. The SM has a significant buffer of fields and no development (other than the three listed buildings at Meon Hall) nearby. Meon Hill is visible from the proposed site and therefore the setting of the scheduled ancient monument would be affected by any development.</p> <p><b>Council:</b> Despite the SM lying approximately 1.5km south of the site in question, views of Meon Hill are possible. It is entirely possible that there would be views of site QUIN.08 from footpaths on the slopes of the SM. However, given the separation distance and the existence of the intervening settlement of Upper Quinton, it is considered that any development at site QUIN.08 would not cause any harm to the SM and as such would not have a detrimental impact on the significance of the heritage asset.</p> <p>Purcell: This observation was confirmed by walking parts of the Heart of England Way on Meon Hill from where it was difficult to obtain any clear view of the site.</p>
Ridge and Furrow	<p><b>Council:</b> Ridge and furrow had previously been identified on the site through geophysical survey information provided by Warwickshire County Council. However, upon visiting the site no ridge and furrow appeared to be present. The land was flat and the site is currently being used as farmland to grow crops, meaning that the land has been ploughed. This modern farming practice would have destroyed the historical asset in its entirety. To further support the destruction of any ridge and furrow that may have previously been detected archaeological evaluation conducted in 2017 confirms that 'No archaeological finds or features were identified during the investigations.'</p> <p>Purcell: Agreed – ridge and furrow has been ploughed out.</p>

## MITIGATION STRATEGY

Not required.

## REPRESENTATIONS RECEIVED

None

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.08

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Meon Hill Fort	No harm	No harm
Ridge and Furrow	No harm	No harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	No harm
Purcell's conclusion:	No harm

## FACTORS INFLUENCING THIS ASSESSMENT

- Approval of development immediately to the north of QUIN.08
- Loss of ridge and furrow
- Views from Meon Hill are distant and obscured by intervening features

## OTHER FACTORS NOT RELATED TO HERITAGE

None

DATE OF SITE VISIT: 15<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 16<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.08



View of the site with Meon Hill beyond, seen from the northern boundary of QUIN.08



Recent housing development immediately to the north of QUIN.08

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>QUIN.18</b>	SITE NAME: <b>West of Goose Lane, Quinton</b>
ASSUMED SITE CAPACITY: Approx. 20 dwellings (upper half of land parcel shown hatched on Council's site plan)	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

Council: Site QUIN.18 is located on the southern edge of Lower Quinton. It is part of a larger agricultural field separating Lower and Upper Quinton. The parcel of land in question is relatively flat and is located to the west of the Medical Centre on Goose Lane and south of residential development. To the west is further agricultural fields and to the south, beyond the remainder of the wider field of which this site is part, is the settlement of Upper Quinton.

Purcell: The site is shown on the first edition OS map as a large open field with the exception of the most southerly part which was a smaller field adjoining the Manor House (then called Ivy House), with an even smaller field to the south of that. Currently the site is a large ploughed field with Meon Medical Centre abutting its north-east corner, a C20th housing estate on the north side, a flat arable field to the west and the group of buildings associated with the Manor House on the south-east. To the south is the hamlet of Upper Quinton which is centred on a large village green. However, there are no views of QUIN.18 from this green due to intervening buildings, two of which (Farmhouse on The Green and Manor House) are listed buildings. A parcel of woodland, roughly square in shape intrudes into the southern part of the site.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.018



Ordnance Survey 25" map (1885) with QUIN18 outlined in red

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

06/01389/FUL. Permission granted 08/09/2006 for new doctors' surgery and associated car park (Meon Medical Centre).
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Multivallate hillfort on Meon Hill, Quinton. Scheduled monument <sup>1</sup> . HER ref.MWA1825.	<p>Council: Despite the SM lying approximately 1.2km south of the site in question, there are views of Meon Hill SM from the site. It is entirely possible that there would be views of site QUIN.18 from footpaths on the slopes of the SM. However, given the separation distance and the existence of the intervening settlement of Upper Quinton, it is considered that any development at site QUIN.18 would not cause any harm to the SM and as such would not have a detrimental impact on the significance of the heritage asset.</p> <p>Purcell: This observation was confirmed by walking parts of the Heart of England Way on Meon Hill from where it was difficult to obtain any clear view of the site.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1011372>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.018

<p>Manor House, Goose Lane, Quinton. Grade II* listed building (NHLE no. 1382677<sup>2</sup>)</p>	<p>Council: The listed building is located approximately 210 metres southeast of the proposed site and inter-visibility between the two is minimal due to the amount of mature vegetation and the Manor Barn buildings that are situated between the listed property and the proposed site. The development would not harm the heritage asset itself. In terms of setting, there is no obvious historical link between this listed building and the site in question. The historic curtilage of the asset relates to the house, residential curtilage and barns to the north of the house. Given the distance between the site and the heritage asset, the lack of inter-visibility and the retention of the remainder of the field as a rural 'buffer' to the edge of Lower and Upper Quinton, it is considered any development of site QUIN.18 would have no harm to the setting of the listed building or the significance of the heritage asset.</p> <p>Purcell: Manor House (formerly Ivy House) - C16 house with C17 addition and C19 and C20 alterations. It is shown on the first edition OS map with an attached group of farm buildings arranged around a square yard. The northern wing of this yard has been separated from the Manor House and converted to become separate dwellings (1, 2 &amp; 3 Manor Barns). These are curtilage listed. They were converted some decades ago from a timber-framed barn with brick additions, now altered considerably. Permission for their conversion was granted on appeal in 1978. They are in a secluded location, surrounded by trees and other vegetation. The setting of Manor House has been considerably altered over the past 50 years, since the conversion of the barn and it is now largely concealed from public view by trees and bushes. However, it does have an historical relationship to the surrounding farmland.</p> <p>Purcell: Manor Cottage is a brick building under a tiled roof, originally constructed as a barn for the Manor House c.1870 to which it was attached, but is now separated from it.</p>
<p>Ridge and Furrow</p>	<p>Council: Ridge and furrow had previously been identified on the site through geophysical survey information provided by Warwickshire County Council. However, upon visiting the site no ridge and furrow appeared to be present. The land was flat and the site is currently being used as farmland to grow crops, meaning that the land has been ploughed. This modern farming practice has destroyed the historical asset in its entirety.</p> <p>Purcell: Concurs that ridge and furrow is not visible and is likely to have been ploughed out through modern arable farming. No Lidar imagery to confirm this is available on the NLS website.</p>
<p>The Farmhouse on The Green. Grade II listed building (NHLE no. 1382682<sup>3</sup>)</p>	<p>Purcell: This listed building is located prominently on The Green. Views from the rear of the listed building towards the site are obstructed by intervening trees and vegetation.</p>

## MITIGATION STRATEGY

Council: None required.

## REPRESENTATIONS RECEIVED

None received.

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382677>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382682>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.018

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The Council HIA lists Manor House as Grade II (in fact it is listed Grade II*).
The HIA does not specifically consider impact on Manor Barns as curtilage listed structures nor impact on The Farmhouse on the Green (listed Grade II).
The Council HIA concludes 'no harm' whereas Purcell concludes a low level of less-than-substantial harm

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Meon Hill hillfort	No harm	No harm
Manor House and Manor Barns, Goose Lane	No harm	Low level of less than substantial harm
Ridge and Furrow	No harm	No harm
The Farmhouse on The Green	Not assessed	No harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	No harm
Purcell's conclusion:	Low level of less than substantial harm

## FACTORS INFLUENCING THIS ASSESSMENT

- Manor House is a building of more than special architectural and historic interest (listed Grade II\*)
- Although the setting of Manor House has been considerably altered over the past 50 years, it does have an historical relationship to the surrounding farmland.
- Complete development of the site would close the gap which currently exists between Upper Quinton and Lower Quinton.

## OTHER FACTORS NOT RELATED TO HERITAGE

Not considered.

DATE OF SITE VISIT: 15<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 17<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.018



Meon Hill seen from the northern boundary of QUIN.18



South side of Manor House (formerly named Ivy House)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.018



Site viewed from its south-west corner.



View from The Green, Upper Quinton. The Farmhouse on The Green is the building on the LHS.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

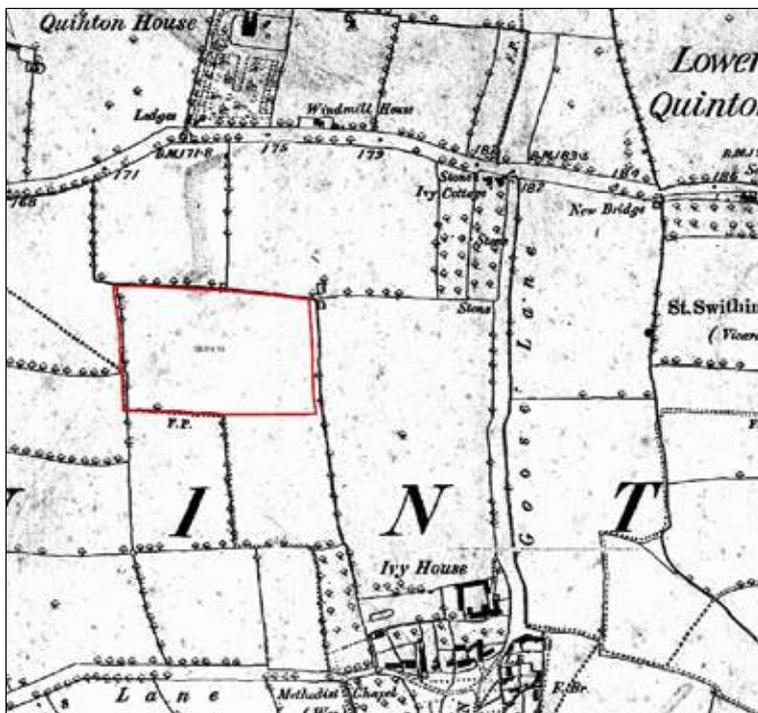
SHLAA SITE REF. <b>QUIN.19</b>	SITE NAME: <b>Land South of The Fordway, Quinton</b>
ASSUMED SITE CAPACITY: Approx. 75 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area (the northern section of the site) indicates the area under consideration for development.

### DESCRIPTION

Council: Site QUIN.19 is located on the southern edge of Lower Quinton. It is part of a larger agricultural field separating Lower and Upper Quinton. The field currently serves as farmland and crops were growing on the day of the visit. The parcel of land in question is relatively flat and has residential development to the east and north. To the west is further agricultural fields and to the south, beyond the remainder of the wider field of which this site is part, is the settlement of Upper Quinton.

Purcell: The current land parcel is an upside-down L-shape, forming a large open field under arable cultivation. This area is shown on the First Edition OS map as two separate fields, with no features within them other than scattered trees along their boundaries. A rather overgrown footpath approaches the site from the rear of Edmonds Close.



First Edition Ordnance Survey 6" map (1884) with QUIN.19 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.19

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Multivallate hillfort on Meon Hill, Quinton. Scheduled monument <sup>1</sup> . HER ref.MWA1825.	<p>Council: Despite the Scheduled Monument lying approximately 1.2km south of the site in question, there are views of Meon Hill from the site. It is entirely possible that there would be views of site QUIN.18 from footpaths on the slopes of the SM. However, given the separation distance and the existence of the intervening settlement of Upper Quinton, it is considered that any development at site QUIN.18 would not cause any harm to the Scheduled Monument and as such would not have a detrimental impact on the significance of the heritage asset.</p> <p>Purcell: This observation was confirmed by walking parts of the Heart of England Way on Meon Hill from where it was difficult to obtain any clear view of the site.</p>
Ridge and furrow	<p>Council: Ridge and furrow had previously been identified on the site through geophysical survey information provided by Warwickshire County Council. However, upon visiting the site no ridge and furrow appeared to be present. The land was flat and the site is currently being used as farmland to grow crops, meaning that the land has been ploughed. This modern farming practice would have destroyed the historical asset in its entirety.</p> <p>Purcell: Concur that ridge and furrow is not visible on the site and is likely to have been ploughed out through modern arable farming. No Lidar imagery available.</p>

## MITIGATION STRATEGY

Not required.

## REPRESENTATIONS RECEIVED

None received.

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None identified.

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Hillfort on Meon Hill	No harm	No harm
Ridge and furrow	No harm	No harm

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1011372>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.19

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	No harm
Purcell's conclusion:	No harm

## FACTORS INFLUENCING THIS ASSESSMENT

- The site is well screened from the north and east by C20th housing estates
- In any distant views from Meon Hill development on this site would merge into a backdrop of existing housing estates
- There are no identified impacts on heritage assets

## OTHER FACTORS NOT RELATED TO HERITAGE

None

DATE OF SITE VISIT: 15<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 18<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.19



QUIN.19 seen from the southern end of the land parcel

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>QUIN.22</b>	SITE NAME: <b>East of Back Lane (south), Lower Quinton</b>
ASSUMED SITE CAPACITY: Approx. 13 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development (**about half of the land parcel closest to the village**).

### DESCRIPTION

Council: QUIN.22 is situated in the northern part of Lower Quinton. Currently a farmyard occupied by a number of agricultural buildings as well as an 18<sup>th</sup> Century Listed Barn. The site is predominantly hardstanding. The site is surrounded by agricultural land, with the village located to the south and west of the site.

Purcell: Lower Quinton is a very attractive village with a well-defined historic core which includes the village green, the Church of St Swithin and the College Arms Public House. To the north of the village centre are allotments and open fields. To the south of the church is a well-preserved agricultural landscape. Site QUIN.22 is part of Henney's Farm. It comprises a listed barn which faces the village green, and behind that a group of agricultural sheds.

Purcell: The first edition OS map shows the listed barn and two other buildings at the south-west of the site and a small field containing widely spaced trees extending to the north east. This appears to be a paddock or possibly an orchard.

Purcell: There are several Dutch barns and agricultural sheds on the site that are of no interest in themselves, however the site is prominent within the village and any development would have a significant impact on views and the setting of nearby listed buildings.

### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None

### HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Barn at Henney's Farm, Quinton. Grade II Listed Building (NHLE No. 1382663 <sup>1</sup> )	<p>Council: The Barn at Henney's Farm at its closest point lies approximately 60 metres directly south of the proposed site. The barn is part of the associated farm of the proposed site and as such the setting of the listed building would be affected were development to go ahead at this site. However, despite this alteration to the setting of the heritage asset it is not believe that the harm would be significant enough to prevent development.</p> <p>Council: The re-development of the site would not harm the listed building, but would clearly substantially change the look and character of the farmyard through the loss of the agricultural sheds and as such, would have an impact on the historic context and setting of the listed building. However, the building lies on</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382663>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22

	<p>the southern boundary of the site, on a street with residential properties and other community buildings.</p> <p>Council: Therefore, it could be possible to re-develop the site through careful design to successfully incorporate the listed building into a layout of dwellings which could look to acknowledge the context and history of the site and the listed building itself. Whilst any form of change to this site would have an impact on the significance of the heritage asset, it is considered harm would be less than substantial.</p> <p>Purcell: The listed barn is shown within the area for development (not outside as stated above). The layout and quality of design of any new development will be critical to preserving the setting of the listed barn and the character of the village. The future use of the barn also needs to be considered, as there is a risk of it being isolated from any agricultural activity. Although the current site is untidy, it does provide an agricultural setting to the barn (see photos below). If the site were to be developed, some degree of intervisibility between the barn and its original rural setting should be maintained.</p>
The College Arms Public House, Quinton. Grade II Listed Building (NHLE No. 1382669 <sup>2</sup> )	<p>Council: The College arms is very close in proximity to the proposed site, and the setting of the listed building would be altered by development in the area. The pub lies in the historical hub of the village which serves as a popular tourist attraction for walkers and other visitors, who wish to experience a quaint English village. Whilst any development in the proposed site would not harm the pub directly, it may affect the 'feel' of the area and its attraction to visitors. Consideration must therefore be given to this and any future development must not be overbearing on the rural and historic settlement.</p> <p>Purcell: Agreed (see photo below).</p>
Nos. 18 and 19 Friday Street, Quinton. Grade II Listed Building (NHLE No. 1382674 <sup>3</sup> )	<p>Council: 18 and 19 Friday Street lie, at the closest point, 30 metres south of the proposed site, and as such it is considered that the setting of the buildings would be slightly affected. At present the rear of the properties opens out onto the rear garden and in the north-west corner sits an agricultural building that lies within the proposed site. Removal of this barn would alter the setting of the listed buildings. However, as there is already a structure visible from the listed buildings it is possible that, dependent on the style and size, that new development would not cause much harm to the significance of the listed buildings. Whilst the setting would be altered it is not believed that this would be detrimental due to the fact that development has already taken place in the form of a farmyard.</p> <p>Purcell: Agreed (see photo below).</p>
No. 20 Friday Street, Quinton. Grade II Listed Building (NHLE No. 1382675 <sup>4</sup> )	<p>Council: 20 Friday Street is situated 50 metres south of the proposed site. Several other buildings lie between the heritage asset and the proposed site. Given the two sites are separated by other structures and there is no obvious historical link between the farmyard and the listed building, it is considered that development of site QUIN.22 would not have any detrimental impact upon the setting of the listed building or the significance of the heritage asset.</p> <p>Purcell: Agreed</p>
Surviving Ridge and Furrow	<p>Council: Warwickshire County Council's Historic Environment Record indicates the farmyard as being part of a wider 'region' of ridge and furrow to the northeast</p>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382669>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382674>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382675>

# HERITAGE ASSESSMENT TEMPLATES

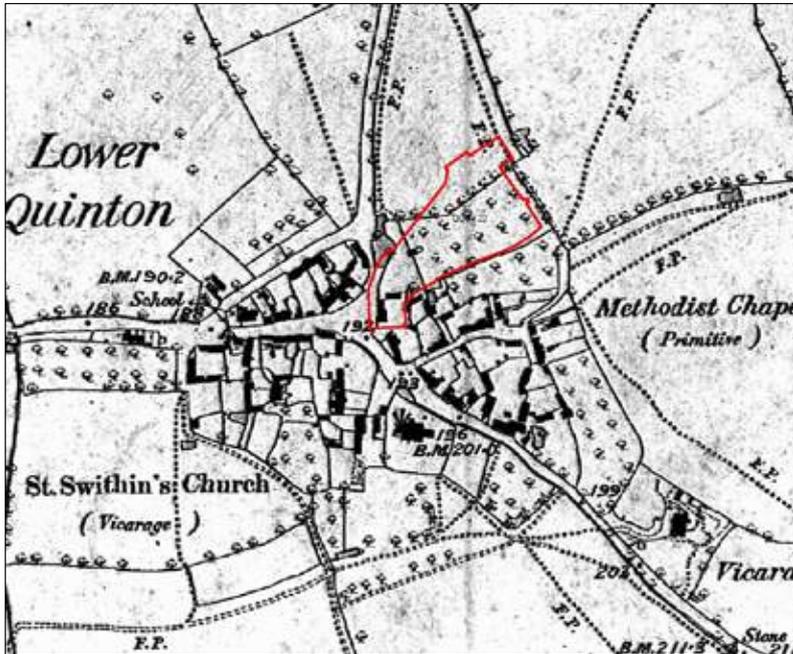
Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22

	<p>of the village. However, the site is a farmyard, entirely covered in hardstanding and agricultural buildings. There is no ridge and furrow on this particular site.</p> <p>Purcell: No ridge and furrow is visible on Google Earth on the remaining green part of the site. There is no Lidar imagery on the NLS website to confirm this.</p>
Shrunken village earthworks at Lower Quinton MWA6452	<p>Council: The majority of the site does not lie within the predicted extent of the medieval shrunken village. However, due to the proximity of the site to the heritage asset, it may be possible that there are archaeological deposits associated with the medieval village within the site. Development could potentially lead to loss of archaeological remains of unknown significance.</p> <p>Purcell: The HER entry (MWA6452) refers to earthworks in the southern part of the village, so these are unlikely to extend to QUIN.22. Lidar coverage is missing from NLS site. The 'lumps and bumps' in the field to the south of the church, some distance from QUIN.22, are much more suggestive of a medieval shrunken village.</p>
Church of St Swithin, Grade I Listed Building (NHLE No.1382665 <sup>5</sup> )	<p>Purcell: Not mentioned in the Council's HIA, however a landmark building in the village. The site is partially visible from the churchyard and from the entrance at the north porch of the church.</p>
Other historic buildings in the village.	<p>Council: It should also be acknowledged that there are a number of other listed properties within 100m of the proposed site. However, it has been concluded that these listed buildings will not be harmed by development any more than those which have been assessed above.</p> <p>Purcell: There are about a dozen listed buildings in the historic core of the village including those referred to above. Others which can be seen in the same context as QUIN.22 are: the Manor House (1382670); The Old Vicarage (1382672); thatched Cottages at 9, 10 &amp; 11 Lower Quinton (NHLE1382661); and The Four Thatches at 14, 15 &amp; 16 Lower Quinton (1382662). Henney's Farmhouse, although not listed, is a C19th building which retains its original character and has a direct association with the site – see photos below.</p>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382665>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22



First Edition Ordnance Survey 6" Map (1884) with QUIN.22 outlined in red

## MITIGATION STRATEGY

Purcell: If the principle of development is accepted, a detailed design brief would be essential to shape any future development and ensure that it helps to enhance the appearance of the village through high-quality design and appropriate density, thus safeguarding the setting and future of Henney's Barn, and either preserving or enhancing the character and appearance of the historic core of the village. A landscape and visual impact assessment (LVIA) would be necessary in order to understand the sensitivities of the surrounding landscape and the impact of development on heritage assets.

## REPRESENTATIONS RECEIVED

None

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The Council's HIA makes no mention of the Church of St Swithin, listed Grade I, from where the site is partially visible.

The Council's HIA states that the listed barn is 60m south of the site, however it is shown within the area for development on the Council's site map. This is likely to be a confusion between Henney's Farmhouse (not listed and just outside the site) and Henney's Barn.

