

12. Built Heritage

Purpose of the Assessment

- 12.1 This Chapter of the PEIR assesses the effects of the Proposed Development on the heritage significance of the built heritage assets within the proposed Order Limits and the surrounding area. The Proposed Development can be described in two parts relevant to the assessment of Built Heritage and two separate Study Areas have been defined:
- The 'Main SRFI Site' on which the SRFI will be delivered (including A43 access and all rail infrastructure); and
 - Junction 15a of the M1, and
 - 'Other minor highway works'.
- 12.2 The effect of the above aspects of the Proposed Development on Built Heritage will be separately assessed. This will then be followed by an assessment of the Proposed Development as a whole on the identified built heritage assets and cumulatively assessed.
- 12.3 For the purposes of this chapter the term 'Built Heritage' refers to all above ground heritage assets. Any impacts on below ground heritage assets are assessed in **Chapter 11 – Archaeology**.
- 12.4 The Proposed Development is described in **Chapter 5**. There are, however, three aspects of the 'other minor highway works' described in Chapter 5 that have not been included in this assessment, due to their late identification as appropriate mitigation for the Proposed Development. These are:
- PL29 – A43/St John's Road (signage and road surfacing scheme on the A43),
 - PL 31 – A43 Northampton Road (signage scheme); and,
 - Pedestrian/Cycle Way along Northampton Road and between Barn Lane to the junction of Collingtree Road (widening of existing footpaths, provision of new footpath and dropped kerbs, and realignment of the carriageway).
- 12.5 The first two elements listed above require no physical works to alter the footprint of the road. The pedestrian/cycle way is located within Highways land and will involve minimal disturbance of existing verges. Assessment of all three aspects will be included in the assessment undertaken for the final DCO submission.
- 12.6 This chapter identifies the legislative and policy context for the assessment; summarises the extent of the Study Area; summarises relevant consultation; describes the baseline surveys and data and baseline conditions; describes the methods used to assess the effects of the Proposed Development; identifies relevant embedded mitigation; provides an assessment of likely significant effects during construction, operation and decommissioning, and provides a cumulative assessment (inter and intra project). The mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been adopted is also considered. Monitoring is identified where

necessary, and a summary of the assumptions and limitations of the assessment is also provided.

12.7 The aim of the assessment is to:

- Identify all known heritage assets that may be affected by the Proposed Development and evaluate their significance (value/importance);
- Outline any likely environmental effects of the development and the heritage asset likely to be affected, assessing the magnitude of effects;
- Assess the effects of the development upon those heritage assets, categorising the scale of effect against significance (value/importance); and
- Identify where relevant any mitigation measures and assess the likely residual effect after such mitigation on the identified heritage assets.
- Carry out an overall assessment of the cumulative impact of the Proposed Development in association with other schemes, on the overall heritage significance of the heritage assets.

12.8 With regards to the heritage significance (value/importance) of the heritage assets and the potential effects, there is a close relationship between this Chapter (Built Heritage), **Chapter 11 – Archaeology** and **Chapter 17 – Landscape and Visual**, albeit recognising the complementary but different disciplines. Where relevant, the assessments of these three chapters have been taken into consideration.

12.9 **Chapter 20 – Socio-Economics** has been prepared for the Proposed Development, setting out the socio-economic assessment (including public benefits) derived from the scheme. This should be read in conjunction with the findings of this Chapter. Wider benefits are identified in the Planning Statement.

12.10 Environmental effects are assessed in terms of the Proposed Development's effect on the particular significance (value/importance) of the heritage assets within the heritage Study Area, including any contribution made by setting to significance. This assessment is also undertaken in light of the Infrastructure Planning (Decisions) Regulations 2010 (Ref 12.1), the Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref 12.2), the National Policy Statement for National Networks (NN NPS) 2014 (Ref 12.3), the National Planning Policy Framework (NPPF) 2012 (Ref 12.4) and supporting National Planning Policy Guidance (NPPG) 2014 (Ref 12.5), the Development Plan for South Northamptonshire and Northampton City Council, and other relevant national and local guidance / advice.

12.11 This Chapter is supported by a **Heritage Assessment (Appendix 12.1)**, which provides an informed basis for the assessment of built heritage effects within this Chapter. The Heritage Assessment proportionately assesses the significance of the heritage assets within the relevant study area, including the contribution made by setting and the proposed Order Limits to that significance. In accordance with paragraph 5.127 of the NN NPS (Ref 12.3) and 128 of the NPPF (Ref 12.4), this proportionate assessment is sufficient to understand the potential impact of the scheme on the significance of the heritage assets. This has been undertaken in accordance with current best practice guidance contained in Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (2017) (Ref 12.7) and Good

Practice Advice Note 2 on Managing Significance in Decision Taking in the Historic Environment, Historic England (2015) (Ref 12.6).

Legislation, Policy and Best Practice

12.12 The below **Table 12.1** sets out the legislation, national and local policy and guidance relevant to the assessment of the built heritage effects of the Proposed Development.

Table 12.1: Relevant legislation, policy and guidance

Legislation / policy / guidance	Key provisions	Relevant section of chapter where key provisions are addressed
Infrastructure Planning (Decisions) Regulations 2010	<p>Regulation 3 states that:—(1) When deciding an application which affects a listed building or its setting, the decision maker (a) must have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.</p> <p>(2) When deciding an application relating to a conservation area, the decision-maker must have regard to the desirability of preserving or enhancing the character or appearance of that area.</p> <p>(3) When deciding an application for development consent which affects or is likely to affect a scheduled monument or its setting, the decision-maker must have regard to the desirability of preserving the scheduled monument or its setting.</p>	This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1 , Section 5)
Planning (Listed Buildings and Conservation Areas) Act 1990	<p>Sections 66 and 72 of the Act apply.</p> <p>Section 66 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the Secretary of State shall 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.”</p>	This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1 , Section 5)
	<p>Section 72 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.</p>	
National Networks	Paragraphs 5.120-142 apply.	This is addressed within

