

Table 1

Asset Details	Type	Reference	Setting	Contribution to Significance	Harm	How would this be avoided
Warish Hall and Moat Bridge	Listed Building	1007834	Immediate domestic setting adjacent to outbuildings forming an agricultural complex on a moated site surrounded by open fields and arable land resulting in an isolated rural setting within open countryside.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.	Introduction of substantial built development would compromise the wider rural, open countryside setting.	Identify alternative sites. Retain a sizeable area of land so that the heritage asset retains its open countryside setting. Extend this area of open land along the eastern boundary of Smiths Green to preserve the sense of openness and rural character, when travelling north from the village towards the surrounding countryside, and towards the heritage asset.
Hollow Elm Cottage	Listed Building	1112220	Immediate domestic setting and wider rural setting as part of a sporadic development pattern with open countryside to the north and west.	The immediate setting and wider historic setting informs the character and historic context of the heritage asset, and contribute positively to its overall significance.	Introduction of substantial built development to the north would detract from the wider setting of the heritage asset, and subsequently its significance by replacing historic open countryside setting with that of an urban settlement.	Identify alternative sites for development. Retain a buffer of open land to the north of Gore Lodge and Beech Cottage and along the western edge of Smiths Green as part of any forthcoming scheme. Extend this area of open land, or mature vegetation along the western boundary of Smiths Green to preserve the sense of openness and rural character when travelling north from the village towards open countryside.
Goar Lodge	Ditto	1168972	Ditto	Ditto	Ditto	Ditto
Beech Cottage	Ditto	1112212	Ditto	Ditto	Ditto	Ditto
The Cottage	Ditto	1306743	Immediate domestic setting within a modest historic settlement pattern with wider rural agricultural setting to the north and south and modern development to the east and west	Ditto	Ditto	Ditto
Moat Cottage	Ditto	1306743	Ditto	Ditto	Ditto	Ditto
The Croft	Ditto	1168964	Ditto	Ditto	Ditto	Ditto
White House	Ditto	1322592	Ditto	Ditto	Ditto	Ditto

Further heritage assets that are not listed exist along Smiths Green that will be directly negatively impacted by this development, including, but not limited to The Limes, Limes Cottages, and Warish Hall Lane.