The Council's HIA states that that the whole site is covered in hardstanding and buildings. This is not correct as a substantial section is still a green space.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Barn at Henney's Farm	Less than Substantial harm	Potentially a high level of less than substantial harm, dependent on the scale and design of any proposed development.
The College Arms Public House	Less than Substantial harm	Potentially a moderate level of less than substantial harm dependent on the scale and design of any proposed development.
Nos. 18 and 19 Friday Street	Less than Substantial harm	Potentially a moderate level of less than substantial harm dependent on the scale and design of any proposed development.
No. 20 Friday Street	No harm	No harm
Surviving Ridge and Furrow	No harm	No harm
Shrunken village earthworks	Less than Substantial harm	No harm
Other listed buildings in the village including the Church of St Swithin	Not individually assessed	A low level of less than substantial harm.

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm.
Purcell's conclusion:	Potentially a high level of less than substantial harm. Although the site contains C20th farm buildings that are not of any merit, indeed they are a detracting feature, the site itself is very prominent at the heart of the village. An exceptional quality of design would be necessary to avoid harm to the setting of surrounding heritage assets.

## FACTORS INFLUENCING THIS ASSESSMENT

- Prominent site in the centre of the village
- Risk that the setting of the listed barn could be seriously harmed
- Risk of isolating the barn from associated agricultural activities
- Risk of development severing views towards open countryside

## OTHER FACTORS NOT RELATED TO HERITAGE

None

DATE OF SITE VISIT: 15<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 18<sup>th</sup> June 2021 ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22



Henney's Barn (Listed Grade II)



Henney's Farm (not listed)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22



Partial view of the site from the rear garden of Myrtle Cottage at 18 Friday Street (listed Grade II)



View towards the site from the north porch of the Church of St Swithin (listed Grade I). To the right of the image is The Four Thatches (listed Grade II).

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22



View towards the site from Main Road with village green and the College Arms (listed Grade II)



View towards the site from the village green and the College Arms (listed Grade II)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: QUIN.22



View into the site from the west side



View towards the site from the north

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>SALF.08</b>	SITE NAME: <b>West of Evesham Road (south), Salford Priors</b>
ASSUMED SITE CAPACITY: Approx. 16 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development. This is the south and east of the whole plot, thus leaving a buffer zone along the south-west and north-west boundaries.

### DESCRIPTION

Council: Site SALF.08 lies on the southwestern corner of the settlement just outside the Conservation Area and north of the Evesham Road. The site is currently used as farmland, and is relatively flat. There is a footpath that runs up the north-eastern edge of the site towards Orchard Farm which has occasional views into the proposed site through gaps in the large hedge. There is development south and east of the site, with a new build development being advertised directly east of the proposed site on the other side of the Evesham Road.

Purcell: SALF.08 is a field under arable cultivation. It is screened from the Evesham Road by a continuous hedge. The new-build development referred to above is now complete and named Milward Place.



First Edition Ordnance Survey 25" map (1887) with SALF.08 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.08

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>17/02475/FUL. Planning permission granted 27/07/2018 for the development of 14 new dwellings, car parking and SUDs provision at Land at Evesham Road, Salford Priors. This site, now named Milward Place, is located to the south-east of SALF.08 on the other side of the Evesham Road. The application was accompanied by a heritage assessment report by Cotswold Archaeology.</p> <p>There is no planning history which relates to the site itself.</p>
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Salford Priors Conservation Area	<p>Council: The proposed site lies outside of the conservation area yet borders the north-western edge of the designation.</p> <p>Council: On the northern side of the Evesham Road, the edge of the Conservation Area marks the end of the settlement, and there are no dwellings beyond the designation. However, on the southern side of the Evesham Road there are 5 dwellings that extend beyond the Conservation Area, thus extending the settlement beyond the conservation zone.</p> <p>Council: There is a footpath that runs along the edge of the Conservation Area running north, with an established hedgerow/trees on the western side, shielding the view of the proposed site. Whilst the topography is flat, the height of the trees and hedgerow would mask the development from individuals within the Conservation Area.</p> <p>Council: Whilst development of this site would cause some harm to the setting of the Conservation Area, it is considered that mitigation measures would be possible within the site to 'soften' the edge and reduce harm to the extent that harm would be classed as less than substantial.</p> <p>Purcell: The Conservation Area Review report for Salford Priors dates from 1997 and is now considerably out of date. It notes that 'Entering the village from the Evesham direction, the way is marked by two large conifers on the corner of the lane to the Orchards: a Scots pine and an Austrian pine. These two stand as a landmark for some distance.' These trees are visible in the photo below.</p>
The Orchards Farmhouse, Station Road, Salford Priors. Grade II Listed Building (NHLE no. 1024683 <sup>1</sup> ).	<p>Council: The listed farmhouse lies approximately 300 metres to the northwest of the site in question. An established hedgerow and mature trees border the residential curtilage associated with the farmhouse. Despite the separation distance, development in this location would be constructed upon agricultural land historically associated with the farm and the listed farmhouse, which would therefore have an impact upon the significance of the heritage asset through the erosion of part of its wider historic landscape.</p> <p>Purcell: The farmhouse, associated historic barn and modern agricultural sheds form a cluster of buildings located to the north-west of SALF.08. The farmhouse has a well-screened private garden on its south-east side and there would be little or no intervisibility between farmhouse and development on the site. The setting of the farmhouse is already much altered by the cluster of modern packing houses, parking and commercial activities associated with the business of Angus Soft Fruits. However there is an historic link between the farmstead and the land in question hence the</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024683>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.08

	assessment of a low level of less-than-substantial harm.
The Orchards Barn, Station Road, Salford Priors. Grade II Listed Building (NHLE no. 1024684 <sup>2</sup> ).	<p>Council: The listed barn lies approximately 335 metres to the northwest of the site in question. An established hedgerow and mature trees border the residential curtilage associated with the farmhouse. These are located between the barn and site SALF.08. Despite the separation distance, development in this location would be constructed upon agricultural land historically associated with the farm and the listed barn, which would therefore have an impact upon the significance of the heritage asset through the erosion of part of its wider historic landscape.</p> <p>Purcell: The setting of the barn is already much altered due to the modern extension on its north-west side and by surrounding commercial activities. However there is an historic link between the farmstead and the land in question hence the assessment of a low level of less-than-substantial harm.</p>
Thatch End. Listed Grade II (NHLE no. 1183822 <sup>3</sup> ).	<p>Council: Not assessed</p> <p>Purcell: This listed building is located to the east of the site, on the opposite side of the Evesham Road. Its originally rural setting has already been diminished by the row of Victorian brick houses on the opposite side of the Evesham Road. However, there remains a visual connection to open country, as shown in the photo below. This rural setting would be further diminished by housing development at SALF.08.</p>

## MITIGATION STRATEGY

<p>Council: Reducing the net-developable area of the site and incorporating a suitable landscape buffer would protect the rural edge of the Conservation Area. It might also be possible to further enhance the hedgerow and to create a thicker buffer between the edge of the Conservation Area and any proposed development.</p> <p>Purcell: The buffer zone would have the most beneficial impact along the Evesham Road, thereby reducing the impression of ribbon development along this road and reduced green space between Salford Priors and the neighbouring conservation area of Abbots Salford, which lies to the south-west.</p>
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## REPRESENTATIONS RECEIVED

None received.
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

Impact on listed building 'Thatch End' not considered.
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<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024684>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1183822>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.08

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESMENT	PURCELL'S ASSESSMENT
Salford Priors Conservation Area	Less than substantial harm.	Low level of less than substantial harm.
The Orchards, Station Road, Salford Priors	Less than substantial harm.	Low level of less than substantial harm.
The Orchards Barn, Station Road, Salford Priors	Less than substantial harm.	Low level of less than substantial harm.
Thatch End	Not assessed	Low level of less than substantial harm.

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	It is concluded that development would cause less than substantial harm to the Conservation Area and its setting and nearby listed buildings and their settings. It is considered that mitigation measures (such as the introduction of a landscaping buffer) would be possible in order to attempt to reduce the potential harmful impact development would cause on the significance of these heritage assets.
Purcell's conclusion:	Low level of less than substantial harm.

## FACTORS INFLUENCING THIS ASSESSMENT

- No archaeological potential identified
- Low levels of harm to the setting of closest listed buildings
- Setting of the Orchards Farmhouse and Orchards Barn much altered through commercial use
- Potential for mitigation through appropriate landscaping and buffer zones

## OTHER FACTORS NOT RELATED TO HERITAGE

- Impact on open countryside including long-distance views

DATE OF SITE VISIT: 23<sup>rd</sup> June 2021

DATE OF ASSESSMENT REPORT: 24<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.08



View from the eastern corner of the site. The hedge to the left is next to the Evesham Road.



View from the Salford Priors Conservation Area looking towards the site in the distance. The thatched building on the left is Thatch End.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.08



This lane is a Public Right of Way leading to Orchard Farm. It lies on western edge of the Conservation Area.



Orchard Farm and Barn

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. SALF.11	SITE NAME: South of School Road (east), Salford Priors
ASSUMED SITE CAPACITY: Approx. 40 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development. This suggests an undeveloped buffer zone in the area closest to Evesham Road.

### DESCRIPTION

<p>Council: SALF.11 lies south west of School Road and on the day of the visit looked to be largely unkempt and scrubby. There is a footpath south west that allowed good visibility into the site. North of the site there is a small development taking place implying that development is acceptable in this location. The land appeared flat underneath the scrub and there were no obvious ditches or mounds.</p> <p>Purcell: On the first edition OS map, the site is shown as an open field with no features marked on it. The land between the site and the Evesham Road was shown on this map as being occupied by regularly spaced trees, presumably an orchard.</p> <p>Purcell: Along the north-east boundary of SALF.11 there is a row of new semi-detached brick houses whose rear gardens abut the site. Further north along School Road a major housing development by Cala Homes is nearing completion. The level of the site drops gradually towards the Evesham Road. From the Evesham Road there is a clear view of the site through the gap between Godiva Cottage and the Cottage. On north-west corner of the site is a modern agricultural shed and a large Cedar tree.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>18/01498/OUT and 18/03276/REM for up to 68 dwellings plus associated infrastructure. This site lies to the north-west of SALF.11 and was included in the Salford Seven Neighbourhood Plan 2015 – 2031. This site is currently being developed by Cala Homes. The impact on Orchard Farmhouse and Orchard Barn was considered by the Council in deciding to grant planning permission.</p>
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### HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
<p>Godiva Cottage, Evesham Road, Salford Priors (Grade II Listed Building NHLE no 1300417<sup>1</sup>)</p>	<p>Council: The listed building sits comfortably within the street scene and is situated near other dwellings within the conservation area, both listed and otherwise. The rear of the property faces North west and as such looks out onto the proposed reserve site. There are no trees or other barriers between this building and it currently looks out onto the rural scrubland. Whilst there is a distance (120m) between the listed building and the proposed site, the flat topography means any development would be visible from public vantage points in proximity of the site. However the listed property does benefit from a large garden rear of the property which serves as a small rural buffer between the proposed site and the listed building. With such distance and suitable mitigation measures the harm to the setting of the listed building should not be a problem for development.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024687>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.I I

	<p>Purcell: As shown on the photos below, Godiva Cottage has an enclosed rear garden and is slightly lower than SALF.I I. Given that the cottage does not have an open aspect towards the rear, it is considered that development of the site would have a low level of less than substantial harm.</p>
<p>Cottage Approximately 15 metres South Of Periwinkle Cottage (Grade II Listed Building NHLE no 1300417<sup>2</sup>)</p>	<p>Council: Not assessed</p> <p>Purcell: Like Godiva Cottage, this Cottage does not have an open aspect towards the rear; it is considered that development of the site would have negligible harm to its setting.</p>
<p>The Orchards Farmhouse, Station Road, Salford Priors. Grade II Listed Building (NHLE no. 1024683<sup>3</sup>).</p>	<p>Council: The listed farmhouse lies approximately 250 metres to the west of the site in question. An established hedgerow and mature trees border the residential curtilage associated with the farmhouse. Despite the separation distance, development in this location would be constructed upon agricultural land historically associated with the farm and the listed farmhouse, which would therefore have an impact upon the significance of the heritage asset through the erosion of part of its wider historic landscape.</p> <p>Purcell: The formerly rural setting of the farmhouse is already much altered by the cluster of modern packing houses, parking and commercial activities associated with the business of Angus Soft Fruits. The approach to Orchard Farm is also much altered – see photo below. The hedgerow along this drive provides an effective screen between the farmhouse and SALF.I I. However there is an historic link between the farmstead and the land in question hence the assessment of a low level of less-than-substantial harm.</p>
<p>The Orchards Barn, Station Road, Salford Priors. Grade II Listed Building (NHLE no. 1024684<sup>4</sup>).</p>	<p>Council: Same as for Orchard farmhouse.</p> <p>Purcell: Same as for Orchard farmhouse.</p>
<p>Salford Priors Conservation Area</p>	<p>Council: The site lies approximately 80 metres outside the northern edge of the Conservation area. The flat topography of the area would make any developments visible to those where there is no other obstruction. Whilst the site is not located within or immediately adjacent to the Conservation Area, the open aspect of the land in question does provide an important element in the setting of the Conservation Area.</p> <p>Purcell: From the Evesham Road there is a clear view towards the site, through the gap between Godiva Cottage and the Cottage. This open land was once an orchard. A suitable planted buffer zone could mitigate any adverse visual impact on the Conservation Area.</p>
<p>MWA6291 - A cropmark complex 300m west of Salford Priors</p>	<p>Council: The site has a complex of curvilinear cropmarks, circular enclosures and pits, visible as cropmarks on aerial photographs. This suggests evidence of a settlement and possible field system, dating back to a point between the Neolithic and Romano-British era (4000BC - 409 AD).</p> <p>Council: Development of this site could lead to the loss of archaeological remains of indeterminate significance. 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>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1300417>

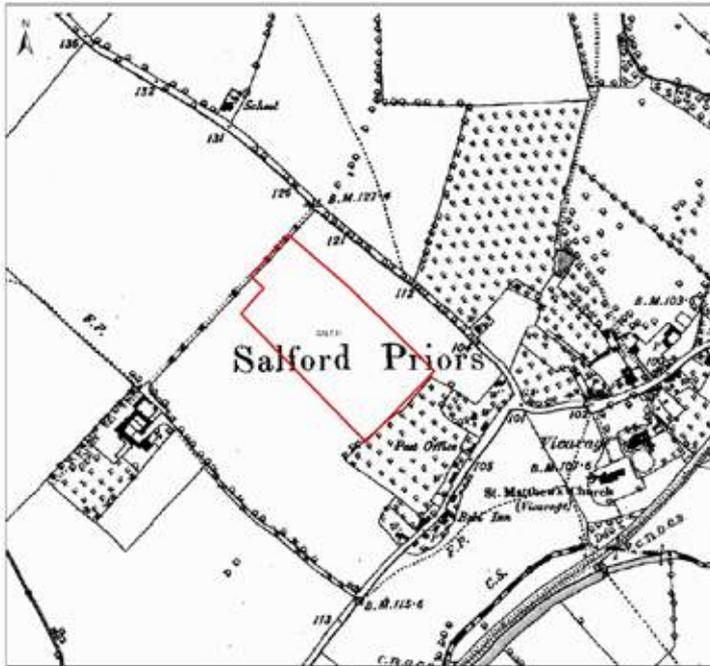
<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024683>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1024684>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.II

	Purcell: Concurs with this assessment.
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First Edition Ordnance Survey 6" map (1886) with SALF.II outlined in red

## MITIGATION STRATEGY

Council: It may be possible to mitigate the impact on the setting of the conservation area by considering the design, layout and any green infrastructure. Any development should be in keeping with the local style and character of the local area to ensure that development blends in with the surrounding setting. Additional to this green infrastructure could also be implemented to either create a rural buffer for the conservation area, or with the implementation of trees and hedgerow to create a screen which would shield new development from the conservation area.

Council: Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).

Purcell: Agreed. Investigation and recording of pre-historic and Romano-British features identified by aerial photography and cropmarks would be essential.

## REPRESENTATIONS RECEIVED

None received.
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

The Council's HIA states that topography is level. In fact there is a gradual slope down towards the Evesham Road.
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# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.11

The Council's HIA states that the site was observed to be 'largely unkempt and scrubby'. However, in June 2021 the site appeared to have been in some sort of cultivation, with no scrub.

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Godiva Cottage	Less than substantial harm.	Low level of less than substantial harm.
The Orchards Farmhouse	Less than substantial harm.	Low level of less than substantial harm.
The Orchards Barn	Less than substantial harm.	Low level of less than substantial harm.
Salford Priors Conservation Area	Less than substantial harm.	Low level of less than substantial harm.
MWA6291 - A cropmark complex 300m west of Salford Priors	Less than substantial harm.	Moderate level of Less than substantial harm.

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	It is concluded that development would cause less than substantial harm to the setting of nearby listed buildings, the Conservation Area and possible archaeological 'monuments'. It is deemed that mitigation measures (such as introducing landscaping buffers and considering the design and layout of development) would be possible in order to attempt to reduce the potential harmful impact development in this location would cause.
Purcell's conclusion:	Moderate level of Less than substantial harm.

## FACTORS INFLUENCING THIS ASSESSMENT

- There are pre-historic and Romano-British features identified by aerial photography and cropmarks. These non-designated assets would be destroyed by development of the site
- The formerly rural character of the site has been compromised by the commercial use of Orchard Farm and by new housing development along School Road
- Development of this site would have a low level of impact on the setting of listed buildings
- There is no ridge and furrow recorded on this site

## OTHER FACTORS NOT RELATED TO HERITAGE

None noted.

DATE OF SITE VISIT: 23 June 2021

DATE OF ASSESSMENT REPORT: 24 June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.I I



Barn at Orchards Farm



Orchards Farmhouse

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.11



Access drive to Orchard Farm



New housing along the north-east boundary

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.11



View of the site from the south



View of the site from the south

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SALF.11



Godiva Cottage, Evesham Road



Godiva Cottage and Evesham Road

## STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

### ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. SHIP.II	SITE NAME: <b>West of Shoulderway Lane, Shipston-on-Stour</b>
ASSUMED SITE CAPACITY: Approx. 90 dwellings.	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development. This shows the area to be considered for development to be about two-thirds of the site, excluding the area along the south-west side of the plot.

#### DESCRIPTION

Council: The site is predominantly grassland bounded by trees and hedging and is approx. 6.5ha in size. There is a cemetery and allotments to the north-east of the site, existing residential development to the north and east and open countryside to the south and west. The site lies over 500m away from the Conservation Area and the nearest listed building is over 100m away.

Purcell: The First Edition OS map shows the site as two open fields with no features marked within them. There is a significant change in levels across the site, with ground rising towards the north-west from Pig Brook, on the south-east of the site.

#### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

In 2015 a planning application (ref: 15/01478/FUL) in respect of the erection of 106 dwellings on this site was refused by the Local Planning Authority. One of the refusal reasons related to the adverse impact development in this location would have both visually and on the setting of the listed chapels, resulting in a reduction in the overall tranquillity of the setting of the designated heritage assets. It was concluded that any development in this location would adversely impact on the significance of the listed buildings due to the harm to the peaceful and isolated location of the cemetery.

Purcell: The Officer recommendation was to approve the scheme. The report stated that "following the submission of amended plans which have increased degree of tree and hedgerow planting along the boundary of the site abutting Shoulderway Lane, the Council's Conservation Officer considers that...the level of harm to the significance of the heritage assets would remain 'less than substantial', lying in the lower half of that spectrum of harm."

Purcell: An application for outline planning permission (13/02360/OUT) for the erection of up to 55 dwellings on land off the London Road was refused permission by the Council on 27/11/2014 but allowed on appeal (Ref. APP/J3720/W/15/3007063). The decision letter dated 15/10/2015 mentions that one of the main issues was the impact of development on the setting of listed buildings including the pair of listed cemetery chapels. The Inspector considered that the setting of the listed chapels was limited to the boundary with the A3400 rather than extending into the rural surroundings and concluded that the development (Chapel View) would not be harmful to their setting. This decision is of interest because the new housing at Chapel View is directly opposite the listed chapels whereas the site at SHIP.II is further away.

Purcell: Shipston on Stour Neighbourhood Plan 2016-2031 was adopted 15 October 2018. This shows a 'Built Up Area Boundary' which excludes SHIP.II. Policy ENV1 of the NDP states 'Development outside the boundary will be limited in accordance with Core Strategy policy CS.15 'Distribution of Development'. The NDP also proposes a Permissive Footpath along the south and west sides of the site.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SHIP.I I



First Edition Ordnance Survey 6" map (1886) showing boundary of SHIP.I in red

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Medieval ridge and furrow	<p>Council: The HER indicates that the site is within a ridge and furrow region without specifying an exact location. Aerial images indicate that ridge and furrow could be present on site; however these images pre-date the site visit which was undertaken in 2020.</p> <p>Council: The site visit concluded that ridge and furrow was not visible (at least on areas viewable for public vantage points). This suggests that some previously recorded earthworks have been lost to more recent land uses any that any surviving ridge and furrow may well be patchy and not of particularly good quality due to damage from modern farming practices.</p> <p>Purcell: Lidar imagery shows barely perceptible signs of former ridge and furrow – see image below. There are much more distinct remains of ridge and furrow visible on the Lidar image below in other fields nearby. However the recent development at Chapel View has subsequently erased some of these remains.</p>
Pair of Cemetery Chapels, A3400 (London Road), Shipston-on-Stour. Grade II Listed Building (NHLE no.136608) <sup>1</sup>	<p>Council: Development proposals would need to consider how design and layout of any scheme would address the key views from the site to the chapels to ensure that the setting of the chapels is not compromised. The refusal reason referred to above in relation to the impact on the listed chapel buildings would need to be satisfactorily addressed.</p> <p>Purcell: The grounds of the listed cemetery chapel are tranquil and well-kept, with a significant number of fine trees including a large Cedar and large Wellingtonia close to the boundary with the A3400. On the opposite side of the main road is a new housing development named 'Chapel View'.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1366081>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SHIP.I I



Lidar image pre-dating the construction of Chapel View, at the top right of the image. Site boundary of SHIP.I I outlined in red.