National Policy Statement (NN NPS) 2014	<p>Paragraph 5.125 requires that the Secretary of State should consider the impacts on other non-designated heritage assets (as identified either through the development plan process by local authorities, including 'local listing', or through the nationally significant infrastructure project examination and decision making process) on the basis of clear evidence that the assets have a significance that merit consideration in that process, even though those assets are of lesser value than designated heritage assets.</p>	<p>the Heritage Assessment – Heritage Assets and Assessments of Significance (Appendix 12.1, Sections 2 and 4)</p>
	<p>Paragraph 5.127 requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance (Appendix 12.1, Section 4)</p>
	<p>Paragraph 5.128 states that in determining applications, the Secretary of State should seek to identify and assess the particular significance of any heritage asset that may be affected by the proposed development (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise from:</p> <ul style="list-style-type: none"> • relevant information provided with the application and, where applicable, relevant information submitted during examination of the application; • any designation records; • the relevant Historic Environment Record(s), and similar sources of information; • representations made by interested parties during the examination; and • expert advice, where appropriate, and when the need to understand the significance of the heritage asset demands it. 	<p>This is addressed within the Heritage Assessment – Assessments of Significance (Appendix 12.1, Section 4) and Chapter 12 – Consultation and Scoping</p>
	<p>Paragraph 5.129 requires that in considering the impact of a proposed development on</p>	<p>This is addressed within the Heritage Assessment</p>

<p>any heritage assets, the Secretary of State should take into account the particular nature of the significance of the heritage asset and the value that they hold for this and future generations. This understanding should be used to avoid or minimise conflict between their conservation and any aspect of the proposal.</p>	<p>– Assessments of Significance (Appendix 12.1, Section 4)</p>
<p>Paragraph 5.130 states that The Secretary of State should take into account the desirability of sustaining and, where appropriate, enhancing the significance of heritage assets, the contribution of their settings and the positive contribution that their conservation can make to sustainable communities – including their economic vitality. The Secretary of State should also take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials, use and landscaping (for example, screen planting).</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
<p>Paragraph 5.131 states that when considering the impact of a proposed development on the significance of a designated heritage asset, the Secretary of State should give great weight to the asset’s conservation. The more important the asset, the greater the weight should be. It also notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Given that heritage assets are irreplaceable, harm or loss affecting any designated heritage asset should require clear and convincing justification.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
<p>Paragraph 5.132 requires that any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset, the greater the justification that will be needed for any loss.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>

	<p>Paragraph 5.134 requires that where the proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
	<p>Paragraph 5.135 states that not all elements of a conservation area will necessarily contribute to its significance. The Secretary of State should treat the loss of a building (or other element) that makes a positive contribution to the site’s significance either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the elements affected and their contribution to the significance of the Conservation Area as a whole.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
	<p>Paragraph 5.137 states that applicants should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
<p>National Planning Policy Framework (NPPF) 2012</p>	<p>Paragraphs 126-141 apply and follow those set out within the NN NPS (2014). Paragraph 128 requires an applicant to provide a description of the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance (Appendix 12.1, Section 4)</p>
	<p>Paragraph 129 requires that in considering the impact of a proposed development on any heritage assets, the Local Planning Authority should take into account the</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance (Appendix</p>

<p>particular nature of the significance of the heritage asset and the value that they hold for this and future generations. This understanding should be used to avoid or minimise conflict between their conservation and any aspect of the proposal.</p>	<p>12.1, Section 4)</p>
<p>Paragraph 131 states that when considering the impact of a proposed development on the significance of a designated heritage asset, the Local Planning Authority should give great weight to the asset’s conservation. The more important the asset, the greater the weight should be. It also notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Given that heritage assets are irreplaceable, harm or loss affecting any designated heritage asset should require clear and convincing justification.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
<p>Paragraph 132 requires that any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset, the greater the justification that will be needed for any loss.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
<p>Paragraph 134 requires that where the proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
<p>Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance and Development Proposals and Heritage Impact Assessment (Appendix 12.1, Sections 4 and 5)</p>
<p>Paragraph 137 requires Local Planning Authorities to look for opportunities for new development within the setting of heritage</p>	<p>This is addressed within the Heritage Assessment – Development Proposals</p>

	<p>assets to better reveal their significance. With respect to setting, the policy notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>	<p>and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
	<p>Paragraph 138 highlights that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance and Development Proposals and Heritage Impact Assessment (Appendix 12.1, Sections 4 and 5)</p>
<p>Planning Practice Guidance (PPG) 2014, Conserving and enhancing the Historic Environment</p>	<p>Paragraph 009 states that 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.</p> <p>Reference ID: 18a-009-20140306</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance and Development Proposals and Heritage Impact Assessment (Appendix 12.1, Sections 4 and 5)</p>
	<p>Paragraph 014 states that the “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework. It further states that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.</p> <p>When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance and Development Proposals and Heritage Impact Assessment (Appendix 12.1, Sections 4 and 5)</p>

may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Reference ID: 18a-013-20140306

Paragraph 017 relates to substantial harm and how to assess it. It states that whether a proposal causes substantial harm will be a judgment for the decision taker, 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.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Reference ID: 18a-017-20140306

In relation to harm to conservation areas, paragraph 018 states that an unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building (paragraph 132 of the National Planning Policy Framework). If the building is important or integral to the character or

This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (**Appendix 12.1**, Section 5)

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appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 133 of the National Planning Policy Framework. However, the justification for its demolition will still be proportionate to the relative significance of the building and its contribution to the significance of the conservation area as a whole.