## MITIGATION STRATEGY

Council: Development proposals would need to consider how design and layout of any scheme would address the key views from the site to the chapels to ensure that the setting of the chapels is not compromised. The refusal reason referred to above (15/01478/FUL) in relation to the impact on the listed chapel buildings would need to be satisfactorily addressed. Consideration could be given to landscaping or planting to screen any new development from the chapels. The nature and extent of any planting scheme would need to be detailed in any planning application for the site to ensure it would be appropriate and effective.

Purcell: There are some views from the cemetery towards SHIP.I I, therefore the layout and landscaping of any development would need to be respectful of this relationship.

## REPRESENTATIONS RECEIVED

Built Heritage Statement by CgMs for David Wilson Homes, April 2015. This concluded that:

'The proposed development has the potential to cause harm to the Grade II listed Pair of Cemetery Chapels on A34, although it has been demonstrated that this harm will be at the most very minor and will remain markedly less than substantial. The Site also has the potential to impact four further listed buildings, the Grade I listed Church of St Thomas of Canterbury, the Grade II\* listed Church of St Martin, the Grade II listed Church of St Peter and the Grade II listed Horsleys Farmhouse, however it is considered that the current scheme, which maintains the higher north-western part of the Site as open green space, will ensure that there will be a negligible impact on these assets...The significance of the Shipston-on-Stour Conservation Area will also be preserved.'

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None noted

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SHIP.11

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Ridge and furrow	Less than substantial harm	No harm.
Pair of Cemetery Chapels	Less than substantial harm	Low level of less than substantial harm.

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm
Purcell's conclusion:	Low level of less than substantial harm.

## FACTORS INFLUENCING THIS ASSESSMENT

- There is barely any trace of ridge and furrow across the site
- SHIP.11 is visible in some views from the cemetery, but is not associated with it historically.

## OTHER FACTORS NOT RELATED TO HERITAGE

The refused planning application raised numerous issues regarding sustainable development, including matters such as impact on open countryside, impact on neighbouring properties, capacity of the town to accept additional housing, highways, etc. Reason 2 of the Decision Notice dated 19 May 2016 states, amongst other reasons, that 'In the opinion of the Local Planning Authority, the proposed development would result in significant and demonstrable harm in terms of its impact on the landscape character and the visual amenity of the area'.

DATE OF SITE VISIT: 29<sup>th</sup> June 2021

DATE OF ASSESSMENT REPORT: 29<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SHIP.11



Distant view of the site from Shoulderway Lane, to the south-east.



Site boundary viewed from Shoulderway Lane, with housing in Hawthorn Way to the right

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: SHIP.11



Cemetery chapel viewed from the east



View from cemetery looking west towards SHIP.11, visible in the distance

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>STR.18</b>	SITE NAME: <b>Land South of Alcester Road (east), Stratford-upon-Avon</b>
ASSUMED SITE CAPACITY: Approx. 70 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2021. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The promoted site is the northern half only (approximately) of STR.18.

### DESCRIPTION

Council: The site is a rectangular area of land, part of a larger land parcel which is currently being used as a paddock for exercising horses. The general topography of the area is flat, but the entire site includes ridge and furrow earthworks running in a north/south direction. To the north of the site is Alcester Road, which has dense vegetation preventing public views. Other site boundaries are a mixture of hedgerow, scrub and trees. To the east of the site is the Saltway Centre and residential development. To the west, open land and a lodge associated with the former Shottery Hall. The original driveway to Shottery Hall runs along the western boundary.

Purcell: To the south is a recent housing development of detached houses (Campbell Close) in the former grounds of Shottery Hall.

### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

Planning applications for 57 dwellings on this site have been previously submitted and refused (application refs: 16/02178/FUL and 17/03028/FUL refer). Both applications were refused on the grounds of harm to the setting of The Lodge (as well as harm to the setting of the Conservation Area and loss of ridge and furrow).

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: STR.18

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTARY
Church of St. Andrew, Church Lane, Shottery. Grade II listed building (NHLE No.120445 <sup>1</sup> )	<p>Council: Given the separation distance between the heritage asset and the site in question, whilst there would be the possibility of partial views of new dwellings on site STR.18 should it ever be built-out, development in this location would not begin to impinge on the landscape adjacent to the listed church which provides its immediate rural setting which in turn contributes to the significance of the asset.</p> <p>Purcell: Brick-built Church of 1870 with later extensions. It has a large car park at the rear and is separated from the site in question by fields and by the avenue leading to the site of Shottery Hall. Its setting would not be affected by development on STR.18.</p>
The Thatched House, 16 Tavern Lane, Shottery. Grade II listed building (NHLE no.1298507 <sup>2</sup> )	<p>Council: This is the closest listed building to the south of the site, with a separation distance of 220 metres. The listed building is surrounded on all sides by other dwellings and structures of varying eras. There is no inter-visibility between the heritage asset and the site in question.</p> <p>Purcell: Agree that its setting would not be affected by development on STR.18.</p>
Shottery Conservation Area	<p>Council: Shottery Conservation Area (CA) was designated in 1969 and the most recent appraisal was published in 1992. The CA Appraisal identified the avenue and paddock to the west of the site as crucial to the rural setting of the CA. This area was subsequently included within a revised CA boundary. The CA abuts the study site on its western boundary. The rest of the Area lies to the west and south, encompassing both the historic core of Shottery and its setting. The CA is principally residential with two schools, a church and a public house.</p> <p>Purcell: Development on STR.18 would have only a very low impact on the setting of the Conservation Area. The avenue of trees provides a clear demarcation line between the site and the undeveloped land to the west which is included in the Conservation Area.</p>
The Lodge, Alcester Road, Stratford-upon-Avon	<p>Council: The Lodge is a non-designated heritage asset located at the north-east corner of Shottery Conservation Area, on the south side of Alcester Road. It was constructed to serve Shottery Hall in its position at the north end of a tree-lined avenue. The Lodge has been extended to the west, with the new addition sympathetically and successfully replicating the Gothic Revival characteristics of the original building in both form and materials (Planning ref. 06/01929/FUL granted 22/08/2006).</p> <p>Purcell: The Lodge is Victorian Gothic in style (not Georgian, as stated in the Council's HIA). The semi-rural setting of the Lodge would be affected by development. It is currently separated from the site by the avenue of trees – see photo below. Provided that no changes are proposed to this avenue and the entrance gates next to the Lodge, the scale of impact would be at the low end of less than substantial harm.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1204451>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1298507>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: STR.18

<p>Ridge and Furrow earthworks</p>	<p>Council: The site in question contains earthwork remains of medieval ridge and furrow. It is one of a number of small fields in the locality showing remnants of landscape features of the open field system of differing quality. The ridge and furrow in fields to the west of the site (within the Conservation Area) are of better quality than site STR.18.</p> <p>Purcell: Lidar image below shows clearly the survival of ridge and furrow in the northern half of the site. These appear to have been removed in the area occupied by the horse menage.</p>
<p>Former Shottery Hall – associated pleasure grounds, paddock, pool and kitchen garden</p>	<p>Council: The non-designated heritage asset relates to the gardens and wider land uses associated with the former Shottery Hall. Since the demolition of Shottery Hall following a fire, the significance of the heritage asset has diminished, since the land is no longer the setting for the lost structure.</p> <p>Purcell: The Ordnance Survey map surveyed in 1885 shows this parcel of land (STR18) as an open field surrounded on all sides by trees, except for a section at the south-west of the site which was open and appears to have had a 'ha-ha' separating it from the gardens of Shottery Hall. The former kitchen garden and stables were located to the south of the Hall, close to the village centre, and therefore further away from the site. Shottery Hall has been demolished within the past 10 years and its grounds developed with detached houses in Campbell Close. Any remains of the garden structures and outbuildings to the former Hall are located well to the south of the site, and are separated from it by this modern housing development.</p>
<p>'The Greens', Alcester Road, Stratford-upon-Avon</p>	<p>Note: No description of this asset was provided in the Council's HIA but it is assumed to be the open fields on the site. This is the name used to describe the site in the heritage statement by Lanpro (2017).</p>



Lidar image shows ridge and furrow survival on the northern half of the site

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: STR.18



Ordnance Survey 6" map surveyed 1885 shows original relationship to Shottery Hall

## MITIGATION STRATEGY

Council: Development proposals would need to consider how the design and layout would address the important relationship of the Conservation Area boundary to the western edge of the site and the setting of the Lodge. Whilst the site is not in the Conservation Area, given the sites close proximity to it and its rural setting, consideration would need to be given to reducing the density and or overall scale of development to retain some form of buffer to the site's western boundary, as a minimum

Purcell: Development in this location would result in an impact on the setting of the Lodge, due to a permanent change in the character of the site through the introduction of built form. However, sensitive site layout and design could help to minimise any unacceptable detrimental impact on the setting of this non-designated heritage asset. Measures will be necessary to protect the avenue trees from damage during construction works or from future ground consolidation.

Council: Desk based assessment of the ridge and furrow and potential further archaeological evaluation should be undertaken prior to any development.

Purcell: If planning permission is granted, a condition requiring a Written Scheme of Investigation would be appropriate to secure the recording of the ridge and furrow.

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None

## REPRESENTATIONS RECEIVED

Heritage statement by Lanpro (May 2017) contains an assessment of the ridge and furrow. This concludes that the ridge and furrow earthworks within the study area are of limited local significance.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: STR.18

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESMENT	PURCELL'S ASSESSMENT
Church of St. Andrew, Grade II listed building	No harm	No harm
The Thatched House, Grade II listed building	No harm	No harm
Shottery Conservation Area	Less than substantial harm.	Low end of Less than substantial harm.
The Lodge	Less than substantial harm.	Low end of Less than substantial harm.
Ridge and furrow	Less than substantial harm.	Low end of Less than substantial harm.
Former Shottery Hall – associated pleasure grounds, paddock, pool and kitchen garden	Less than substantial harm.	No harm
'The Greens', Alcester Road, Stratford-upon-Avon	Less than substantial harm.	Low end of less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Development would cause less than substantial harm overall. Mitigation measures may be possible in order to attempt to reduce the potential harmful impact development in this location would cause.
Purcell's conclusion:	Development would cause a low level of less than substantial harm overall.

## FACTORS INFLUENCING THIS ASSESSMENT

- the high level of screening from the adjacent Conservation Area provided by the avenue along the west side of the site
- the lack of public access to the site
- the detached and incomplete remains of ridge and furrow
- the modern housing developments on the east and south sides of the site which have greatly diminished any sense of a rural setting.
- The promoted site is the northern half only (approximately) of STR.18.

DATE OF SITE VISIT: 2<sup>nd</sup> June 2021

DATE OF ASSESSMENT REPORT: 11<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21<sup>st</sup> August 2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: STR.18



Church of St. Andrew, Church Lane



The Lodge

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: STR.18



The Avenue (STR.18 to the left)



STR.18 looking towards the east boundary

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: STR.18



Southern boundary of site, with new houses in Campbell Close beyond



Southern boundary of site, with new houses in Campbell Close beyond

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>TYS.12</b>	SITE NAME: <b>Land South of Oxhill Road, Upper Tysoe</b>
ASSUMED SITE CAPACITY: Approx. 30 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development - the northern two thirds of the site.

### DESCRIPTION

<p>Council: The site is part of a larger field located on the western edge of Tysoe, to the south of Oxhill Road. Well preserved ridge and furrow is particularly prominent throughout the entire field, showing ploughing marks in two directions. There are no particular land levels changes in and around the site. This field and the field to the north, also with impressive surviving ridge and furrow throughout, help provide an historic rural edge to the village. The site benefits from a mature hedgerow boundary to the north. Modern housing development is located to the east. Agricultural land lies to the west, with the Grade II* Tysoe Manor to the south of the site.</p> <p>Purcell: The proposed part for development is located to the northeast of Tysoe Manor and is restricted to the northern two thirds of the site, adjacent to Oxhill Road. The proposal site is screened from Tysoe Manor by a thick belt of trees. Public footpaths access the site from Oxhill Road (overgrown) and from the Poolgate and Windmill Way housing estates. The footpaths lead westwards across the site towards Oxhill and Whatcote. The site and associated wider fields show impressive, well preserved ridge and furrow, illustrative of medieval farming practice.</p>
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### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

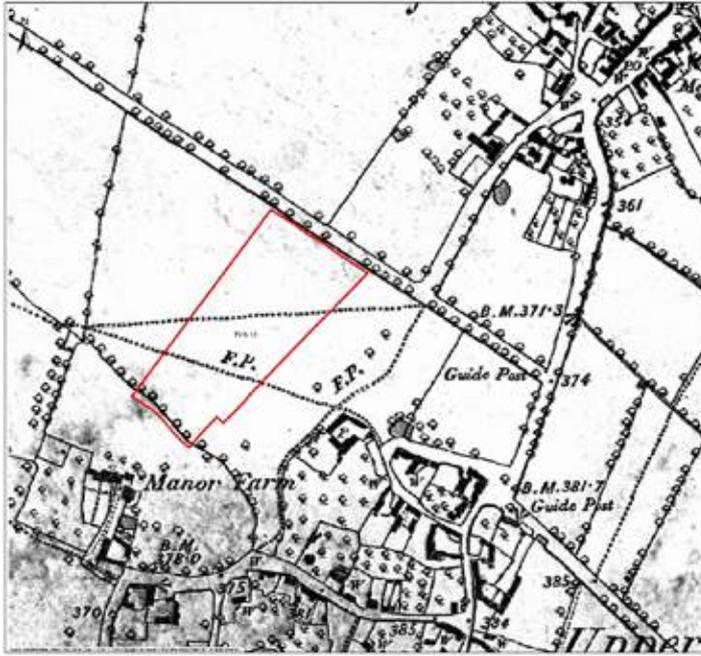
<p>An outline planning application by Gladman Developments Ltd was refused on 16/1/2014. (13/02515/OUT refers. Land South of Oxhill Road, Tysoe. Residential development - up to 80 dwellings-, creation of access with associated parking, public open space, landscaping and associated infrastructure.)<sup>1</sup> Reasons included:</p> <p><i>'In the opinion of the Local Planning Authority, the proposed development would result in harm to the setting of the adjacent grade II* Tysoe Manor and would destroy the ridge and furrow that comprises a significant proportion of the application site. Whilst this harm to both a heritage asset and to the historic landscape is considered to be less than substantial, the Local Planning Authority does not consider the harm to be outweighed by the public benefits of the proposal.'</i></p> <p><i>'In the opinion of the Local Planning Authority, the proposed development would result in significant and demonstrable harm in terms of its visual impact and its impact on the landscape character of the area, which includes the setting of the nearby Cotswolds Area of Outstanding Natural Beauty.'</i></p> <p>An Appeal was dismissed on 13/3/2015. (APP/J3720/A/14/2215276)<sup>2</sup> The assessment was made that the setting, including the non-designated ridge and furrow, makes a strong contribution to the significance of the heritage asset as an associative attribute. The setting of the Manor was judged to be inextricably linked to the tranquil nature of its location abutting open countryside. The large urbanising development would change the nature of a large element of the setting of the Manor from that of an associated historical agricultural landscape to a developed, suburban townscape diluting the tranquil nature of its setting.</p>
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<sup>1</sup> <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=MTZG7LPM0BI00>

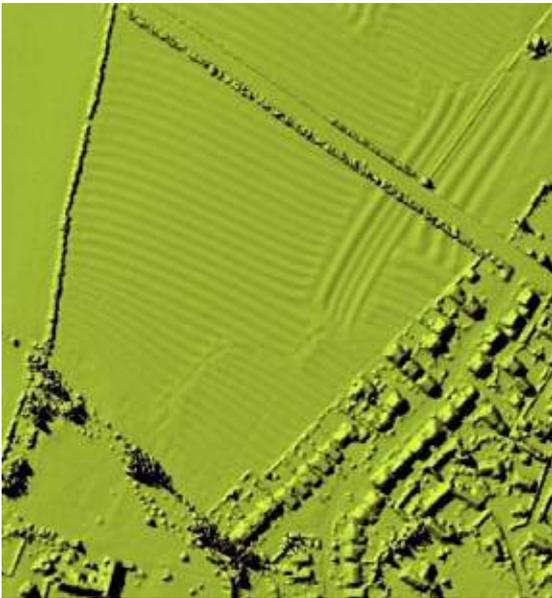
<sup>2</sup> <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=MTZG7LPM0BI00>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.12



First edition Ordnance Survey 6" map (1886) with TYS.12 outlined in red



Lidar Map (Environment Agency 2019-2020)

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.12

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Tysoe Manor and attached wall, Shipston Road, Upper Tysoe. Grade II*. (NHLE 1186224) <sup>3</sup>	<p>Council: The immediate setting of the Manor comprises the garden which was created in the early 20th century and includes modern features such as a tennis court. The boundaries of the Manor House contain mature vegetation which in places has been enhanced to form small areas of woodland. The trees obscure views of the listed building from site TYS.12. In terms of the wider setting of the Manor, a feature of the local area is the survival of well-preserved ridge and furrow. This feature is particularly prominent within the field comprising site TYS.12. The Planning Inspector considered that the ridge and furrow in this field was part of the historic development of the landscape which included the Manor, since this form of strip farming was characteristic of the adjoining open field system. Although an undesignated heritage asset itself, in the 2013 Appeal, the Inspector considered that the ridge and furrow system in the field adjacent to the Manor was important to the significance of the Manor as a designated heritage asset. He felt it documented an agricultural practice that was contemporaneous with the Manor, giving it an historical association with the listed building and providing its setting with a historical context. He stated that Tysoe Manor displayed the typical characteristics of a medieval manor house standing next to a related settlement and agricultural landscape whose roots go back to the medieval period.</p> <p>Purcell: Concurs with the view that the setting, including the ridge and furrow, makes a strong contribution to the significance of the Manor as an associative attribute.</p>
Upper Tysoe Conservation Area	<p>Council: Given the separation distance and the existence of housing development between the Conservation Area and the site in question, development would not harm the significance of this heritage asset.</p> <p>Purcell: Concurs with this view- no harm to the significance of the Conservation Area</p>
Surviving Ridge and Furrow earthworks (HER Ref: MWA19731) Non designated heritage asset.	<p>Council: The appeal Inspector (see above) considered that the ridge and furrow in this field was important to the significance of The Manor as a designated heritage asset (giving it an historical association with the listed building and providing its setting with a historical context). It is also considered that this field of ridge and furrow, due to its pristine appearance and quality, is an important non-designated heritage asset in its own right. It would be destroyed by development and no form of mitigation could overcome this loss and harm to the heritage asset.</p> <p>Purcell: Concurs with this view. Even the reduced area proposed for development of 30 not 80 houses in outline would impact adversely on the ridge and furrow archaeology to its detriment. It would be destroyed by development and no form of mitigation could overcome the loss and harm to the non-designated heritage asset.</p> <p>Purcell: For further information regarding survival rates for ridge and furrow see <i>Turning the Plough Update Assessment 2012</i>. Research Report 60/2012 for English Heritage, available on Historic England website.</p>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1186224>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.12

## MITIGATION STRATEGY

Council: Mitigation measures (such as reduced dwelling capacity or landscaping schemes) are not considered to be possible due to the fact that the permanent loss of any land associated with the historic curtilage associated with the listed building would be irreversible

Purcell: A reduction in dwelling capacity would still involve the permanent destruction of a proportion of the ridge and furrow which makes a positive contribution to the setting of Tysoe Manor House and which has historical associative and illustrative significance as evidence of medieval manorial farming linked to the Manor House.

## REPRESENTATIONS RECEIVED

Gladman Development Ltd Appeal APP/J3720/A/14/2215276. See Planning History above.  
 White Family and Lone Star Land consultation response of 16 December 2020 objecting to the omission of the site for 30 houses from the latest version of the Council's Site Allocations plan (SAP). Argues that the LPAs heritage statement is flawed. Produces an alternative statement by Sarah Watt of Asset Heritage Consulting, dated Dec 2020.

Purcell: The adjustment in proposed development from 80 to 30 houses and siting in the north part of the developable area next to Poolgate, warrants a fresh consideration of impacts on heritage assets and their settings. Impacts remain as found previously, albeit on a reduced hatched developable site area. The impact is a high level of less than substantial harm.

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Tysoe Manor and attached wall, Shipston Road, Upper Tysoe	Less than substantial harm to the setting	Less than substantial harm to the setting - high end
Upper Tysoe Conservation Area	No Harm	No harm
Surviving Ridge and Furrow	Less than substantial	Less than substantial harm - high end. The non-designated ridge and furrow would be permanently destroyed by the development

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm, not capable of mitigation
Purcell's conclusion:	Less than substantial harm - high end, harm not capable of mitigation

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021), Site: TYS.12

## FACTORS INFLUENCING THIS ASSESSMENT

- Pristine nature of the highly prominent ridge and furrow

## OTHER FACTORS NOT RELATED TO HERITAGE

- Views from public footpaths criss-crossing the proposal site connecting to the countryside beyond.

DATE OF SITE VISIT: 1/7/2021

DATE OF ASSESSMENT REPORT: 5/7/2021      ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021



Looking from Oxhill Road SW across the R/F towards Tysoe Manor beyond the thick tree belt



View north across site from the stile off Poolgate; note the pronounced ridge and furrow

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

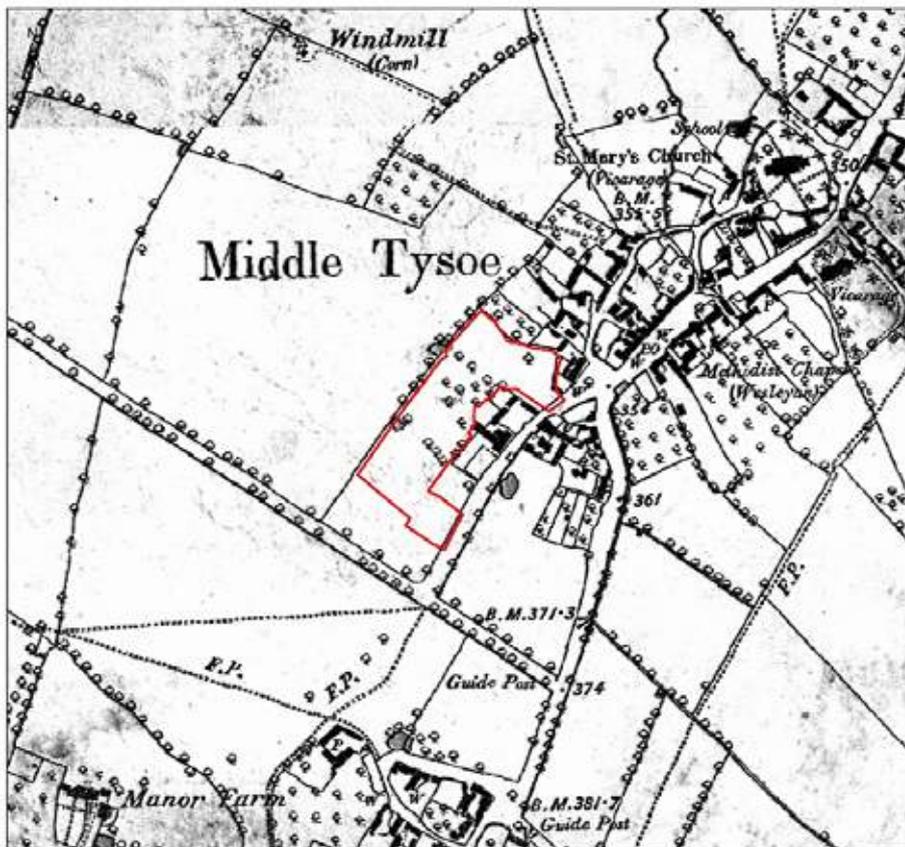
SHLAA SITE REF. <b>TYS.14</b>	SITE NAME: <b>West of Sandpits Road, Tysoe</b>
ASSUMED SITE CAPACITY: Approx. 12 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

Council: The site is a small area of land to the rear (north) of 'Heritage Field' (a recent development of dwellings off Oxhill Road) and the cemetery. The land is accessed via a gravel driveway which itself serves a storage building associated with Home Farm. Site overgrown at time of site visit. Mature hedgerow boundary to northwest. Land reasonably level throughout. Parcel forms part of larger remnant of field which runs northeast, behind Manor Farm. There are listed buildings and the Middle Tysoe Conservation Area in close proximity of the site.

Purcell: The hatched developable area is the southern third of a larger site TYS.14 running behind properties fronting Sandpit's Road, to the east of the cemetery and modern properties on Heritage Lane. The site can be seen from the cemetery and from Heritage Lane, with glimpsed views from Sandpits Road.



First Edition Ordnance Survey 6" map (1886) with TYS.14 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.14

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

A Planning Application 20/03658/FUL for 31 dwellings contained within TYS.14 was pending at the time of writing<sup>1</sup>.

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Home Farmhouse, Sandpits Road, Middle Tysoe. Grade II. (NHLE No 1186217) <sup>2</sup> SP 33822 44108	<p>Council: Whilst historic maps indicate there was most likely an historical link between the listed farmhouse and land to the northwest (including site TYS.14), development over the past century or so has clearly significantly diminished, if not severed, any clear link between the two. The significance of the asset now lies in its 'domesticated' curtilage, rather than its wider origins.</p> <p>Council: The heritage asset itself would not be affected. Development of the site has the potential to cause some harm to the significance of the heritage asset through development of part of its original historic setting. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset. Consideration would need to be given to the provision of suitable boundary treatment</p> <p>Purcell: Agree impact on the setting of Home Farmhouse could be mitigated by landscaping and also design and layout where appropriate.</p>
The Elms, Sandpits Road, Middle Tysoe. Grade II. (NHLE No 1035496) <sup>3</sup> SP 33867 44114	<p>Council: The building is located to the northeast of the site in question, on the opposite side of Sandpits Road. A number of dwellings on the west side of Sandpits Road are located between The Elms and site TYS.14. Due to the separation distance and existence of intervening buildings, there is no inter-visibility between the heritage asset and the site in question</p> <p>Purcell: Due to the separation, distance and existence of intervening buildings there is no intervisibility between The Elms and the proposal site. It is considered that neither The Elms, nor its immediate curtilage and paddock area would be adversely impacted by development of site TYS.14.</p>
Middle Tysoe Conservation Area	<p>Council: The site in question lies on the south western edge of the Conservation Area, with the eastern tip of site TYS.14 being coterminous with the Conservation Area boundary. Development in this location would alter the character and appearance of the site through the introduction of built form, given its current undeveloped state. However, the significance of the Conservation Area as a heritage asset in this particular part of the village has changed through recent, adjacent development.</p> <p>Purcell: Agree, development of the west part of TYS.14 would have a minimal impact on the asset, which could be mitigated by sensitive site design and layout and additional landscaping.</p>

<sup>1</sup> <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QLQEE0PMLEM00>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1186217>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035496>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.14

<p>Area of Surviving Ridge and Furrow.</p>	<p>Council: 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 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>Purcell: Agree the extent and value of the archaeology is unknown and further evaluation is necessary prior to development.</p>
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## MITIGATION STRATEGY

<p>Council: Mitigation measures such as the introduction of a landscaping buffer on the southern site boundary. Area of surviving ridge and furrow- 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> <p>Purcell: The southern part of the site currently containing the large storage building is well buffered by a thick treed hedge from Sandpits Road. However, landscaping would be necessary on the boundary with the cemetery and conservation area on the east. Agree further archaeological evaluation should be undertaken, prior to development in line with Chapter 16 of NPPF.</p>
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## REPRESENTATIONS RECEIVED

<p>None</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

<p>The HIA does not mention the visibility of the Church Tower from the north-west part of the site.</p>
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESMENT	PURCELL'S ASSESMENT
Home Farmhouse, Sandpits Road, Middle Tysoe	Less than substantial harm	Less than substantial harm - low end to the setting of Home Farmhouse
The Elms, Sandpits Road, Middle Tysoe.	No Harm	No harm
Middle Tysoe Conservation Area	Less than substantial harm	Less than substantial harm - low end
Area of Surviving Ridge and Furrow.	Less than substantial harm	Less than substantial harm - low end

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.14

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm
Purcell's conclusion:	Less than substantial harm - low end

## FACTORS INFLUENCING THIS ASSESSMENT

- The proposal site contains a large modern storage building and is adjacent to modern housing to the north east off Sandpits Lane and west on Heritage Lane
- There is no intervisibility between the developable site and Home Farmhouse due to the buildings of New House Farm
- There is no intervisibility with The Elms

## OTHER FACTORS NOT RELATED TO HERITAGE

None

DATE OF SITE VISIT: 1/7/2021

DATE OF ASSESSMENT REPORT: 5/7/2021                      ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.14



The western part of the site looking towards Sandpits Road



The site beyond the cemetery hedge looking north eastwards



The site, trees fronting Sandpits Road on right

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.14



Heritage Road - the site is on the right beyond the tall trees in the centre



View looking NE from the developable area over the wider TYS.14 site towards the Church tower

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>TYS.16</b>	SITE NAME: <b>North of Saddledon Street, Tysoe</b>
ASSUMED SITE CAPACITY: 12 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

Council: The site is a farmyard, including the Grade II listed farmhouse and shelter shed on the southeast periphery of the yard. The majority of the site is concrete hardstanding on various land levels, with a number of large steel frame agricultural sheds dotted throughout the yard. The site also includes the residential garden associated with the farmhouse. The remainder of the yard and agricultural buildings lie to the northwest. The listed school building and church are located to the east of the site. Residential properties bound the remainder of the site.

Purcell: The developable site is the farmyard and south portion of TYS.16 - a large field laid to pasture for cattle and including the farmyard to Herbert's farm. There is a wire fence dividing the two portions of land. The Conservation Area boundary cuts through the farmyard and includes some of the portal frame buildings together with the listed farmhouse and barns. The farm is contained within the village, on the outer northwest edge adjacent to farmland, located between the Church of St Mary and Tysoe C of E Primary School on the east and a mix of old and new properties on the south and west. A public footpath runs along the west boundary of the site within the farmyard, northwest towards Oxhill.

### RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

None

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.16

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Kirkland's Farmhouse and Herbert's Farmhouse, Saddledon Street, Middle Tysoe. Grade II. (NHLE No 1186200) <sup>1</sup>	<p>Council: The farmhouse has a clear historic link to the agricultural use of the wider site. The re-development of the site would not harm the listed building itself, or affect the existing residential curtilage associated with the dwellings. However, any proposed re-development of the site for housing would have an impact on the setting of the heritage asset through the loss of the agricultural character of the site. However, this would need to be tempered against the potential benefit of removing the large, functional modern agricultural sheds currently located throughout the site. The site is unusual, in that whilst historically agricultural in use, it is located within the urban envelope of the village on a street with residential properties. Mitigation possible.</p> <p>Purcell: It is fairly unusual nowadays to have a working farm within a rural village. Removal of the large portal frame buildings currently occupying much of the footprint of the yard would provide an opportunity for better revealing and enhancing the listed farmhouse, barns and their settings with a small amount of sensitively designed housing. Views to the Church tower could be re-instated as well as views towards heritage assets from the public footpaths around the farm. Mitigation possible.</p>
Shelter Shed, southwest of Herbert's Farmhouse, Herbert's Farm, Saddledon Street, Middle Tysoe. Grade II (NHLE No 1364780) <sup>2</sup>	<p>Council: The re-development of the site would not harm the listed building but would clearly substantially change the look and character of the farmyard through the loss of the agricultural sheds and as such, would have an impact on the historic context and setting of the listed building. However, the building lies on the southern boundary of the site, on a street with residential properties, in an urban context.</p> <p>Purcell: The shelter shed contributes to the character of the group of farm buildings at Herbert's Farm. Removal of the large portal frame buildings currently occupying much of the footprint of the yard would provide an opportunity for better revealing and enhancing the listed farmhouse, barns and their settings with a small amount of sensitively designed housing. Mitigation possible.</p>
Ivy Cottage, Back Lane, Middle Tysoe. Grade II. (NHLE No 1035527) <sup>3</sup>	<p>Council: The thatched, stone dwelling is located at the terminus of Back Lane, with a vehicular entrance gate to the farmyard which makes up site TYS.16 located on the edge of its eastern site boundary. The dwelling is wholly within the Conservation Area, with the CA boundary running along its northern elevation and as such, contributes to the significance of the heritage asset. Given its proximity to the site, the farmyard is also a contributing element to the significance of the setting of the heritage asset (the eastern half of the farmyard is also located within the CA), whilst it does not appear there is an obvious historic link between site TYS.16 and Ivy Cottage.</p> <p>Purcell: Although Ivy Cottage is located in close proximity on the south boundary of site TYS.16, it is likely that mitigation measures including through good design, layout and landscaping could address potential harm to the setting of the asset.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1186200>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1364780>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035527>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.16

<p>'Chamfered End', Saddledon Street, Middle Tysoe. Grade II. (NHLE No 1299315)<sup>4</sup></p>	<p>Council: Given the separation distance between the heritage asset and the lack of physical 'relationship' to the site in question, development of site TYS.16 would have no impact on the significance of this heritage asset.</p> <p>Purcell: 'Chamfered End' is located in a cluster of old buildings near the Church on the south side of Saddledon Street opposite Herbert's Farmhouse and the site. There is little intervisibility between the site and property and any impact on setting would be negligible. It is not considered that mitigation measures would be necessary.</p>
<p>St. Mary's Church, Main Street, Middle Tysoe. Grade I. (NHLE No 1186160)<sup>5</sup></p>	<p>Council: The heritage asset itself would not be affected. Development of the site is unlikely to result in unacceptable harmful impact to the significance of the heritage asset or its setting. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived in relation to the loss of important public views of the church tower.</p> <p>Purcell: It is unlikely that the Church and its setting would be impacted by any potential development of TYS.16. In addition, there is a real opportunity for views from public footpaths around TYS.16 to be opened up by removal of the portal frame buildings and re-instatement of sight lines within any new development to better reveal and enhance the visual appreciation of the Church tower and Church.</p>
<p>Tysoe C of E Primary School, Middle Tysoe. Grade II. (NHLE No 1299348)<sup>6</sup></p>	<p>Council: The building is located to the east of the site in question. The school building faces the listed church, not site TYS.16. The heritage asset and site TYS.16 are separated by a mature boundary. Due to the existing boundary treatment, there is no inter-visibility between the heritage asset and the site in question. No mitigation necessary.</p> <p>Purcell: There is no intervisibility between the listed school buildings and TYS.16 due to thick hedge/tree boundary planting. No mitigation necessary.</p>
<p>Middle Tysoe Conservation Area</p>	<p>Council: The agricultural nature of the site and mixture of building types, materials and sizes all contribute to the significance of the Conservation Area and its setting. However, the existing agricultural sheds do not enhance the Conservation Area, or its setting and opportunities could exist, through good design principles, to re-develop the site in a way that would conserve or enhance the Conservation Area and its setting.</p> <p>Council: Consideration would need to be given to preserving views of the listed church through the site from public vantage points on the edge of and within the Conservation Area. The layout would need to take account of the listed farmhouse and separation distances to other heritage assets in the vicinity of the site.</p> <p>Purcell: Concur with the view that a change from agricultural to residential use of the site would alter the character of the farmyard and therefore the character and appearance of the Conservation Area. However, there are positive enhancement opportunities for the Conservation Area, in the removal of the large unsightly portal frame building which obscures the appreciation of listed buildings in and around the site. In addition, there are opportunities to re-instate views of the Church tower, and to and from village properties in the Conservation Area and surrounding countryside.</p>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1299315>

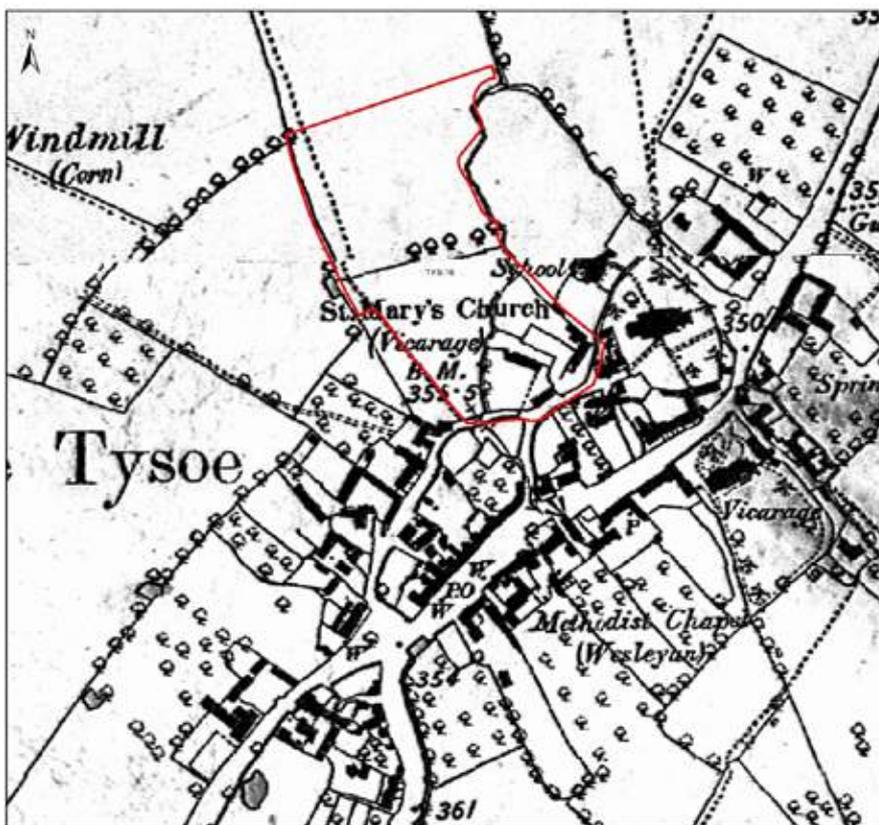
<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1186160>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1299348>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.16

<p>Possible extent of Medieval settlement of Middle Tysoe. (MWA8955)</p>	<p>Council: The HER lists the site as being part of the medieval settlement of Middle Tysoe. Development of this site could potentially lead to the loss of archaeological remains of indeterminate significance. 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> <p>Purcell: Agree with the Council's view. MWA8955 cites documentary evidence for the medieval settlement. Aerial photos showing survival of ridge and furrow all around the village, indicative of medieval farming practice. The church dates from the 11<sup>th</sup> to the 12<sup>th</sup> centuries giving an indication that the village existed at least from this time.</p>
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First Edition Ordnance Survey 6" map (1886) with TYS.16 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.16

## MITIGATION STRATEGY

<p>Council: It is considered that mitigation measures (such as the introduction of a high quality design/layout of appropriate scale and materials) would be possible in order 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.</p> <p>Purcell: Appropriate mitigation would include design, layout, hard and soft landscaping, and protection of/opening up views to and from heritage assets from public footpaths.</p>
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## REPRESENTATIONS RECEIVED

None
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Kirkland's Farmhouse and Herbert's Farmhouse, Saddledon Street, Middle Tysoe	Less than substantial harm - capable of mitigation	Moderate level of less than substantial harm. Capable of mitigation
Shelter Shed, southwest of Herbert's Farmhouse, Herbert's Farm, Saddledon Street, Middle Tysoe	Less than substantial harm - capable of mitigation	Moderate level of less than substantial harm. Capable of mitigation
Ivy Cottage, Back Lane, Middle Tysoe	Less than substantial harm	Moderate level of less than substantial harm. Capable of mitigation
Chamfered End, Saddledon Street, Middle Tysoe	No Harm	No harm to asset or setting
St. Mary's Church, Main Street, Middle Tysoe. Grade I.	Less than substantial harm	Less than substantial harm - low end
Tysoe C of E Primary School, Middle Tysoe	No Harm	No harm
Middle Tysoe Conservation Area	Less than substantial harm	Less than substantial- moderate. Capable of mitigation
Possible extent of Medieval settlement of Middle Tysoe. Non-designated heritage asset.	Less than substantial harm	Less than substantial harm - low end

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.16

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Less than substantial harm
Purcell's conclusion:	Moderate level of less than substantial harm. The Conservation Area and possible extent of the Medieval settlement of Middle Tysoe could potentially be directly impacted by the proposals. In addition, the settings of numerous heritage assets could be harmed, albeit a low to medium level of harm, depending on proximity and historical association. It is considered that on balance the removal of unsightly large agricultural buildings and replacement with a sensitively designed residential scheme could bring public benefits and enhancements to the assets and their settings.

## FACTORS INFLUENCING THIS ASSESSMENT

- Modern housing either side of Back Lane located in close proximity to the boundary of the proposal site centred on the farmyard to Herbert's Farm.
- The location of Herbert's Farm within the village
- A well-used public footpath passing through the farmyard leading to Oxhill and Lower Tysoe. There are prominent views from this path over the proposal site from which the village and Church tower can be appreciated.

DATE OF SITE VISIT: 1/7/2021

DATE OF ASSESSMENT REPORT: 6/7/2021

ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.16



Herbert's Farm and listed thatched shelter shed



View looking east across TYS.16 towards the Church tower. Modern housing on Back Lane.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.16



The wire fence separates the developable site from the rest of TYS.16. Note the Church tower, pasture and large portal frame farm buildings



Herbert's Farmhouse, Saddledon Road. TYS.16 beyond the tree  
Herbert's Farm Cottage on right.

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

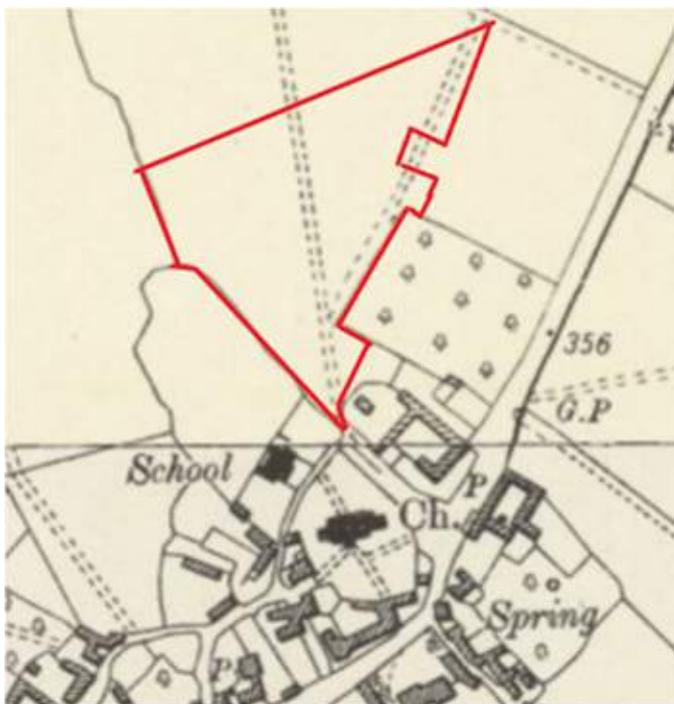
SHLAA SITE REF. <b>TYS.17</b>	SITE NAME: <b>West of Church Farm Court, Tysoe</b>
ASSUMED SITE CAPACITY: Approx. 24 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report. The hatched area indicates the area under consideration for development.