Reference ID: 18a-018-20140306

In relation to avoiding or minimising harm to the significance of a heritage asset, paragraph 019 states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

Reference ID: 18a-019-20140306

Paragraph 020 relates to public benefits. It states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

It further notes that public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage

This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (**Appendix 12.1**, Section 5)

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	<p>asset</p> <ul style="list-style-type: none"> •securing the optimum viable use of a heritage asset in support of its long term conservation <p>Reference ID: 18a-020-20140306</p>	
	<p>Paragraph 039 relates to non-designated heritage assets. It states that local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.</p> <p>It further notes that a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.</p> <p>Reference ID: 18a-039-20140306</p>	<p>This is addressed within the Heritage Assessment – Assessments of Significance and Development Proposals and Heritage Impact Assessment (Appendix 12.1, Sections 4 and 5)</p>
<p>West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014, Chapter 10 Built and Natural Environment</p>	<p>In relation to the historic environment, Policy BN5 states that designated and non-designated heritage assets and their settings will be conserved and enhanced in recognition of their contribution to west Northamptonshire’s sense of place. in environments where valued heritage assets are at risk, the asset and its setting will be conserved and managed in proportion to the significance of the asset. In order to secure and retain the significance of the area’s heritage assets and their settings development in areas of known historic importance will be required to:</p> <p>1. sustain and enhance the features which contribute to the character of the area including:</p> <ul style="list-style-type: none"> • conservation areas; • significant historical landscapes; • the skyline and settings of towns and villages; sites of known or potential historical significance; 	<p>This is addressed within the Heritage Assessment – Assessments of Significance and Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 4 and 5)</p>

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- locally and nationally significant buildings and structures
2. demonstrate an appreciation and understanding of development on surrounding heritage assets and their setting;
 3. be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place the retention and sensitive re-use of disused or underused historic assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources; proposals to sustain and enhance the area’s understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.
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South
Northamptonshire
Local Plan 1997,
Section 4
Environment:
Policies EV10, EV11
and EV12

For proposals within a conservation area, Policy ENV9 states that they will only be permitted where:

- (i) the design and scale of new work respects the established character of the area; and
- (ii) the proposal uses traditional materials appropriate to the character of the area; and
- (iii) the development does not involve the loss of buildings, walls or other features which contribute to the character of the area; and
- (iv) in the case of an intensification of a use or an application for a change of use the proposal will be in scale with and not harm the established character of the area.”

With regards to the preservation or enhancement of conservation areas, Policy ENV10 states that:

“The council will seek to preserve or enhance the special character or appearance of conservation areas by:

- (i) resisting the loss of buildings, walls, trees , hedges or other features of importance to that character or appearance;

This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (**Appendix 12.1**, Section 5)

	<p>(ii) strictly controlling advertisements;</p> <p>(iii) removing unsightly wires and signs where appropriate and pressing statutory undertakers and utilities to underground their services;</p> <p>(iv) encouraging the development and improvement of under-utilised land and buildings;</p> <p>(v) improving the visual quality of roads, footpaths, street furniture, lighting and signs through its environmental programme;</p> <p>(vi) retaining open spaces and important views, where they contribute to the character of the area.</p>	
	<p>Further policy on conservation areas is contained within ENV11 and states that planning permission will not be granted for any development proposals outside a conservation area which have an adverse effect on the setting of the conservation area or on any views into or out of the area.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
	<p>For listed buildings, Policy ENV12 requires that when considering applications for alterations or extensions to buildings of special architectural or historical interest which constitute development the council will have special regard to the desirability of securing their retention, restoration, maintenance and continued use. The council will also seek to preserve and enhance the setting of listed buildings by control over the design of new development in their vicinity, the use of adjoining land and, where appropriate, by the preservation of trees and landscape features.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
	<p>In relation to Historic Parks, Gardens and Battlefields, Policy ENV28 states that planning permission will not be granted for development which would have a seriously adverse effect on the character or setting of an historic parkland, garden or battlefield.</p>	<p>This is addressed within the Heritage Assessment – Development Proposals and Heritage Impact Assessment (Appendix 12.1, Section 5)</p>
<p>Historic Environment Good Practice Advice Note 3: Settings and Views, Historic</p>	<p>Historic England has recently revised its guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and</p>	<p>This is addressed within the Heritage Assessment – Assessment of Significance and Development Proposals</p>

England (2017)	<p>setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes. The guidance also replaces <i>Seeing the History in the View: A Method for Assessing Heritage Significance within Views</i> (Historic England, 2011).</p> <p>The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.</p> <p>The guidance makes it clear at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance. Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can include:</p> <ul style="list-style-type: none"> • the asset's physical surroundings; • experience of the asset; 	<p>and Heritage Impact Assessment (Appendix 12.1, Section 4 and 5)</p>
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- an asset’s associative relationships with other heritage assets.
- It is identified that views which contribute more to understanding the significance of a heritage asset include the following:
 - Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset
 - Those where town- or village-scape reveals views with unplanned or unintended beauty
 - Those with historic or cultural associations

Those where relationship between the asset and other heritage assets or natural features or phenomena are particularly relevant.

When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; wider effects of the development; and, permanence are highlighted.

The guidance highlights a series of other considerations that are relevant to consideration of the proposed development including ‘change over time’, ‘cumulative change’, ‘access and setting’, ‘designed settings’, ‘setting and urban design’ and ‘setting and economic viability’.

<p>Historic Environment Good Practice Advice Note 2 on Managing Significance in Decision Taking in the Historic Environment (Historic England) 2015</p>	<p>GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.</p>	<p>This is addressed within the Heritage Assessment – Assessment of Significance (Appendix 12.1, Section 4)</p>
<p>Various Conservation Area Appraisals and</p>	<p>The adopted Conservation Area Character Appraisals define the conservation area boundaries and analyses their special</p>	<p>This is addressed within the Heritage Assessment – Assessment of</p>

Management Plans (South Northamptonshire Council) 2013-2015	architectural and historic interest of the area, together with an overview of their setting and key views.	Significance (Appendix 12.1 , Section 4)
Collingtree Conservation Area Appraisal and Management Plan (Northampton Borough Council) 2008	The Collingtree Conservation Area Character Appraisal was adopted by Northampton Borough Council in November 2008. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.	This is addressed within the Heritage Assessment – Assessment of Significance (Appendix 12.1 , Section 4)

12.13 There are no relevant licenses and permits required to construct, operate and maintain the Proposed Development in relation to Built Heritage.

Consultation and Scoping

12.14 Comments have been received from various consultees in response to a request for a Scoping Opinion (January 2016). These comments were made in relation to the draft Cultural Heritage and Archaeology ES Scoping Chapter (dated May 2015) prepared by CFA Archaeology and are outlined in **Table 12.2**.