### DESCRIPTION

Council: The site is part of a large field on the northern edge of Middle Tysoe. A public footpath runs through the site, which links Middle Tysoe and Lower Tysoe. The footpath ends at the southern tip of the site, on the northern edge of the graveyard associated with the Grade I listed St. Mary's Church. The field has extant ridge and furrow earthworks throughout. The site is relatively level with a southeast boundary made up of trees and vegetation.

Purcell: The site is a roughly triangular area of land forming part of a large field, on the northern edge of the conservation area boundary. The hatched area for development on the Council's plan is for the west part of the site. Tysoe C of E Primary School is located to the south and modern development to the southeast of the hatched area. The site is reached by a public footpath running up the east side of the Church of St Mary and which continues along the east boundary of the school. A stile gives access to the proposal site which is laid to rough pasture, with a stream and tree/hedged boundary on the west. The footpath continues northwards as well as branching to the northeast in the direction of Lower Tysoe. Ridge and furrow and 'humps and bumps' of archaeological evidence were present throughout the proposed developable area.



First edition OS 6" Map (1905) with TYS.17 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.17



Environment Agency Lidar (2019)

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

16/02684/FUL: Planning permission for Proposed Residential Development of 10 dwellings on Land adjoining Church Farm Court and Main Road, Main Street, Tysoe. Decision issued 31/7/2017. This permission relates to the field immediately to the southeast of TYS.17. It is considered the development was achieved with sensitivity to the surrounding heritage assets and their settings appearing as an organic extension, respecting existing plot boundaries and relationships to existing lanes and roads.

Appeal Decision APP/J3720/A/14/2215276 Site at Land at Oxhill Road, Tysoe. (Appeal by Gladman Developments Ltd). The Inspector's conclusions about the effect of the proposals on the setting of Grade II\* listed Tysoe Manor and the effect of the proposal on the character and appearance of the area are of direct relevance to this site. The ridge and furrow which would be impacted forms part of the setting of the Church and has historical illustrative significance of medieval agricultural practice contemporaneous with the Church and the congregations who worshipped there, giving it an historical association and context. In addition, the site forms part of a landscape with a distinctive rural character which stretches from the western edge of Tysoe to the north and west. Housing in this location would be seen as an incursion into the countryside, rather than an organic expansion of the village. This would harm the character and appearance of the landscape seen from public footpaths on the north, west and east of the site, having a significant adverse impact on local landscape character. It would introduce an overtly urban form of development which would be highly incongruous in this rural setting.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.17

## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
Tysoe C of E Primary School, Middle Tysoe. Grade II. (NHLE No 1299348) <sup>1</sup>	<p>Council: Whilst there is no obvious historical link between the school site and site TYS.17, the school site is positioned on the northwest edge of the village, backing on to the tranquil, verdant pastoral landscape that has formed the backdrop for the village for millennia. This peaceful, quiet, undeveloped edge of the village clearly forms an important part of its setting.</p> <p>Council: The introduction of development into the countryside, in a field next to a listed building, would noticeably alter the characteristics of the area and any proposed mitigation measures (such as further potential landscaping beyond what already exists on the boundary of the site) would not sufficiently ameliorate its impact.</p> <p>Purcell: There is little or no intervisibility between the school and site TYS.17. However, the landscape has a distinctive rural character with evidence of ridge and furrow, and forms the wider pastoral setting to the school, being illustrative of the agricultural origins of the village community which those who attended the school would have been part of. The wider setting has historical illustrative, aesthetic and communal value as an agrarian landscape which contributes to the significance of the school as an asset in rural surroundings</p>
St. Mary's Church, Main Street, Middle Tysoe. Grade I. (NHLE No 1186160) <sup>2</sup>	<p>Council: It is considered that the setting of the church is inextricably linked to the tranquil nature of its location abutting open countryside which has been unchanged since the church was constructed. (11<sup>th</sup> century). Development in this location would permanently change the nature of a large element of the setting of the church from that of an associated historical landscape, to a developed, suburban landscape, diluting the tranquil nature of the setting.</p> <p>Council: In a physical and perceptive sense, the proposal would sever the church from its rural hinterland setting. Any proposed mitigation measures (such as landscaping belts) would not sufficiently ameliorate its impact.</p> <p>Purcell: The proposal would irreversibly harm the setting of the Church by the intrusion of built form into the pastoral landscape causing an urbanising effect and loss of ridge and furrow, which is a local historical, agricultural feature. The wider setting has historical illustrative, aesthetic and communal value as an agrarian landscape which contributes to the significance of the Church as an asset in rural surroundings.</p>
Church Farmhouse and attached outbuilding range, Main Street, Middle Tysoe. Grade II. (NHLE No 1035535) <sup>3</sup>	<p>Council: Whilst the heritage asset is located close to site TYS.17, given the relative positions of the site in the local landscape, the separation distance and existence of many other non-listed structures between the site and the asset, development of site TYS.17 would have no impact on the significance of this heritage asset.</p> <p>Purcell: Concurs with the Council's view.</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1299348>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1186160>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1035535>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.17

<p>Middle Tysoe Conservation Area</p>	<p>Council: The Conservation Area boundary runs along the southwest boundary of site TYS.17, with the listed school building and church being located within the Conservation Area and the field forming an important part of the setting of the Conservation Area as well as an important part of the setting of the listed heritage assets.</p> <p>Council: Development in this location would clearly alter the character and appearance of site TYS.17 through the introduction of built form, given its current undeveloped state. Since the site does contribute to the understanding and appreciation of the Conservation Area, the introduction of housing development to this important rural edge of the village would harm the significance of this heritage asset.</p> <p>Purcell: The distinctive local landscape character of open fields with evidence of medieval farming practice evidenced by ridge and furrow which forms the setting to the conservation area would be significantly harmed by development of TYS.17. The proposal would intrude an urbanising development into a tranquil rural area, extending the built form into the open countryside. Rather than an organic expansion, the development would have no relationship to the evolved morphology of the settlement contained within the Conservation Area but appear as a random 'bolt on' incongruous to the rural setting. There would be a significantly harmful visual impact from public footpaths detracting from the unspoilt rural setting of the Conservation Area.</p>
<p>Area of surviving ridge and furrow. Non designated heritage asset</p>	<p>Council: One of forty-two fields of extant ridge and furrow and three plough headlands mapped as part of the South-East Warwickshire and Cotswold Hills HLS National Mapping Programme. The well-preserved ridge and furrow within site TYS.17 would be destroyed by development and no form of mitigation could overcome this loss and harm to the heritage asset.</p> <p>Purcell: TYS.17 would impact on part of a large medieval field system around Tysoe which has well preserved ridge and furrow. This is significant as evidence of medieval farming practice using a plough creating 'S' shaped curves where the plough turned at the headland. The proposed development would cause irreversible loss of the ridge and furrow, which no form of mitigation could overcome. An Historic England Report examining the survival of ridge and furrow in the West Midlands, records both well-preserved and degraded ridge and furrow in Tysoe<sup>4</sup>. Ridge and furrow are seen as nationally significant.</p>

## MITIGATION STRATEGY

<p>Council: Based on the assessment of the designated and non-designated heritage assets affecting this site, it is concluded that mitigation measures (such as reduced dwelling capacity) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of the listed buildings and the Conservation Area.</p> <p>Purcell: Mitigation such as landscape buffering or reduction in site capacity would not mitigate the potential harm caused by development of TYS.17.</p>
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## REPRESENTATIONS RECEIVED

<p>HIA by Dr David Hickie of Heritage Matters, Dec 2020. Concludes that 'a development which is sensitive to the historic environment and the associated heritage assets, will not "result in substantial harm" as assessed by the Council and that any harms that do occur, are only within the lower range of 'less than substantial harm'. Submitted by Richard West on behalf of Loxton Developments 30/11/2020.</p>
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<sup>4</sup> Catchpole T and Priest R, Historic England, 'Turning the Plough Update Assessment, 2012.

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.17

## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None
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## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Tysoe C of E Primary School, Middle Tysoe	Less than substantial harm	High end of less than substantial harm to the setting
St. Mary's Church, Main Street, Middle Tysoe	Substantial harm	Less than substantial - high end - to the setting
Church Farmhouse and attached outbuilding range, Main Street, Middle Tysoe.	No harm	No harm to the setting
Middle Tysoe Conservation Area	Substantial harm	High end of less than substantial harm to the setting
Area of surviving ridge and furrow	Less than substantial harm	High end of less than substantial harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	Substantial harm to settings of designated and non-designated heritage assets
Purcell's conclusion:	High end of less than substantial harm to the settings of designated and non-designated heritage assets

## FACTORS INFLUENCING THIS ASSESSMENT

- Potential destruction of ridge and furrow in the developable area
- High adverse impact of new housing protruding into open countryside without sensitivity to the evolved street pattern and village morphology.
- Planning Approval, Development of Land Adjoining Church Farm Court and Main Road, Main Street, Tysoe. 16/02684/FUL
- Appeal Decision APP/J3720/A/14/2215276 Site at Land at Oxhill Road, Tysoe. (Appeal by Gladman Developments Ltd).

## OTHER FACTORS NOT RELATED TO HERITAGE

- Views of ridge and furrow from public footpaths

DATE OF SITE VISIT: 1/7/2021

DATE OF ASSESSMENT REPORT: 9/7/2021 ASSESSOR: Sally Stradling

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: TYS.17



Looking northwest along the footpath from the school.



Looking north from the stile in TYS.17



Ridge and furrow & new housing to SE of TYS.17



School and Church of St Mary centre behind tall trees. Ridge and furrow present on both sides of fence

# HERITAGE ASSESSMENT TEMPLATES

STRATFORD-ON-AVON DISTRICT COUNCIL – RESERVE HOUSING SITES – SITE ALLOCATIONS PLAN

## ASSESSMENT OF POTENTIAL IMPACTS ON HERITAGE ASSETS BY PURCELL ARCHITECTURE LIMITED

SHLAA SITE REF. <b>WELF.04</b>	SITE NAME: <b>North of Millers Close (west), Welford-on-Avon</b>
ASSUMED SITE CAPACITY: Approx. 8 dwellings	

Note: This assessment should be read in conjunction with Purcell's Summary Report (September 2021) and the Council's own Heritage Impact Assessment prepared in 2020. Selected extracts from the latter are reproduced below. The boundary of the land parcel is indicated on the associated SHLAA map reproduced in Appendix C of Purcell's summary report.

### DESCRIPTION

<p>Council: WELF.04 is situated north of Millers close and east of the High Street; in both instances the site lies behind other dwellings. As an old nursery, there are currently a number of disused greenhouses on the site. On the North, East and West sides of the site large trees encase the greenhouses and restrict the view into the site.</p> <p>Purcell: There is a large set of aluminium-framed greenhouses on the site, about 30 years' old. They remain in use. To the west of the site, the rear garden of Cress Farmhouse is completely screened by a tall hedge of Cupressus Leylandii. To the north is an irregular hedge separating the site from an area of tall grass and scrub. To the east is a belt of thick vegetation which provides a screen to the adjacent plot of land which is currently an area of long grass and nettles. To the south are the rear gardens of C20th houses along Millers Close.</p> <p>Purcell: The First Edition OS map shows the past relationship of the site to the Manor House, then named as Welford Farm. The site appears to have been planted as an orchard.</p>
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First Edition OS 6" map (1884) with WELF.04 outlined in red

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: WELF.04

## RELEVANT PLANNING HISTORY

Note: Applications are only identified here where they appear to be of direct relevance.

<p>21/01195/OUT. Outline application for the construction of up to ten self-build/custom-build dwellings, alterations to access and laying out of public open space (approval sought for access and layout at outline stage). At the time of writing this was pending consideration. This application is accompanied by a Heritage Statement (2019) by the Heritage Collective.</p> <p>21/00500/FUL. Planning permission granted 28/05/2021 for construction of 2 no. detached dwellings with associated landscaping on land adjacent to Oakfield, Millers Close.</p>
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## HERITAGE ASSETS POTENTIALLY AFFECTED

NAME & TYPE OF ASSET	COMMENTS
<p>Site of Roman Settlement Settlement site W of Welford Weir. Scheduled Monument (NHLE no.1005719<sup>1</sup>)</p>	<p>Council: The site of a Roman farmstead. Enclosures and linear features are visible as cropmarks on aerial photographs and Roman pottery has been found at the site. It is situated 500m northwest of Welford on Avon. The site lies west of the River Avon with the existing settlement on the opposite side.</p> <p>Council: The SM lies approximately 750metres from the proposed site, between such lies residential development and the village Primary School. The distance and existing development means there is no inter-visibility between the proposed site and the SM, and therefore development on the site would not cause any harm to the Designated Heritage Asset.</p> <p>Purcell: Agreed.</p>
<p>Welford-on-Avon Conservation Area</p>	<p>The Council's HIA provides a detailed assessment of potential impact on the CA in terms of visibility. It concludes that, given the reduced and restricted visibility caused by trees around the site, the impact development would have on the adjacent Conservation Area would be less than substantial. Consideration should be given to the Conservation Area west of the site, due to the coterminous boundary, but the mature vegetation helps reduce any significant harm that may be caused to the heritage asset.</p> <p>Purcell: This assessment was confirmed by the site visit.</p>
<p>Manor House. Grade II Listed Building (NHLE no.1382809<sup>2</sup> and Manor House Bams, Welford-on- Avon. Grade II Listed Building (NHLE no. 1382810<sup>3</sup>)</p>	<p>Council: Both buildings lie on the eastern edge of the 'tail' of the conservation area. At the rear of the property facing west there is a large garden and a thick row of trees that limit visibility beyond the curtilage of the property.</p> <p>Council: The contributing elements to significance of the heritage assets include the built-form of the buildings (including architectural design features and materials); their interest as a connected group of buildings but also their immediate curtilage and the wider local landscape within which they are located.</p> <p>Purcell: The former agricultural setting of the Manor House has been significantly eroded since the First Edition Ordnance Survey. There is sufficient distance and intervening vegetation such that there would be negligible impact on the setting of the Manor House.</p>
<p>Cress Farmhouse, Millers Close, Welford-on-Avon.</p>	<p>Council: Cress Farmhouse is the nearest listed building to site WELF.04. There are other listed buildings within 100m but it is unlikely that these will be more severely impacted by any development than the one which lies closest. ... Cress</p>

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1005719>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382809>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382810>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: WELF.04

Grade II Listed Building (NHLE no. 1382863 <sup>4</sup> )	<p>Farmhouse and its garden is situated on the eastern edge of the conservation area and would share a small part of its border to the proposed site. At the eastern end of the properties garden there is a large garage surrounded by mature trees.</p> <p>Purcell: The rear garden of Cress Farmhouse is completely screened by a tall hedge of Cupressus Leylandii.</p>
Welford on Avon Medieval Settlement	<p>Council: The edge of this suspected first settlement sits to the west of the proposed site. Due to the fact that this suspected first settlement now lies underneath modern buildings and developments, it is unlikely that any harm would occur to it should development on the proposed site go ahead. However, a level of consideration should be given to any peripheral finds which may have been discarded outside of the 'main settlement.</p> <p>Purcell: Agreed.</p>

## MITIGATION STRATEGY

<p>Council: It may be possible to further enhance the green infrastructure west of the site to create a buffer between the Conservation Area and any new dwellings. This could be achieved through further planting of trees or by creating some green open space. Development should also be considerate in its style and design. Given the proximity of the Conservation Area and the number of listed buildings within that area, all development should be in keeping with the local vernacular.</p> <p>Council: A level of consideration should be given to the possibility of archaeological finds and suitable archaeological evaluation should be done as part of any planning applications on the site.</p> <p>Purcell: Agreed.</p>
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## OMISSIONS IN COUNCIL'S HIA OR DIFFERENT CONCLUSIONS REACHED ON LEVEL OF HARM

None noted.
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## REPRESENTATIONS RECEIVED

<p>Heritage Statement by Heritage Collective, October 2019. The conclusion states that <i>'The application site makes no particular contribution to the setting or significance of Welford on Avon Conservation Area or to the setting of grade II listed Cress Farmhouse. The application site has been previously developed, and it is dislocated from Welford on Avon Conservation Area by modern development in Miller's Close. It is not part of the undulating countryside that can in other places make an important contribution to the setting and significance of the conservation area and its historic buildings.'</i></p>
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<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1382863>

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: WELF.04

## SUMMARY OF IMPACTS ON INDIVIDUAL HERITAGE ASSETS

ASSET	COUNCIL'S ASSESSMENT	PURCELL'S ASSESSMENT
Site of Roman Settlement	No harm	No harm
Welford-on-Avon Conservation Area	Less than substantial harm	Low level of less than substantial harm.
Manor House and Manor House Bams	Less than substantial harm	No harm
Cress Farmhouse, Millers Close	Less than substantial harm	Low level of less than substantial harm.
Welford on Avon Medieval Settlement	Less than substantial harm	No harm

## CONCLUSION RE OVERALL LEVEL OF HARM TO HERITAGE ASSETS

Council's conclusion:	It is concluded that development would cause less than substantial harm to nearby listed buildings, the Conservation Area and suspected archaeological deposits associated with the Medieval settlement.
Purcell's conclusion:	Low level of less than substantial harm.

## FACTORS INFLUENCING THIS ASSESSMENT

- The site is well screened from the Conservation Area and from nearby listed buildings

## OTHER FACTORS NOT RELATED TO HERITAGE

None noted.

DATE OF SITE VISIT: 23<sup>rd</sup> June 2021

DATE OF ASSESSMENT REPORT: 24<sup>th</sup> June 2021

ASSESSOR: Will Holborow

REPORT CHECKED AND AUTHORISED FOR ISSUE: Will Holborow (Purcell) 21/8/2021

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: WELF.04



View looking west, with the rear of Millers Close to the left



View looking east

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: WELF.04



Entrance to the site from Millers Close



Houses in Millers Close

# HERITAGE ASSESSMENT TEMPLATES

Assessment of potential impacts on heritage assets by Purcell Architecture Limited (September 2021). Site: WELF.04



Rear of Cress Farmhouse seen from Millers Close



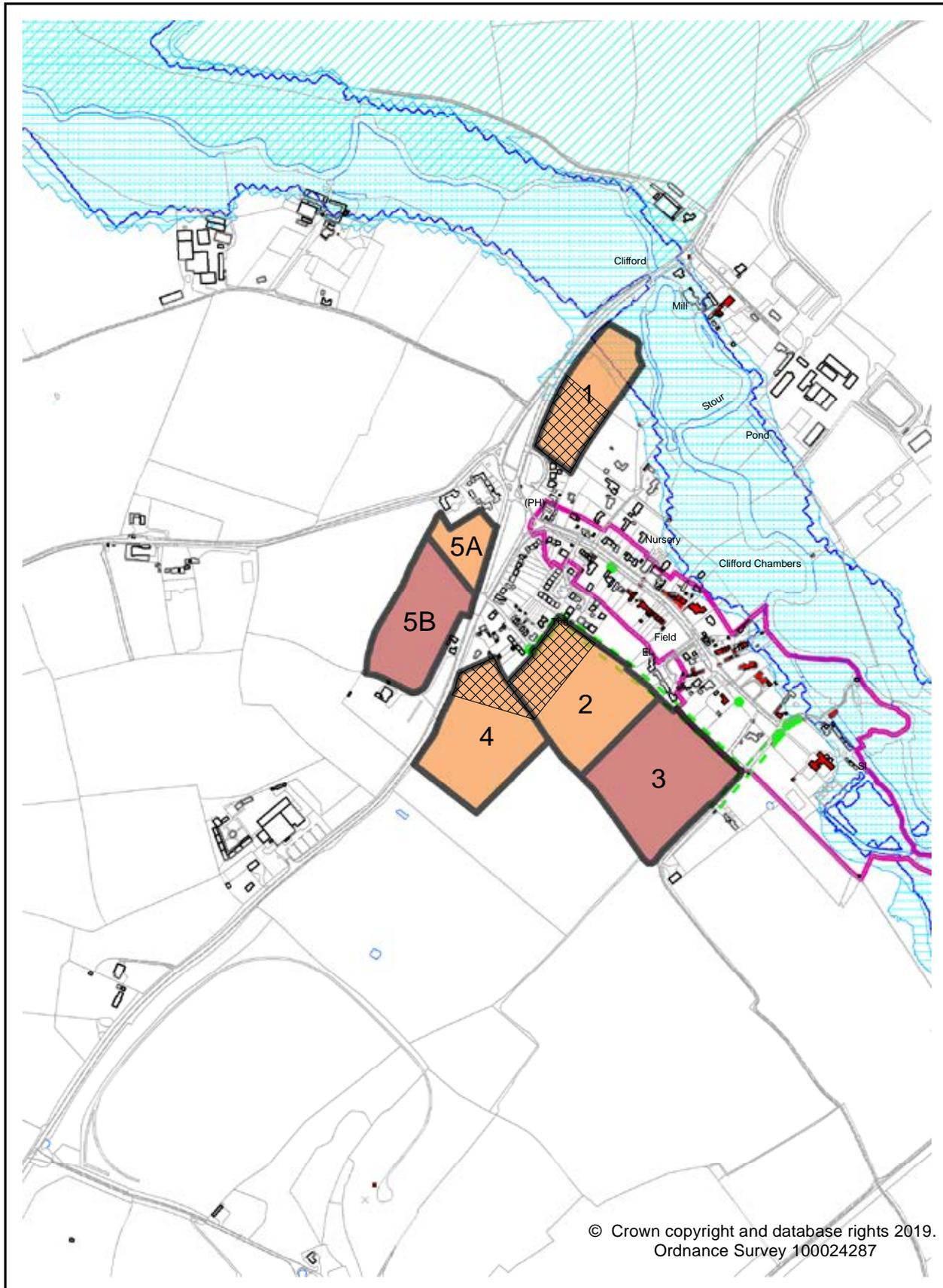
Manor House, Duck Lane

-



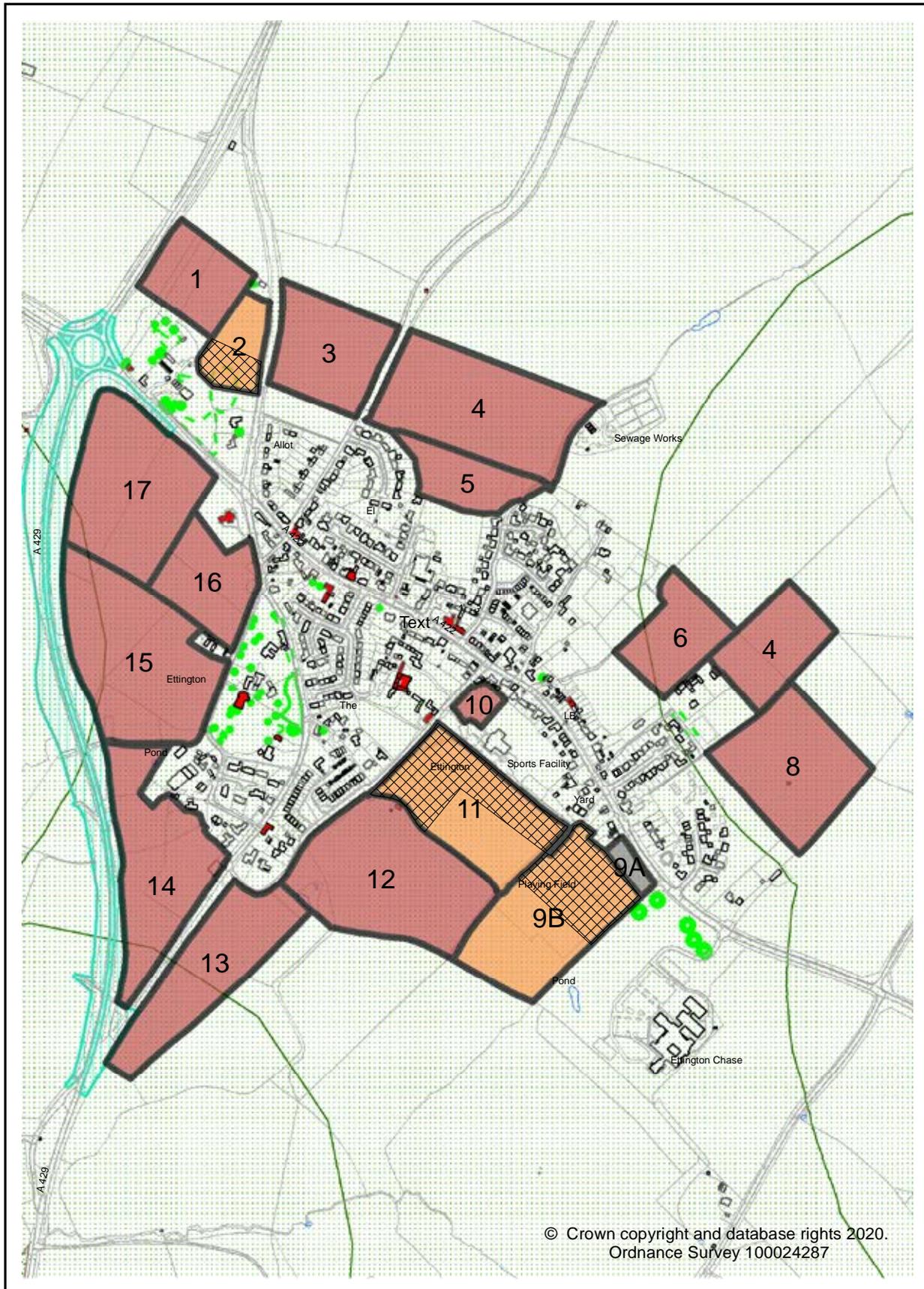
# APPENDIX C

## SHLAA MAPS (STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT)



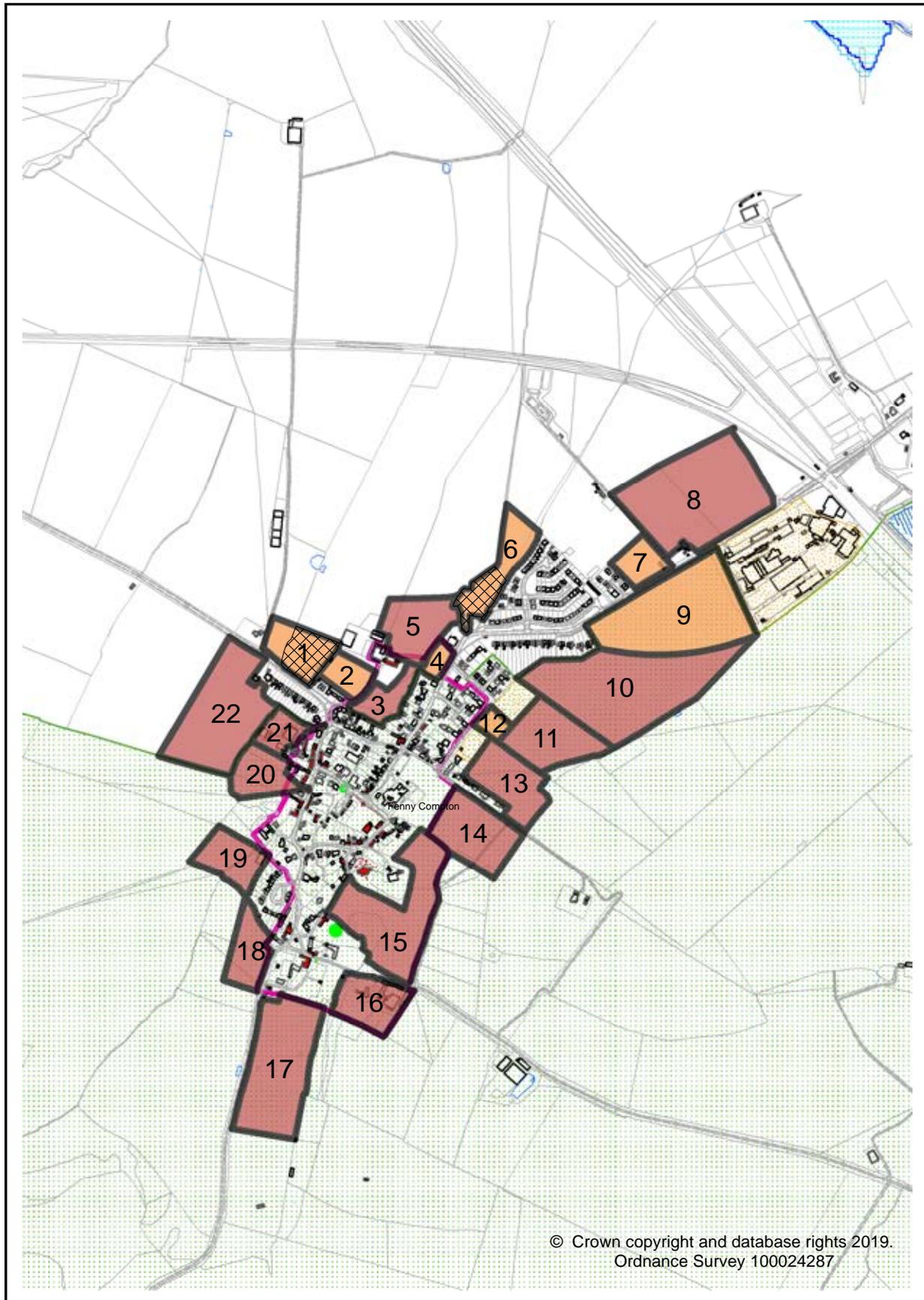
Land Parcels - Clifford Chambers



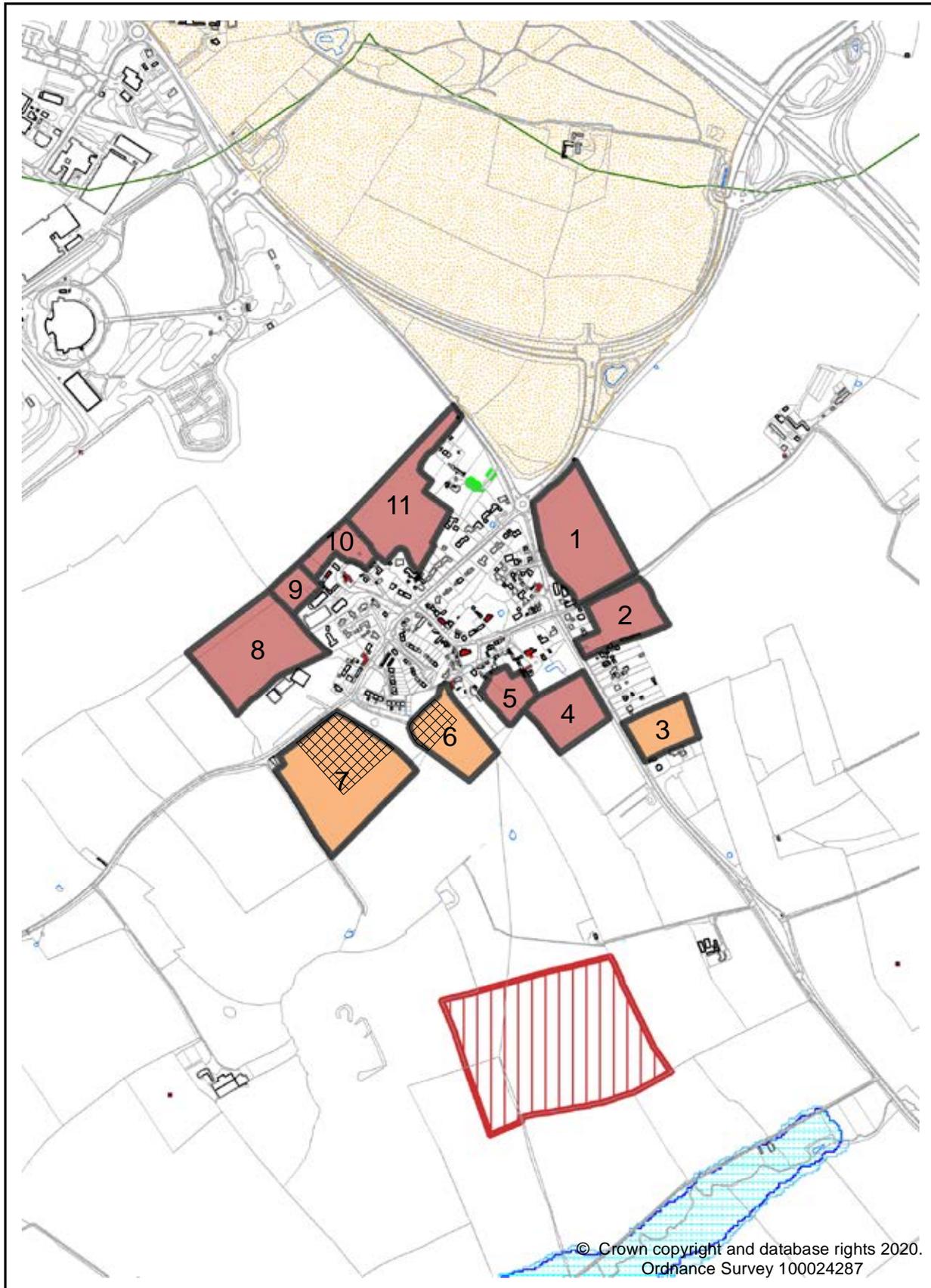


Land Parcels - Ettington





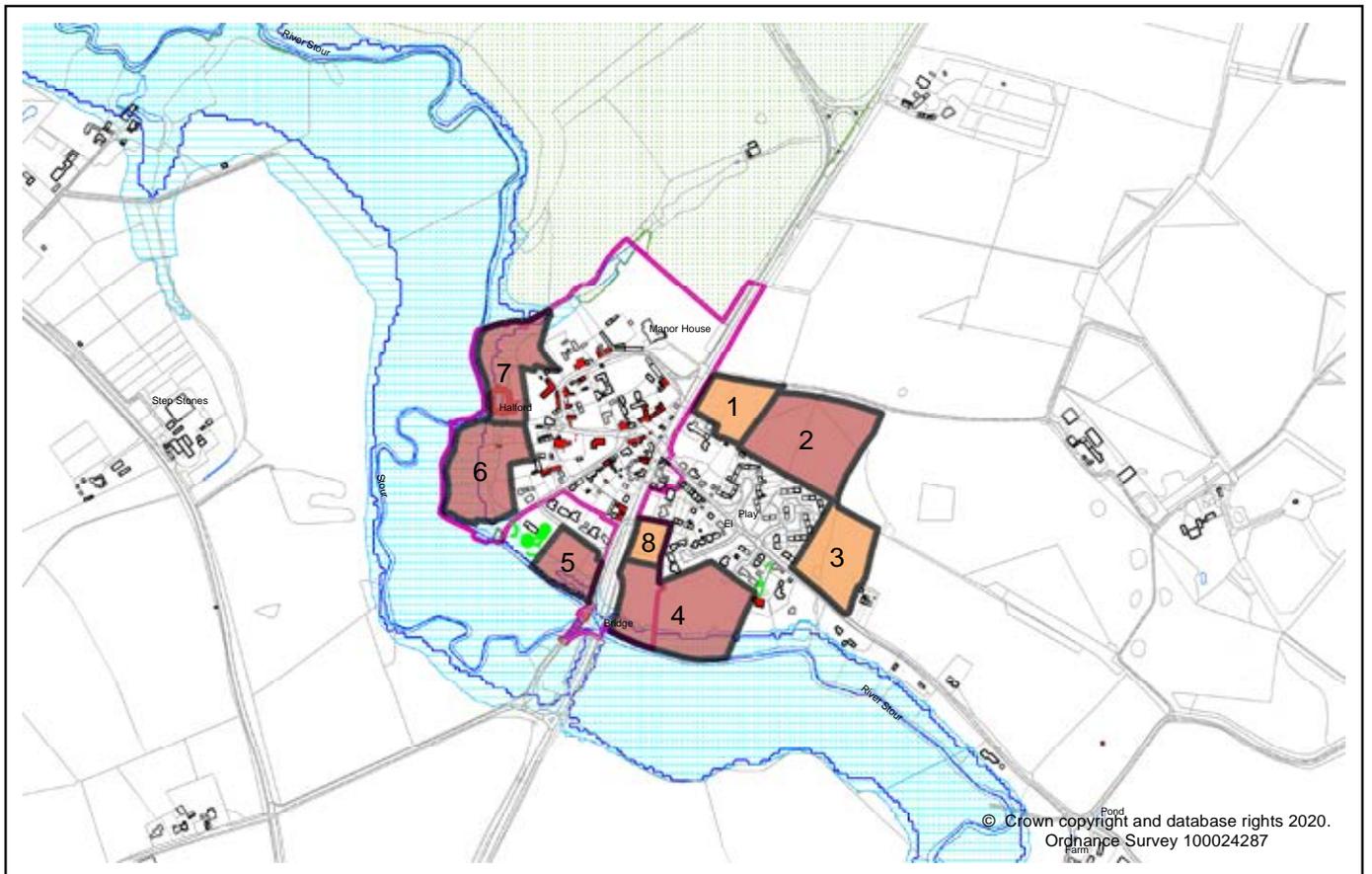
Fenny Compton Land Parcels



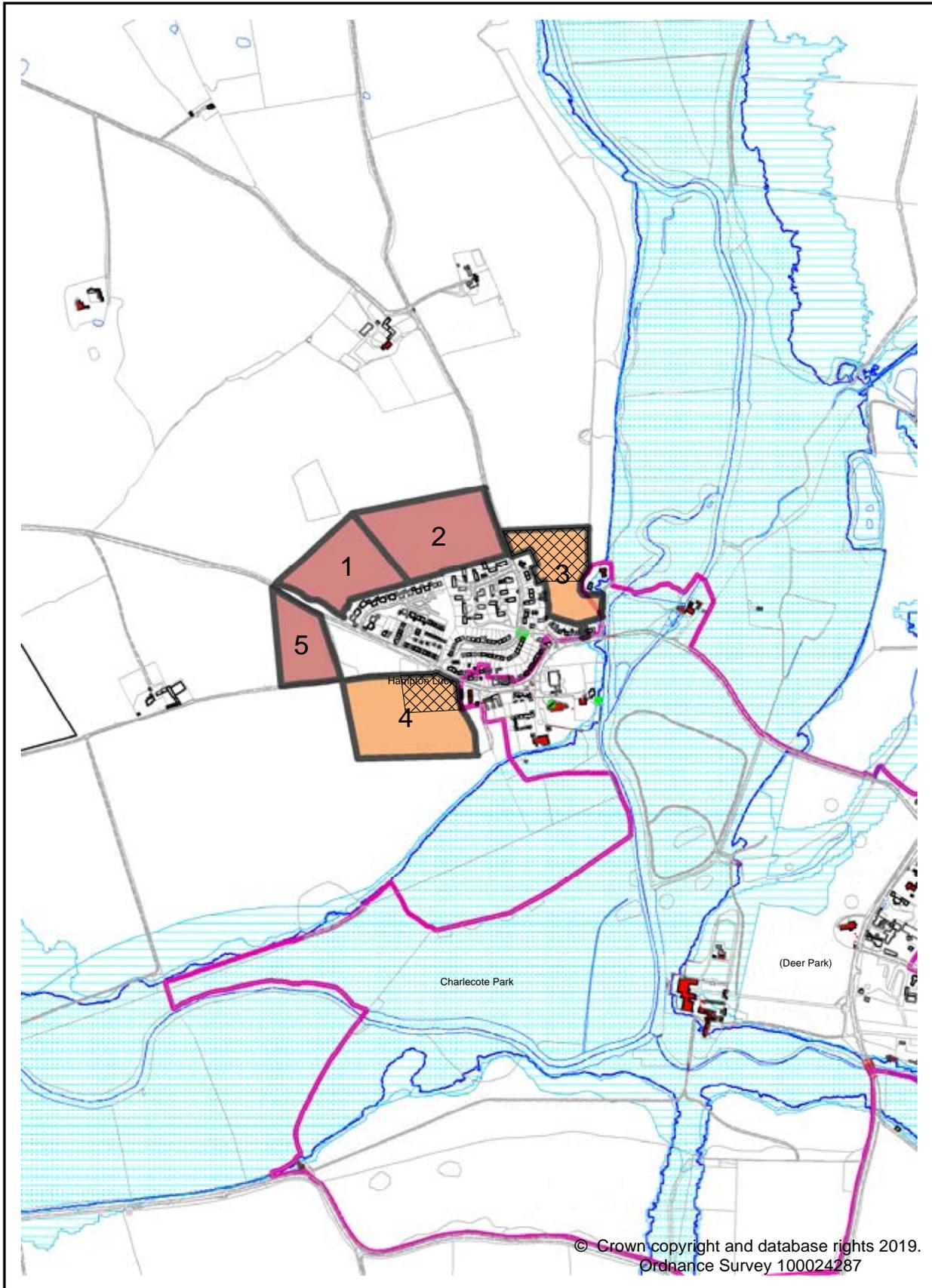