Table 12.2: Summary of Scoping Opinion

Scoping Opinion section / paragraph	Summary of issues raised	Where in the ES is this addressed?
Appendix 3: Letter from Historic England, Ref: 1181 (10/01/16)	The proposed development has the potential to impact upon a number of designated heritage assets and their settings in the area around the site. It was recommended that there should be a close relationship between the Landscape and Visual Impact Assessment and the Heritage Assessment.	This Chapter has been prepared in consultation with RSK who has prepared the Chapter 17 – Landscape and Visual , albeit recognising the complementary but different disciplines. Where relevant, the assessment of this chapter has been taken into consideration including the use of Zones of Theoretical Visibility [ZTV's] and Viewpoints.
	Confirmation and rationale for the extent of the study area, particularly focussing on the Landscape and Visual Impact Assessment and the Zone of Theoretical Visibility was requested.	The extent of the heritage Study Areas has been subsequently agreed and the rationale for these is clearly set out within this Chapter. They have been defined based on a number of different factors including the Zones of Theoretical Visibility [ZTV's] included within the application submission.
	Definition of a study area for non-	All archaeological remains (designated

	designated archaeological remains in conjunction with the Northamptonshire County Council Archaeologist was sought.	or non-designated) are assessed within Chapter 11 – Archaeology . Where relevant, the assessments of these chapters have been taken into consideration.
	Detailed description of the assessment methodology which will be applied was requested.	A detailed description of the methodology applied to the assessment of built heritage assets has been included within this Chapter.
	There was a concern that a tabular and atomised approach to the assessment of impact on individual heritage assets fails to properly engage with the nature of the significance of the assets potentially affected, any relationships they may have with each other, the surrounding topographic landscape and the nature of the historic landscape context.	There is currently no prescribed or preferred method of preparing an ES when considering built heritage effects. The methodology used here utilises established national policy and guidance / advice documents to frame the professional assessment process and judgement. Crucially this acknowledges clearly how setting contributes to the significance of heritage assets and how they can be affected both directly and indirectly through change to setting, not only visually but also as a broader experience. These judgements are explained and elucidated further within the Heritage Assessment at Appendix 12.1 .
	Noise and vibration should be considered as part of the assessment.	This Chapter assesses both noise and vibration, where relevant. This assessment has been informed by Chapter 18 – Noise and Vibration .
	Inclusion of long views and any specific designed or historically relevant views and vistas within historic landscapes.	This Chapter addresses specifically designed or historically relevant views and vistas.
	Provision of visual demonstrations/sufficient information for areas identified within the Heritage Assessment as having no visibility or visual impact arising from the proposals.	The contribution made by setting to the significance of heritage assets is based on a number of factors, including visual. Where relevant, we have provided visual and sufficient information for areas which will not be affected visually by the Proposed Development.
Planning Inspectorate Section 3, Paragraphs 3.39-3.45	The study and methodology of assessment should be agreed with Historic England and the Northamptonshire County Archaeologist.	The heritage Study Area and methodology applied within this Chapter has been informed by detailed discussions with Historic England the Northamptonshire County

(January 2016)		Archaeologist.
	With regards to figures in the ES - the full extent of conservation areas should be shown as opposed to single indicative locations	The Heritage Asset Plan (SRFI) at (Figure 12.2) and Heritage Asset Plan (Highways) at (Figure 12.3) include the full extent of conservation areas, together with in-set plans to show these in further detail.
	Inclusion of the Grand Union Canal Conservation Area within the assessment.	The Grand Union Canal Conservation Area has been included within the assessment section of this Chapter.
	No details of how the magnitude of impact will be assessed.	This Chapter sets out how the magnitude of impact will be assessed, which combines the measures of: the value / importance and also relative sensitivity, of the heritage assets, and the magnitude of impact of the Proposed Development, to indicate the overall significance of effect. This is detailed further within this Chapter.
	Cross reference should be made from the chapter to the Landscape and Visual chapter of the ES.	This Chapter has been prepared in consultation with RSK who has prepared the Chapter 17 – Landscape and Visual , albeit recognising the complementary but different disciplines. Where relevant, the assessment of this chapter has been taken into consideration including the use of Zones of Theoretical Visibility [ZTV's] and Viewpoints.
Appendix 3: South Northamptonshire Council (07/01/16)	There was no reference to the Grand Union Canal Conservation Area and this should be included and assessed.	The Grand Union Canal Conservation Area has been included within the assessment section of this Chapter.
	Appropriate references and assessments in relation to Built Heritage should be included within the Landscape and Visual Impact assessment.	This Chapter has been prepared in consultation with RSK who has prepared the Chapter 17 – Landscape and Visual , albeit recognising the complementary but different disciplines. Where relevant, the assessment of this chapter has been taken into consideration including the use of Zones of Theoretical Visibility [ZTV's] and Viewpoints.
	Milton Malsor and Blisworth Conservation Areas should be given the same weight and level of assessment.	Milton Malsor and Blisworth Conservation Areas have been given the same weight and are proportionately assessed in accordance with the NPPF.

Appendix 3: Milton Malsor Parish Council (undated)	Milton Malsor Parish Council identified that both the villages of Blisworth and Milton Malsor contain a large number of listed buildings which would lose some of their setting and historic value.	The designated heritage assets, including listed buildings, within both Blisworth and Milton Malsor have been assessed within this Chapter and the accompanying Heritage Assessment (Appendix 12.1) . Any potential effects from the Proposed Development have been identified and where possible, mitigated.
Appendix 3: Canal and Rivers Trust (11/01/16)	Inconsistencies as to the location of the Grand Union Canal. There was no reference to the Grand Union Canal Conservation Area and this should be included and assessed.	The Grand Union Canal Conservation Area has been appropriately identified on the Heritage Asset Plan (SRFI) at (Figure 12.2) and Heritage Asset Plan (Highways) at (Figure 12.3) . The Grand Union Canal Conservation Area has been included within the assessment section of this Chapter.
Appendix 3: Blisworth Parish Council (10/01/16)	Blisworth Parish Council identified that an increase in traffic has the potential to impact on the conservation area.	The impact of any potential impact from traffic has been assessed within this Chapter and the accompanying Heritage Assessment (Appendix 12.1) .

12.15 Further consultation has been undertaken with the local planning authority and Historic England in order to agree the extent of the heritage Study Area (see also the separate sub-section below), including the identification of the relevant heritage assets affected, and the appropriate methodology to be utilised for assessment of built heritage effects. A summary of comments received from these stakeholders and the response within this Chapter is set out in **Table 12.3**.

Table 12.3: Summary of consultations undertaken

Consultation and date	Summary of consultation	Where in the ES is this addressed?
Letter from Historic England (22/09/16)	Submission of the ZTV's as part of the Environmental Statement to provide the justification for the study area boundary.	The extent of the heritage Study Areas has been confirmed and the rationale behind them is clearly set out within this Chapter. They have been defined by a number of different factors together with the ZTV's included within the application submission.
	Concern that separating 'Built Heritage' with Archaeology would lead to the assessments of	The Built Heritage ES Chapter and Heritage Assessment at Appendix 12.1 have been informed by the assessment work undertaken within Chapter 11 –

<p>significance and impact not being holistic; i.e. the contribution made by archaeological remains to the setting of built heritage assets will not be appropriately considered.</p>	<p>Archaeology and cross referred to where relevant. This ensures that any potential archaeological remains which contribute to significance of Built Heritage assets are clearly identified and assessed within both chapters.</p>
<p>Concern raised regarding reliance on a matrix based approach to the assessment of significance and impact</p>	<p>There is currently no prescribed or preferred method of preparing an ES when considering built heritage effects. The methodology used here utilises established national policy and guidance / advice documents to frame professional assessment process and judgement. Crucially this acknowledges clearly how the understanding and appreciation of the heritage values of a heritage asset, which embracing special architectural, historic and or artistic interest, can be affected through change to setting, and not only visually but also as a broader experience. The methodology has been reviewed and further explanation is provided in this chapter.</p>
<p>Concern regarding the use of a bespoke methodology based on Seeing History in the View guidance by Historic England (2011)</p>	<p>This Built Heritage Chapter now utilises the recognised guidance set out within the <i>“Design Manual for Roads and Bridges”</i> (Volume 11, Section 3, Part 1 [HA 208/7]) prepared by Highways England in 2008. This is underpinned by assessment work undertaken in accordance with <i>‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment’</i>, and <i>‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’</i>, from 2015 and 2017. This approach is explained further within this chapter.</p>
<p>Identification that mitigation will need to be assessed in relation to whether this is in itself harmful</p>	<p>An assessment of the impact of the proposed mitigation measures to be incorporated into the Proposed Development (relevant to Built Heritage) has been assessed within this chapter and the accompanying Heritage Assessment at Appendix 12.1.</p>

<p>Conference Call with Historic England, CFA Archaeology and Northamptonshire County Council (17/11/16)</p>	<p>Historic England specified they had no major concerns beyond the M1. The focus of assessment should therefore be to the south of the proposed site.</p>	<p>As set out within this chapter, a 2km study area for the Main SRFI Site has been established, taking into account all designated and non-designated heritage assets within it. This is illustrated on the Heritage Asset Plan (SRFI) at Figure 12.2. The area to the south, including Stoke Bruene, Easton Neston and Towcester has also been assessed on-site to identify any potential effects. Due to the nature and extent of the development and the topography of the land, it was considered that the study area did not need to be extended.</p>
	<p>Historic England noted that they broadly had no concerns with the study area. They flagged that one of the key issues was the temporary effects of the scheme on designated heritage assets.</p>	<p>An assessment of the temporary effects on designated and non-designated heritage assets has been included within this chapter.</p>
	<p>Historic England identified that where it has been demonstrated that there is no visual impact on a designated heritage asset, it should be demonstrated.</p>	<p>Where possible, the submitted LIDAR Plan at Figure 12.4 confirms those areas where there will be no visual impact on designated and non-designated heritage assets. The assessment has, however, not heavily relied on this and has focussed on those aspects of setting which contribute as opposed to just visual change within the area.</p>
<p>Letter from Historic England (17/11/16)</p>	<p>Need to provide clear and convincing justification for the location and extent of the boundary of the study area.</p>	<p>The extent of the heritage Study Areas has been confirmed and their rationale is clearly set out within this Chapter.</p>
	<p>Need to demonstrate that the study area is sufficient to assess both temporary and permanent impacts on the settings of individual designated heritage assets.</p>	<p>An assessment of the temporary effects on designated and non-designated heritage assets has been included within this chapter.</p>
<p>Meeting with conservation and planning officers at South Northamptonshire</p>	<p>The proposed 2km heritage Study Area for the Main SRFI Site was agreed by the conservation and planning officers. The</p>	<p>The extent of the heritage Study Areas has been confirmed and their rationale is clearly set out within this Chapter.</p>

Council (27/03/17)	conservation officer also confirmed the topography of the land to the west, south and east would limit any potential visibility of the site (including Kislingbury, Wootton and Easton Neston).	
	It was noted that LIDAR would be used where it was available to aid the assessment work. This was welcomed by the conservation officer.	As set out within the Heritage Assessment included at Appendix 12.1 , a LIDAR Plan (Figure 12.4) has been produced which confirms those areas which will not have a visual impact on designated and non-designated heritage assets.
	The proposed smaller heritage study area of 250m or 500m for the J15 and J15a Works were agreed by the conservation and planning officers.	The extent of the heritage Study Areas has been confirmed and their rationale is clearly set out within this Chapter.
	The conservation officer agreed with the approach to the methodology, advising that the value/importance should be based on an understanding of the significance of each asset and the contribution made by setting, rather than just a formulaic approach. It was acknowledged by the conservation officer that this would be needed for the ES Chapter but that it would be underpinned by the assessment work within the technical appendix.	Further information on the approach to the assessment work and the methodology is set out within this chapter.
	The viewpoints to be included within Chapter 17 – Landscape and Visual were discussed. The conservation officer identified a potential	The aforementioned views have been used to aid the impact assessment work. An assessment of the significance and the contribution made by setting of the grade II listed Express Lift Tower has also been included within this chapter and

viewpoint to the grade II listed Express Lift Tower from along the A43 but noted that the scheme may not affect this aspect of setting. It was confirmed that this would be explored further. The conservation officer and planning officer agreed with the identified views (from a heritage perspective) and confirmed that no additional ones were required.