Reserve Housing Sites - Gaydon



# SHLAA MAPS (STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT)

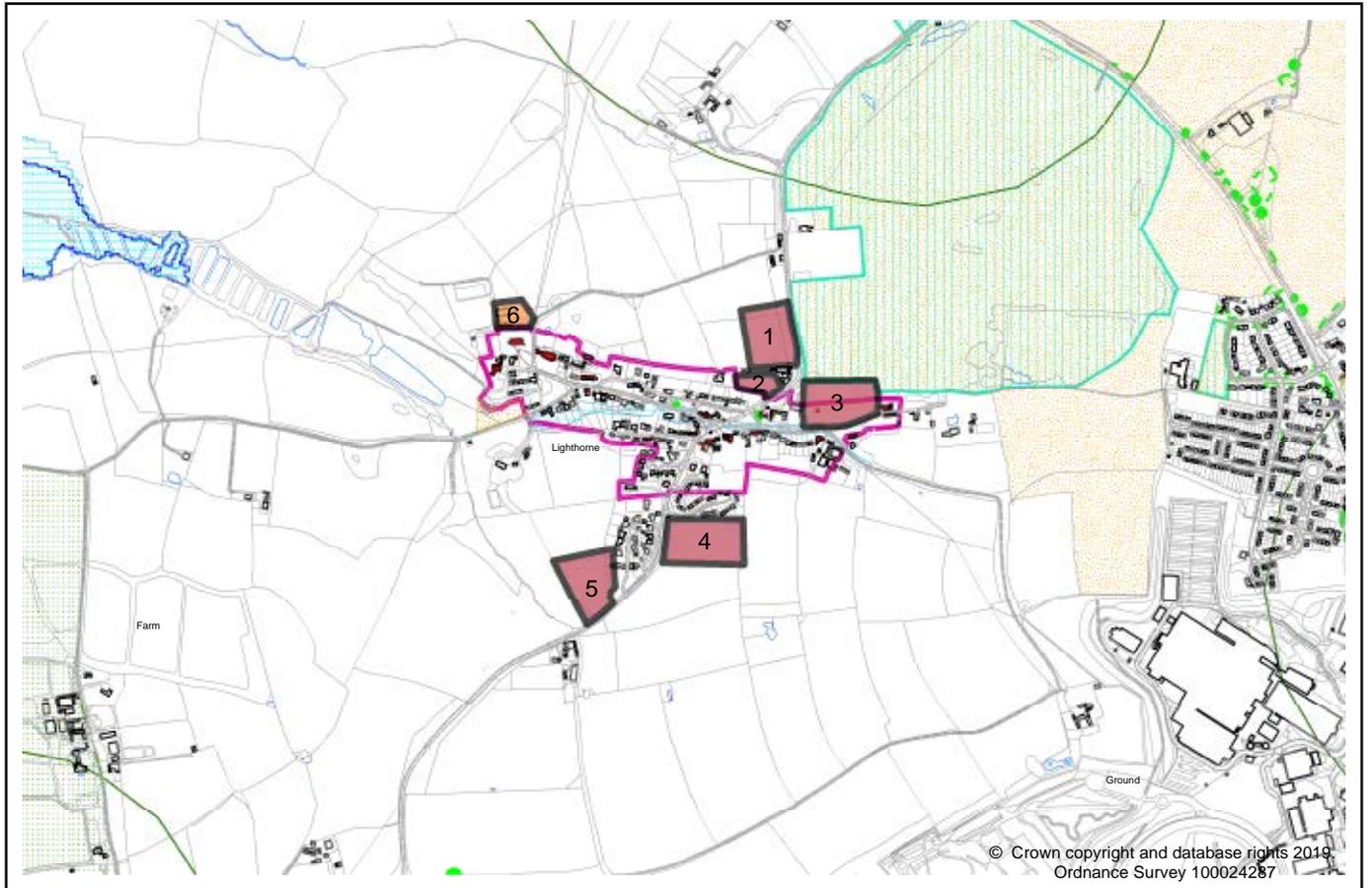


Land Parcels - Halford



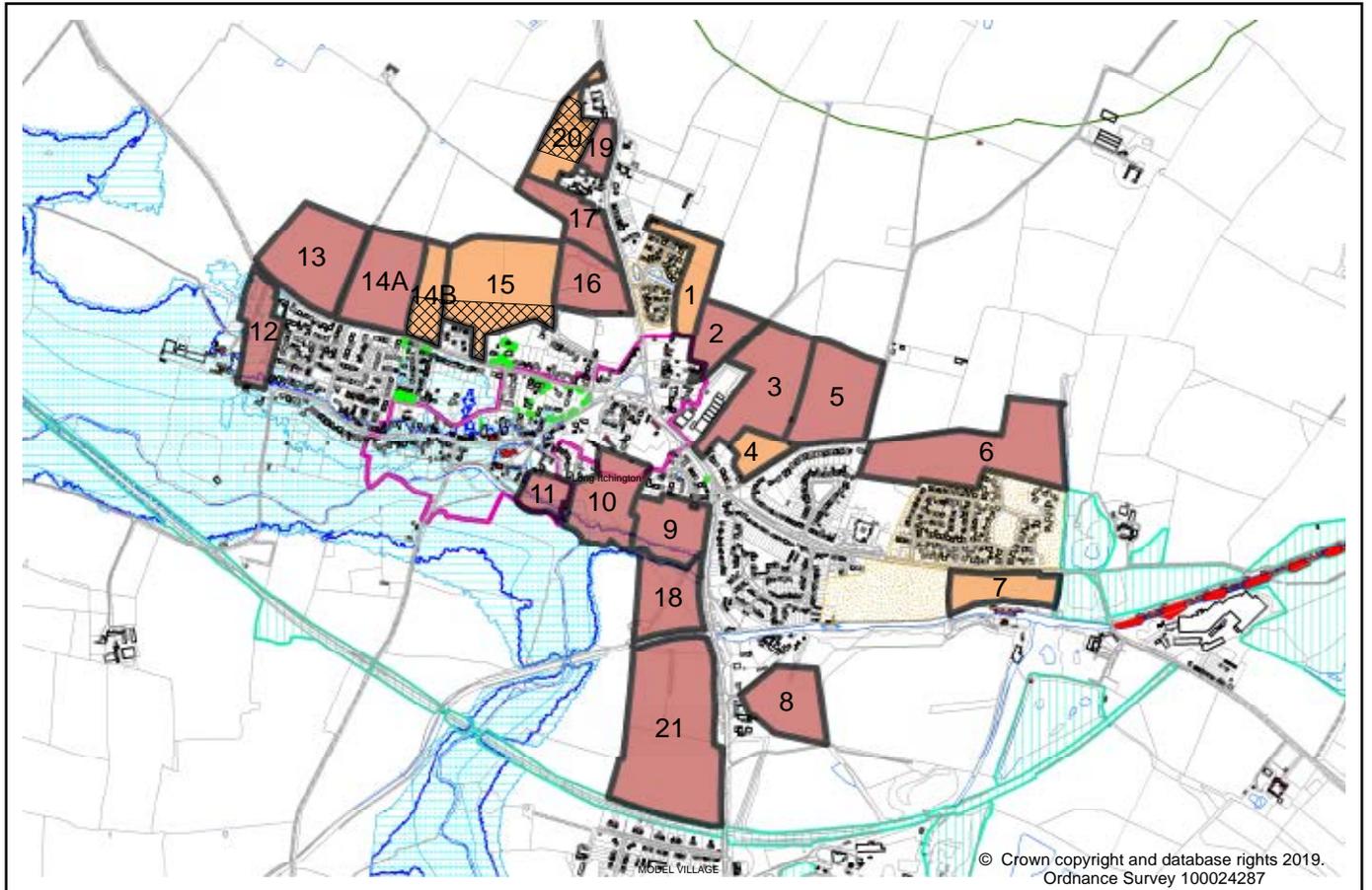
Hampton Lucy Land Parcels

# SHLAA MAPS (STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT)

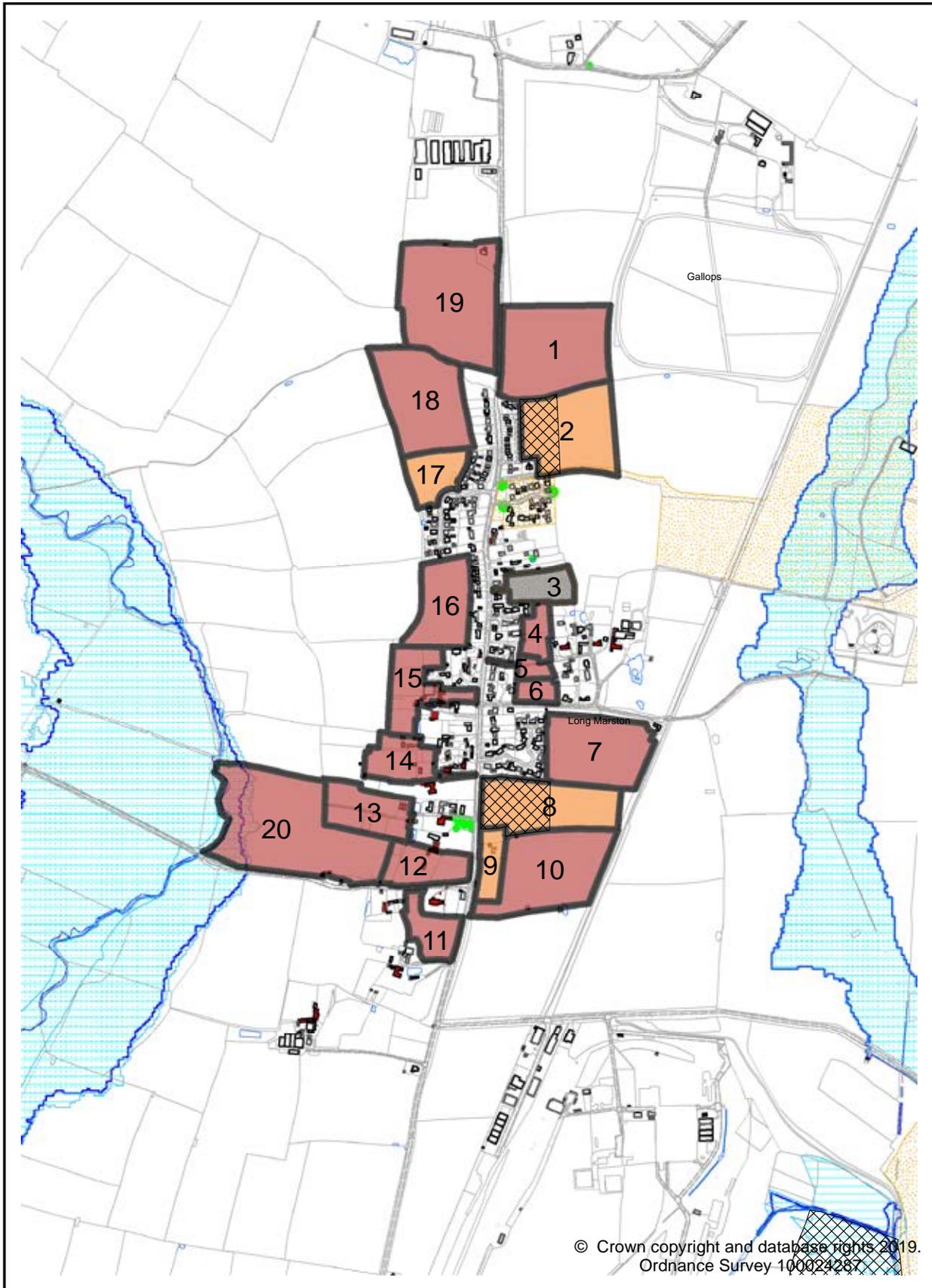


Lighthome Land Parcels

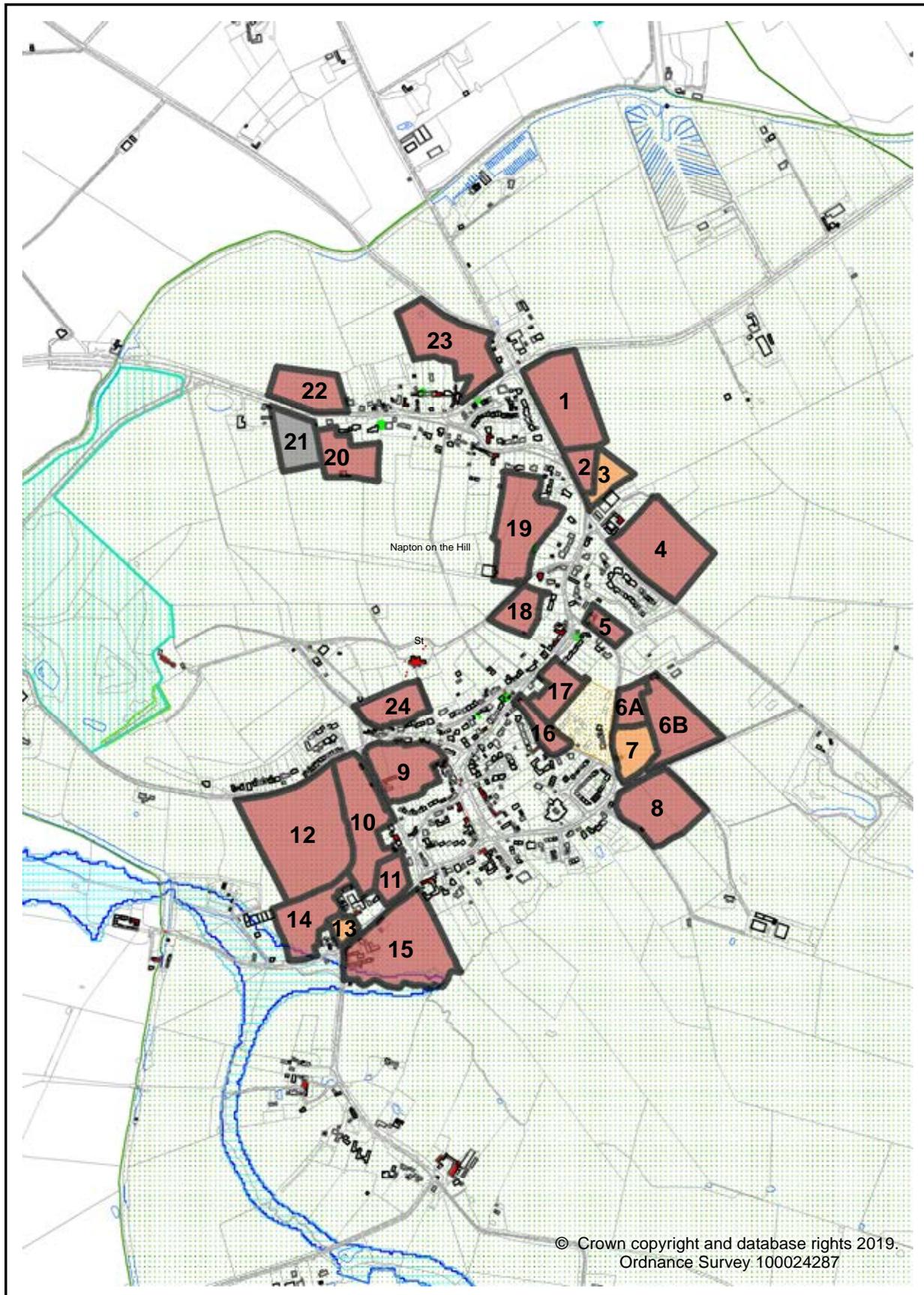
# SHLAA MAPS (STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT)