12.16 Consultation has also been undertaken with the wider community through a public exhibition and other published information on the scheme. Full details of the approach to engagement and the outcome of this process are contained within **Chapter 4 – Overview of Consultation**.

Study Areas

12.17 In defining the appropriate heritage Study Areas, best practice guidance, professional experience and judgement, and an assessment of the potential effects of the Proposed Development on Built Heritage has been applied. It has also been informed by the extent of consultation undertaken and received to date. Consideration has been given to the various aspects of the Proposed Development, including the Main SRFI Site and the J15a Works and ‘other’ highways works.

12.18 A 5000 metre (m) radius from the red line boundary of the Main SRFI Site was established to understand the extent of assets within the wider vicinity of the proposed Order Limits. This was undertaken following the consultation response by Historic England (10/01/16). As illustrated on the **5km Radius Plan (Figure 12.1)**, there are broadly the following assets within a 5km radius:

- 438 listed buildings
- 11 scheduled monuments
- 3 registered parks and gardens
- 1 battlefield; and
- 9 conservation areas

12.19 The nature and extent of the Proposed Development as a whole and the proposed inter-visibility as informed by the Zone of Theoretical Visibility (ZTV) defined as part of **Chapter 17**

has assisted in informing the extent of the Study Areas. Due to the location of the Junction 15a and minor highways works, together with the nature of the works proposed, a smaller separate study area has also been defined. Both of the Study Areas have been defined by taking into consideration the following factors:

- The nature and extent of the Proposed Development (the Main SRFI Site and the offsite highway works at J15a of the M1 and the 'other' highways works);
- The location and or proximity of built heritage assets and also within or to the proposed Order Limits;
- The degree of inter-visibility between the designated built heritage assets and the proposed Order Limits taking into account, for instance, changes in topography as well as interposing townscape and landscape features (informed by the ZTV defined as part of **Chapter 17**); and
- The relative sensitivity of the significance of the heritage assets and their setting, to future change.

12.20 Definition of the Study Area has also been informed by additional site visits to determine the proximity, relationship, visual and experiential connection and disposition of the heritage assets within and also relative to the proposed Order Limits.

Main SRFI Site Study Area

12.21 Taking into consideration the aforementioned factors (identified within the bullet points above), the heritage Study Area for the Main SRFI site encompasses all built heritage assets within the proposed Order Limits for the Main SRFI Site and also those within a 2km radius of its red line boundary.

12.22 A series of site visits were undertaken during 2016 (including both summer and winter seasons) during which the extent of this Study Area was re-evaluated, including an assessment of other areas outside the proposed 2km. This included the villages of Kislingbury, Bugbrooke, Roade, Quinton, Stoke Bruerne, Tiffield and Wootton.

12.23 On-site visual investigation together with consideration of the above factors has affirmed that the proposed 2km heritage Study Areas for the Main SRFI site is appropriate. The heritage Study Area was also agreed in pre-application discussions with the planning and conservation officers at South Northamptonshire Council in April 2017 and was discussed with officers at Historic England.

12.24 The heritage Study Area for the Main SRFI Site and the heritage assets within them are illustrated within the **Heritage Asset Plan (SRFI)** included at **Figure 12.2** of this report.

J15a of the M1 and Minor Highway Works Study Area

12.25 The heritage Study Area for J15a of the M1 and minor highway works encompasses all built heritage assets within their proposed Order Limits, and also those within 250m radius of the red line boundary for each of the individual highways works. The 'Minor Highway Works' consist of:

- Junction 1 - Junction 16 of the M1 (M1/ A4500 (east to Northampton)/ A45 (west to Daventry))

- Junction 3 - A4500, Weedon Road (east)/ Tollgate Way/ A4500, Weedon Road (west)/ A5076, Upton Way
- Junction 4 - A5076/ A5123/ Upton Way Roundabout (Pineham Park) (Dane Camp Way)
- Junction 6 - A5076 (west)/ Hunsbury Hill Avenue/ Hunsbarrow Road/ A5076, Danes Camp Way/ Hunsbury Hill Road
- Junction 7 - Towcester Road/ A5076, Danes Camp Way/ A5123, Towcester Road/ Mere Way/ Tesco Access
- Junction 9 - A45 (south)/ Eagle Drive/ A45 (north)/ Caswell Road
- Junction 10 - A45, Nene Valley Way (south); A428, Bedford Road (west)/ A5095, Rushmere Road/ A45, Nene Valley Way (north)/ A428, Bedford Road (east)
- Junction 11 - A45, Nene Valley Way (south); A43, Lumbertubs Way/ A45, Nene Valley Way (north)/ Ferris Row
- Junction 12 - Junction 15 of the M1 (M1/ A45 (north to Northampton and Wellingborough)/ Saxon Avenue/ A508, Northampton Road (south to Milton Keynes))
- Junction 14 - Tove Roundabout (A43, Towcester Bypass (southwest)/ Towcester Road/ A5, (north)/ A43, (northeast)/ A5, Watling Street (southeast))
- Junction 15 - Abthorpe Roundabout (Abthorpe Road/ A43, Towcester Bypass (north)/ Brackley Road/ A43, Towcester Bypass (south))
- Junction 19 - A5076, Upton Way (south)/ Telford Way/ A5076, Upton Way (north)/ Walter Tull Way/ Dustan Mill Lane
- Junction 20 - A5076, Upton Way (south)/ High Street/ A5076, Upton Way (north)/ Dustan Mill (Stub)
- Junction 25 - A508, Harborough Road (south)/ A5199, Welford Road/ A508, Harborough Road (north)/ Cranford Road/ Kingsland Avenue

12.26 Taking into consideration the aforementioned factors, together with the nature and limited extent of the proposed highway works, it is considered that a reduced Study Area for this aspect of the Proposed Development (consisting of the highway works) is appropriate. This approach was also agreed in pre-application discussions with the planning and conservation officer at South Northamptonshire Council in April 2017 and was discussed with officers at Historic England.

12.27 The heritage Study Area for J15a of the M1 and the minor highway works and the heritage assets within them are illustrated within the **Heritage Asset Plan (Highways)** included at **Figure 12.3**.

National Lift Tower

12.28 In addition to these study areas, it is also proposed to assess the significance of one additional asset outside of the larger 2km Study Area; the grade II listed Express Lift Tower which was designated on 30 October 1997. This was requested by the conservation officer at South Northamptonshire Council during pre-application discussions in March 2017. Its inclusion within this report is due to its landmark status within Northampton and the surrounding area.

Baseline Surveys and Data

12.29 Desk based research has been compiled, including historic map regression of the proposed Order Limits and the identification of designated heritage assets within the Study Area. The following sources have been consulted:

- Historic England Archive (Historic England);
- National Heritage List for England (Historic England);
- England's Places, the Architectural Red Box Collection (Historic England);
- Northamptonshire County Council Historic Environment Record;
- Northamptonshire Archives;
- Historic Ordnance Survey Mapping;
- Various Conservation Area Character Appraisals and Management Plan (South Northamptonshire Council);
- Collingtree Conservation Area Character Appraisal and Management Plan (Northampton Borough Council);
- Historic Landscape Characterisation;
- South Northamptonshire Council;
- Northampton Borough Council; and
- Other published sources of information referred to within the supporting Heritage Assessment (**Appendix 12.1**), where relevant.

12.30 As aforementioned, a series of site visits were undertaken during 2016 (including both summer and winter seasons) which identified and assessed the heritage significance of the designated and non-designated heritage asset within the Study Areas. This included but was not limited to the proposed Order Limits, Milton Malsor, Blisworth, Collingtree, Courteenhall, Rothersthorpe, Roade, Gayton and the Grand Union Canal. This established the way in which their settings and the proposed Order Limits contributed to the heritage significance of these assets.

Baseline Conditions

- 12.31 The following section explains the approach and methodology that has been employed for the assessment of the baseline conditions of the proposed Order Limits and also the potential effects of Proposed Development on the identified heritage assets. Best practice guidance and advice is provided within the NN NPS (Ref 12.3), NPPF (Ref 12.4) and NPPG (Ref 12.5) and also supported by other national guidance / advice documents, including those published by Historic England (Ref 12.6 to 12.8).
- 12.32 The baseline conditions have then been established through an initial desktop survey to identify the relevant heritage designations within the heritage Study Area. This desktop analysis was confirmed through a search of Historic England's National Heritage List for England, the Northamptonshire Historic Environment Record and other local resources, such as the South Northamptonshire Council website.
- 12.33 In considering the above factors, analysis has also been supplemented by the findings of additional site visits to determine the proximity, relationship, visual and experiential connection and disposition of the heritage assets within and also relative to the proposed Order Limits. Site inspections sought to gauge the potential effects of the Proposed Development on the heritage assets, judge their relative heritage significance and importance within the grouping, and also how sensitive the understanding and appreciation of their heritage significance would be to further change.
- 12.34 The complementary **Heritage Assessment (Appendix 12.1)** provides an appropriately proportionate description of the heritage significance of the identified heritage assets, to establish a baseline to explain how the heritage significance of these assets has been understood and appreciated, and the relative contribution of their setting. This is in accordance with the requirements of Paragraph 5.127 of the NN NPS (Ref 12.3) and 128 of the NPPF (Ref 12.4), and has been used to inform the professional judgement and conclusions reached in this Chapter. This assessment forms the identification and description of the baseline conditions with regard to the built heritage.
- 12.35 A proportionate overview of the historic development of Main SRFI Site and the proposed Order Limits is also set out within the accompanying **Heritage Assessment (Appendix 12.1)**.

Designated Built Heritage Assets within the Main SRFI Site Study Area

- 12.36 From reviewing the National Heritage List for England (NHLE) and South Northamptonshire Council website, there are no designated heritage assets located within the Main SRFI Site. There are 146 Listed Buildings, 8 Conservation Areas, 2 Scheduled Monuments and 1 Registered Park and Garden within the Main SRFI Site Study Area. Whilst outside the Study Area, the grade II listed National Lift Tower (N1) has been included following pre-application discussions with the LPA. There are no World Heritage Sites or Registered Battlefields within the Study Area.
- 12.37 These designated heritage assets were identified and confirmed through several searches of the Historic Environment Record (HER) for Northamptonshire (the most recent dated 11/07/17). The accompanying **Heritage Assessment (Appendix 12.1)** has been prepared to establish an appropriate and proportionate (built) heritage baseline for the purposes of EIA.

12.38 For ease, the assets are identified below at **Table 12.4** and have been assigned a reference number to assist in identifying them on the supporting **Heritage Asset Plan (SRFI)** at **Figure 12.2**.

Table 12.4: Designated Heritage Assets within the Main SRFI Site Study Area

Ref	Asset Type	Name of Asset	Grade	Date of Designation
B1	Listed Building	Grafton House	II	14/09/1992
B2	Listed Building	Blisworth Mill, including Engine Room and Office	II	14/09/1992
B3	Listed Building	Warehouse adjoining north of Blisworth Mill	II	14/09/1992
B4	Listed Building	K6 Telephone Kiosk	II	14/09/1992
B5	Listed Building	No.9 High Street	II	01/12/1951
B6	Listed Building	Barn at Stone Works Farm	II	15/03/1988
B7	Listed Building	Stone Works Farmhouse and attached outbuilding	II	15/03/1988
B8	Listed Building	Tunnel Hill Farmhouse and attached outbuildings	II	15/03/1988
B9	Listed Building	No. 25 and No.27 Grafton Villas, Northampton Road	II	01/12/1951
B10	Listed Building	The Royal Oak Tavern	II	01/12/1951
B11	Listed Building	No.1 Church House, Church Lane	II	15/03/1988
B12	Listed Building	Blisworth House	II	15/03/1988
B13	Listed Building	No.11 Elmtree House, Courteenhall Road	II	17/05/1960
B14	Listed Building	No.2 High Street (Blisworth)	II	15/03/1988
B15	Listed Building	No.12 and No.14 High Street	II	15/03/1988
B16	Listed Building	No.16 and No.18 High Street	II	15/03/1988
B17	Listed Building	No.40 and No.42 High Street	II	15/03/1988
B18	Listed Building	No.44 Peverel Cottage, High Street	II	15/03/1988
B19	Listed Building	No.50 High Street	II	15/03/1988
B20	Listed Building	The Sun, Moon and Stars Public House	II	15/03/1988
B21	Listed Building	No.3 Stoneacre, High Street	II*	01/12/1951
B22	Listed Building	Church of St John the Baptist	II*	17/05/1960
B23	Listed Building	The Old Rectory	II	15/03/1988
B24	Listed Building	Barn at north end of the village on east side of the road	II	15/03/1988