Long Itchington Land Parcels

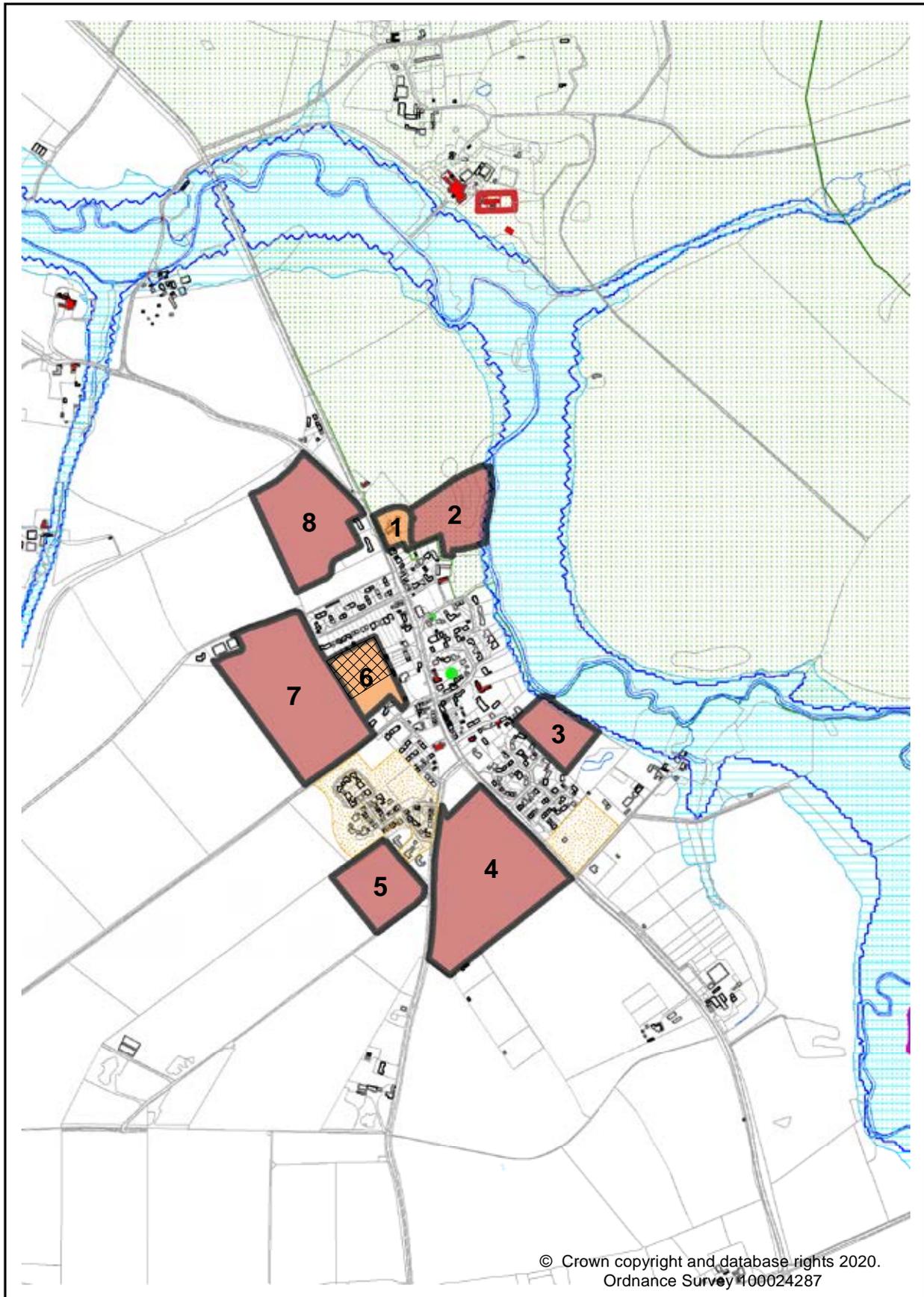


Long Marston Land Parcels



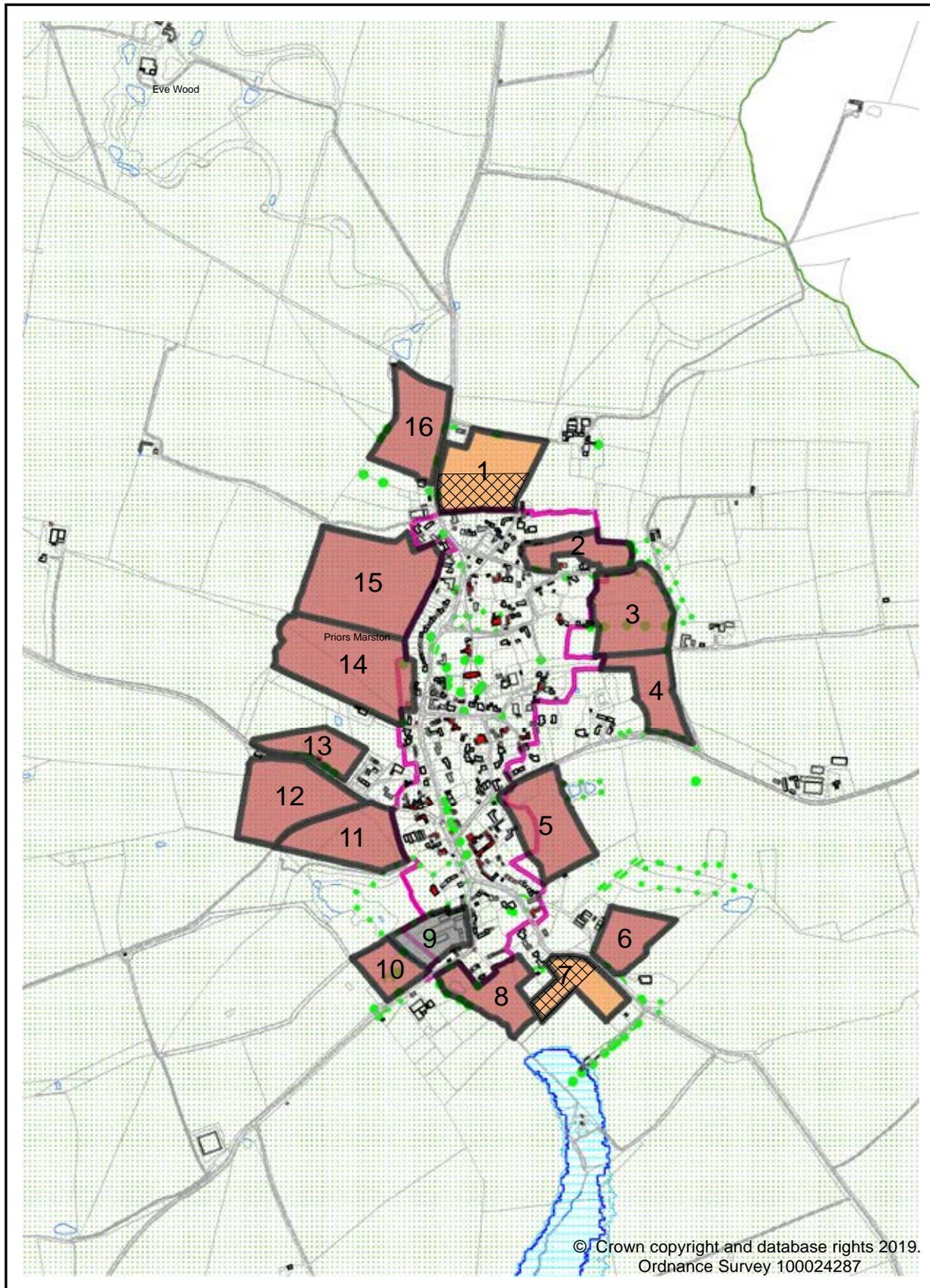
Napton-on-the-Hill Land Parcels





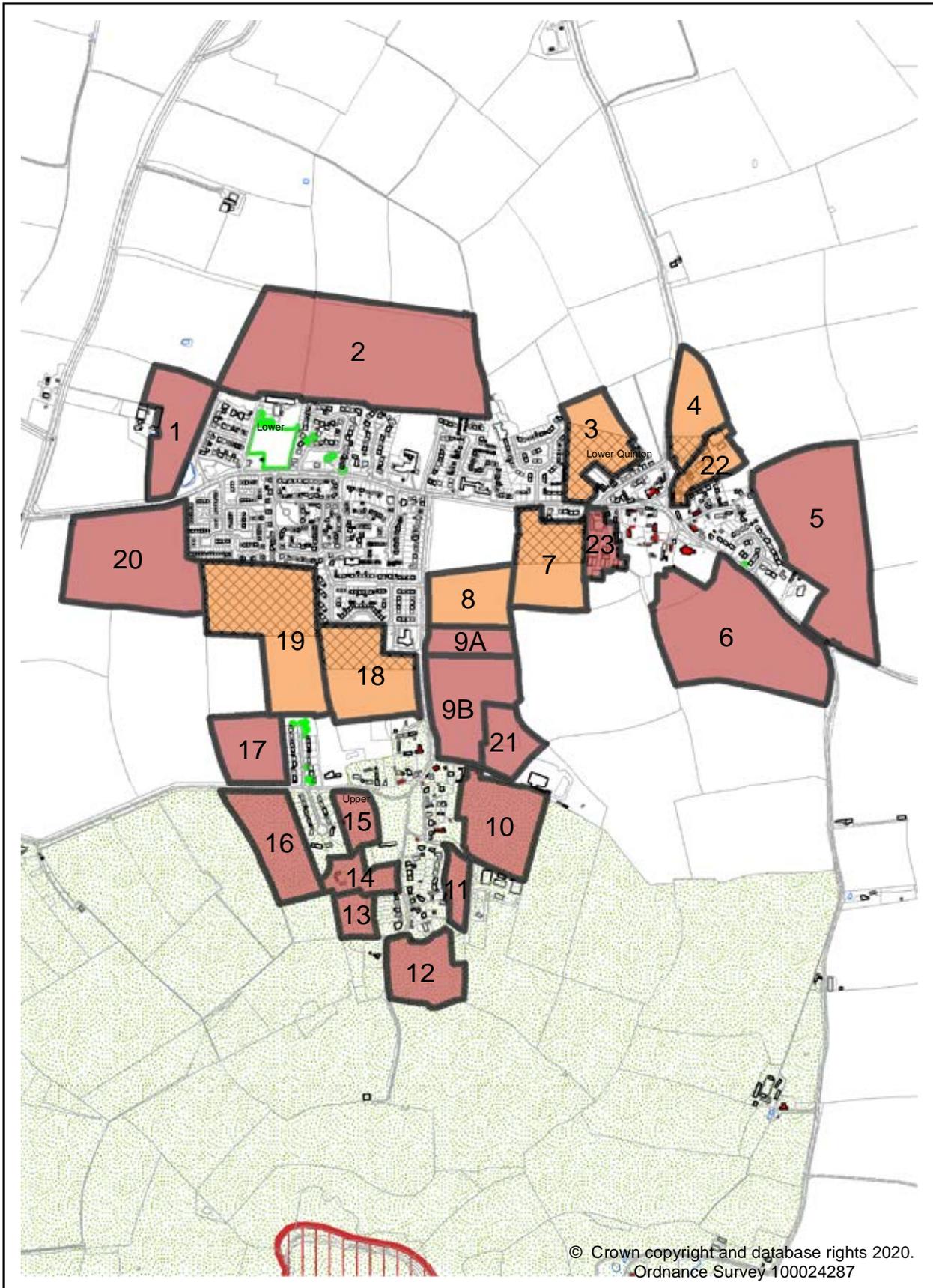
Newbold-on-Stour Land Parcels





Priors Marston Land Parcels

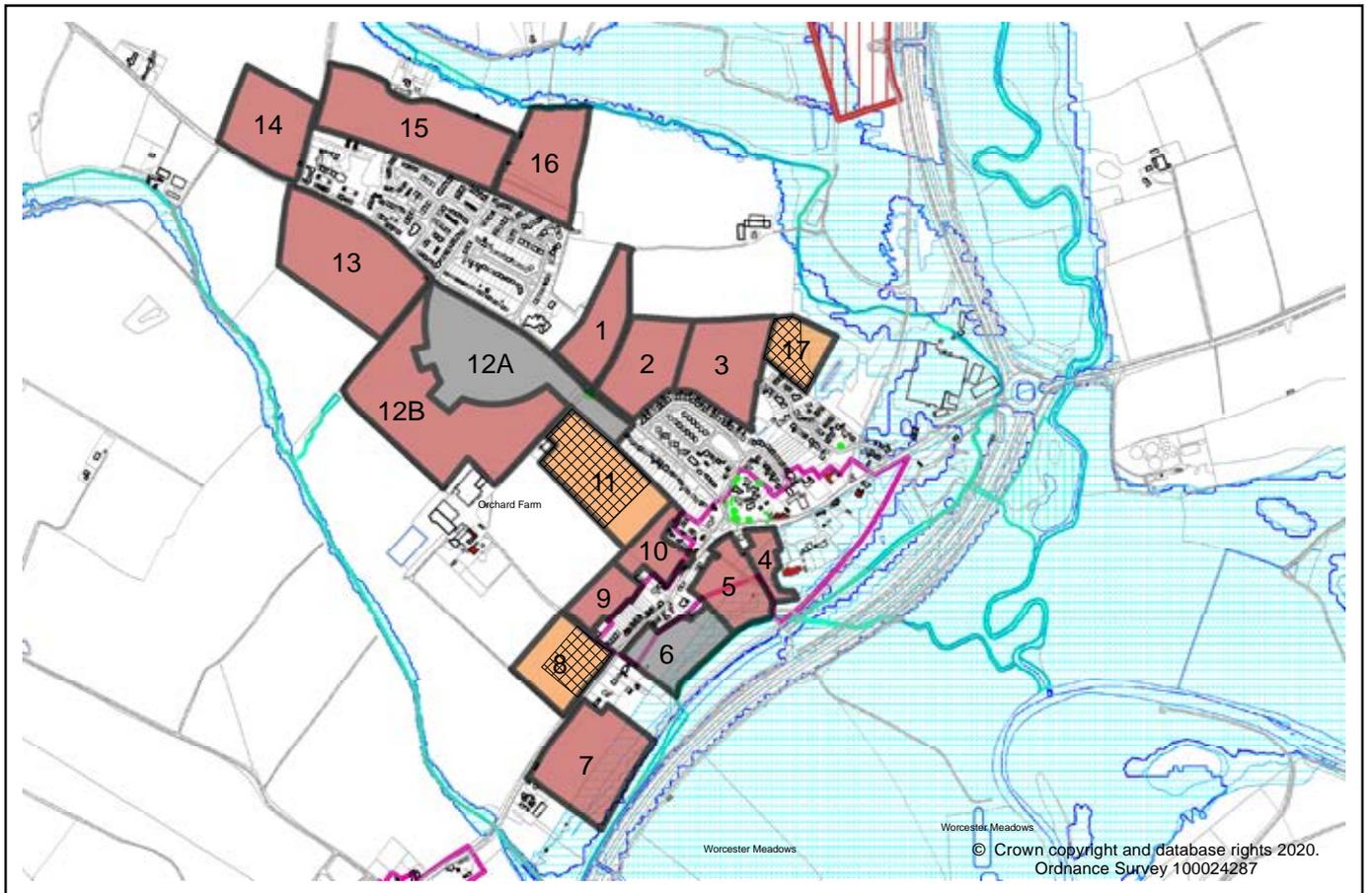




Land Parcels - Quinton

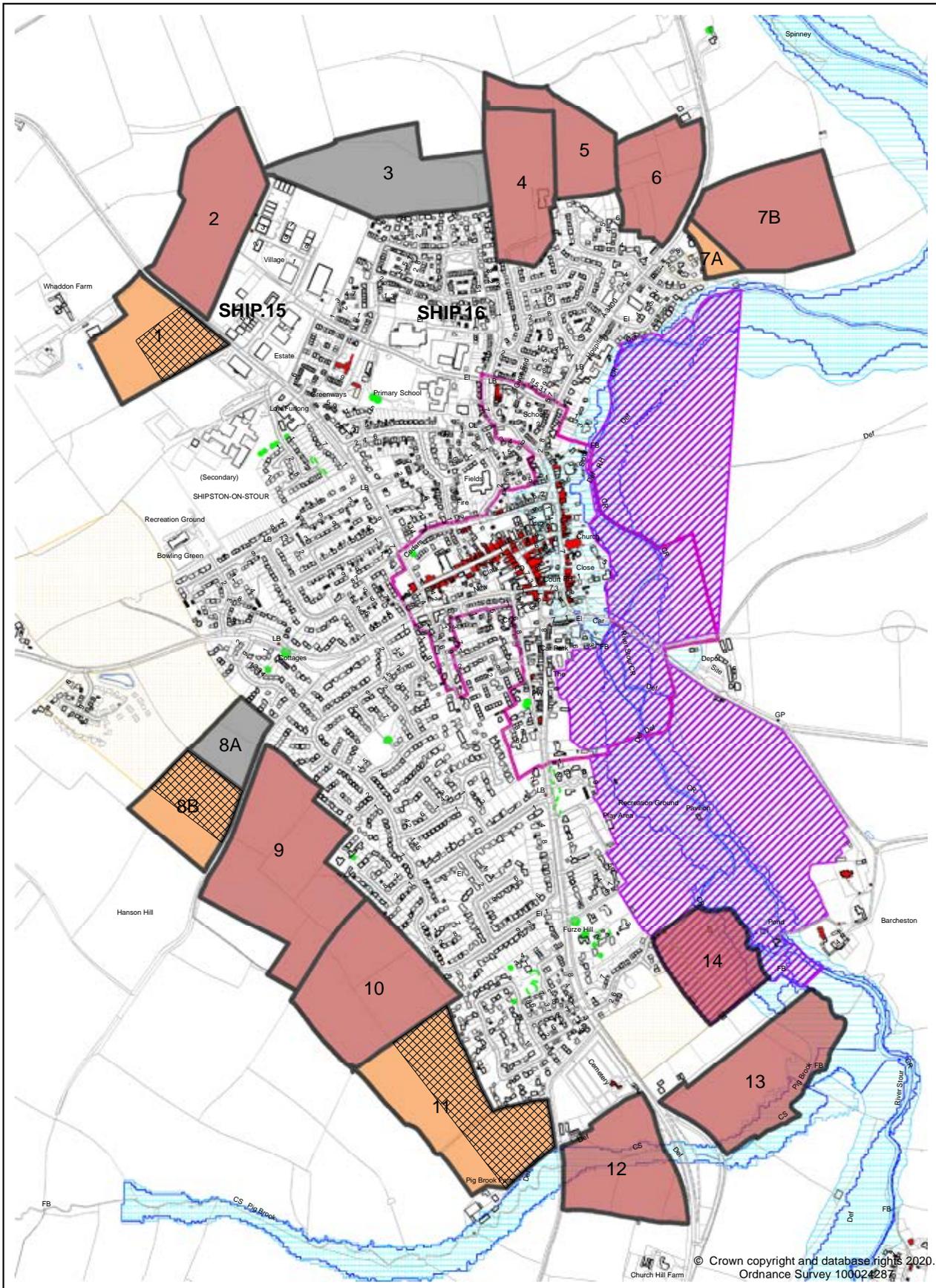


# SHLAA MAPS (STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT)



Salford Priors Land Parcels

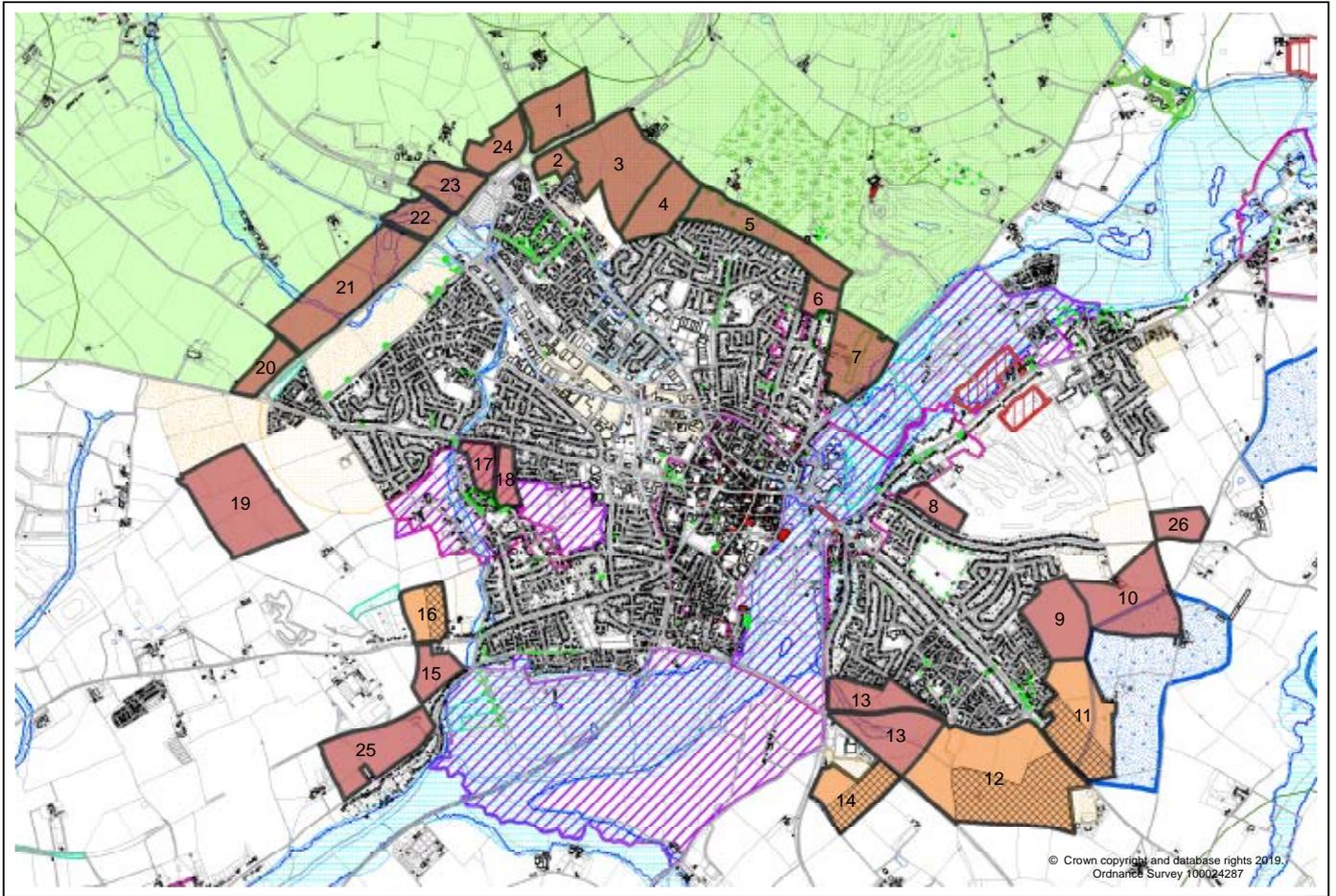




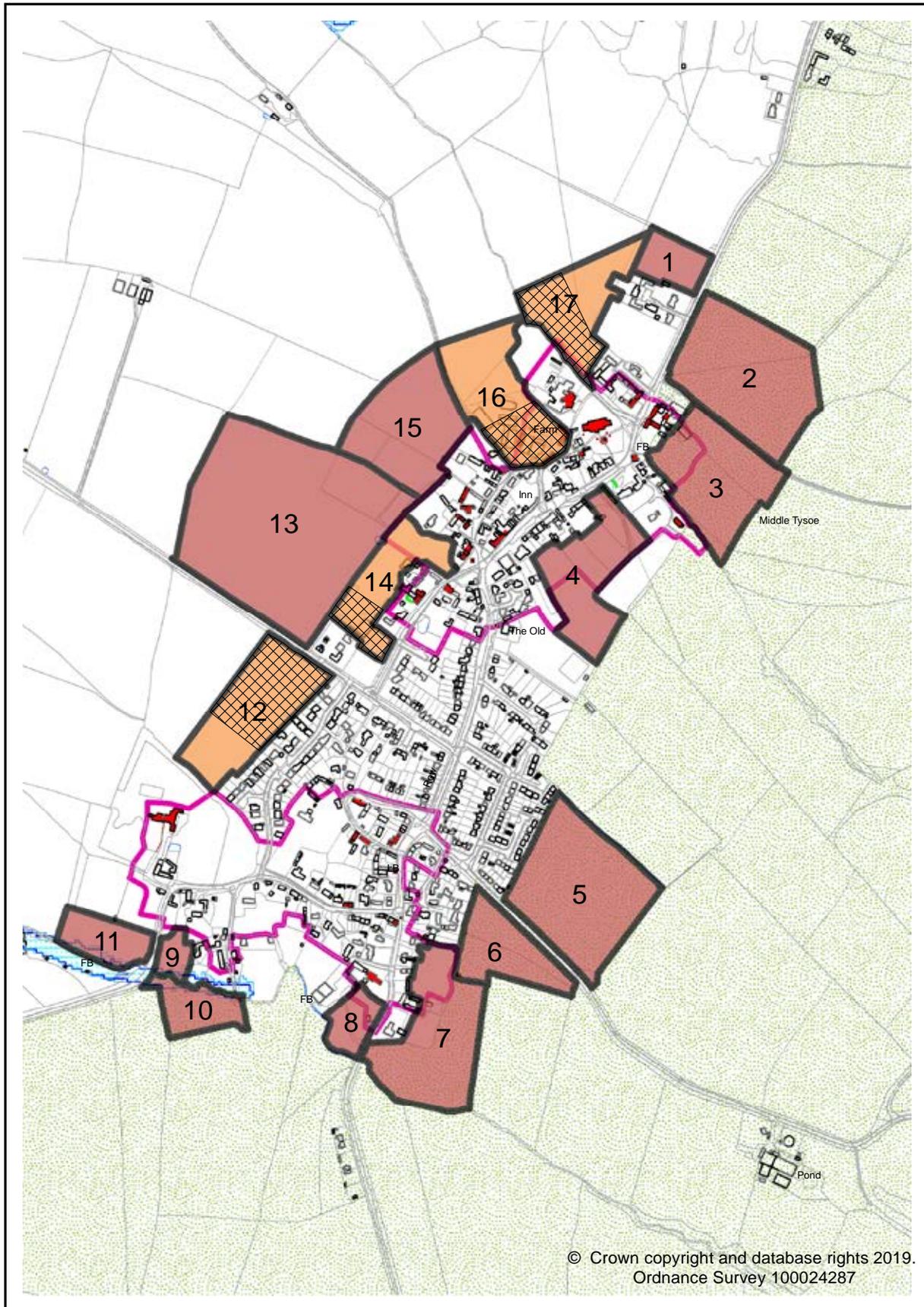
Land Parcels - Shipston-on-Stour



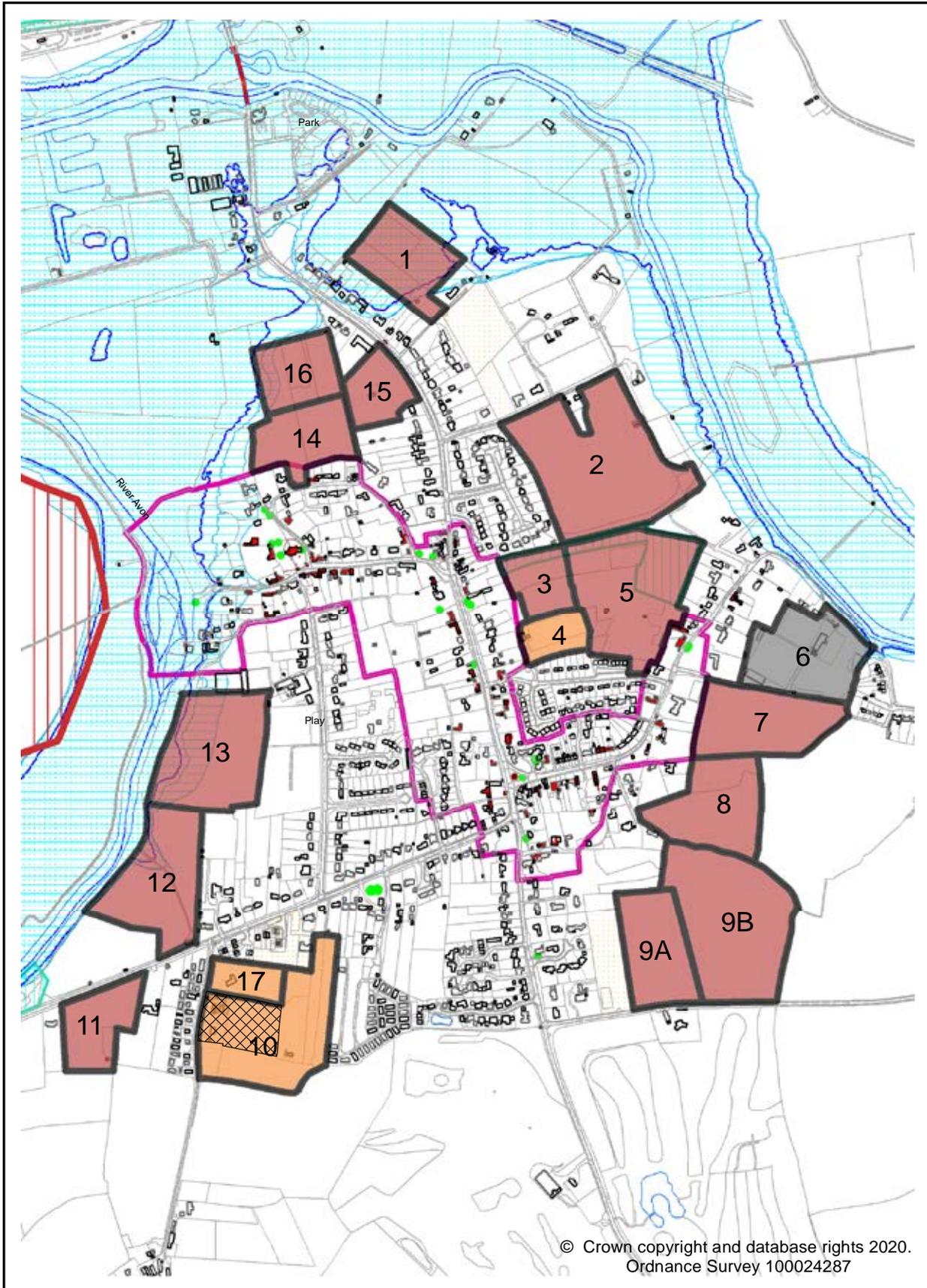
# SHLAA MAPS (STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT)



Stratford-upon-Avon Land Parcels



Reserve Housing Sites - Tysoe



Welford-on-Avon Land Parcels