B25	Listed Building	Cliff Hill Farmhouse	II	15/03/1988
B26	Listed Building	No.1 Crieff House, Stoke Road	II	15/03/1988
B27	Listed Building	No.21 Thackstone Cottage	II	15/03/1988
B28	Listed Building	No.31 Stoke Road	II	15/03/1988
B29	Listed Building	No.83 Laburnum Cottage and No.85 Clematis Cottage	II	15/03/1988
B30	Listed Building	No's 16-20 Stoke Road	II	15/03/1988
B31	Listed Building	No.22 Stoke Road	II	15/03/1988
B32	Listed Building	No.26 and 28 Stoke Road	II	15/03/1988
B33	Listed Building	No.1 and No.3 Courteenhall Road	II	15/03/1988
B34	Listed Building	Blisworth War Memorial	II	17/02/2016
B35	Listed Building	Railway Bridge over Northampton Road	II	15/03/1988
B36	Listed Building	Group of 3 Chest Tombs approximately 4m east of chancel of Church of St John the Baptist	II	15/03/1988
B37	Listed Building	Chest Tomb approximately 9m north of north porch of Church of St John the Baptist	II	15/03/1988
B38	Listed Building	Chest Tomb approximately 14m north of north porch of Church of St John the Baptist	II	15/03/1988
B39	Listed Building	Chest Tomb approximately 22m north of North Porch of Church of St John the Baptist	II	15/03/1988
B40	Scheduled Monument	Churchyard Cross Base in St John the Baptist Churchyard	n/a	16/01/1998
B41	Conservation Area	Blisworth	n/a	July 1991
C1	Listed Building	Church of St Columba	II*	03/05/1968
C2	Listed Building	No.43 Holmwood, High Street	II	15/03/1988
C3	Listed Building	Old Bridge 10 yards north east of New Lodge	II	22/01/1976
C4	Listed Building	The Rectory	II	03/05/1968
C5	Listed Building	No.4 and No.6 Barn Corner	II	22/01/1976
C6	Listed Building	No.21 and No.23 High Street	II	22/01/1976
C7	Listed Building	No.19 High Street	II	22/01/1976
C8	Listed Building	No.25 and No.27 High Street, The Wooden Walls of Old England Public	II	22/01/1976

House				
C9	Listed Building	No.1 The Gables, Ash Lane	II	22/01/1976
C10	Listed Building	No.4 Rose Cottage	II	15/03/1988
C11	Listed Building	No.44 High Street	II	22/01/1976
C12	Listed Building	Gateway between Old and New Lodges	II	22/01/1976
C13	Conservation Area	Collingtree	n/a	May 1978
CT1	Listed Building	Church of St Peter and St Paul	II*	03/05/1968
CT2	Listed Building	The Old Rectory and attached stable block and outbuilding	II	03/05/1968
CT3	Listed Building	Woodleys Farmhouse	II	03/05/1968
CT4	Listed Building	The School and School House	II*	03/05/1968
CT5	Listed Building	Courteenhall House and attached offices	II*	23/08/1955
CT6	Listed Building	Courteenhall House, stable block and attached coach houses	II*	23/08/1955
CT7	Registered Park and Garden	Courteenhall	II	June 1984
CT8	Conservation Area	Courteenhall	n/a	July 1991
G1	Listed Building	Church of St Mary the Virgin	II*	17/04/1960
G2	Listed Building	Gayton Manor House	I	01/12/1951
G3	Listed Building	No.16 Home Farmhouse, Baker Street	II	04/12/1987
G4	Listed Building	No.17 Beech House, Deans Row	II	04/12/1987
G5	Listed Building	No.2 The Weir, High Street	II	01/12/1951
G6	Listed Building	No.18 Evergreen Farmhouse	II	04/12/1987
G7	Listed Building	Gatepiers and gates at Gayton House	II	07/06/2000
G8	Listed Building	Flight of steps and pair of urns 40m north east of Gayton Manor	II	04/12/1987
G9	Conservation Area	Gayton	n/a	July 1986
MM1	Listed Building	No.4 Stockwell Farmhouse, High Street	II	15/03/1988
MM2	Listed Building	No.70 The Hollies, Green Street	II	15/03/1988
MM3	Listed Building	No.31 Hobb End Cottage, High Street	II	15/03/1988
MM4	Listed Building	Milton Malsor Manor House	II	03/05/1968
MM5	Listed Building	Barn at Manor Farm	II	15/03/1988
MM6	Listed Building	No.2 Manor Farmhouse, Malsor Lane	II	15/03/1988

MM7	Listed Building	No.49 and No.51 High Street	II	15/03/1988
MM8	Listed Building	No.38 Thatch End, High Street	II	15/03/1988
MM9	Listed Building	Milton House and Manor Cottage	II	03/05/1968
MM10	Listed Building	No.33 Mortimers, Rectory Lane	II	03/05/1968
MM11	Listed Building	No.31 The Old Rectory, Rectory Lane	II	15/03/1988
MM12	Listed Building	Manor House	II	03/05/1968
MM13	Listed Building	Dovecote at Manor House	II	03/05/1968
MM14	Listed Building	No.6 The Grange, Collingtree Road	II	03/05/1968
MM15	Listed Building	No. 2 Collingtree Road	II	15/03/1988
MM16	Listed Building	No.57/59 Green Street	II	15/03/1988
MM17	Listed Building	The Compass Public House	II	15/03/1988
MM18	Listed Building	No.65 The Manse, Green Street	II	15/03/1988
MM19	Listed Building	No.67 Little House, Green Street	II	15/03/1988
MM20	Listed Building	Milton Malsor Baptist Church	II	15/03/1988
MM21	Listed Building	No.71 Corner Cottage, Green Street	II	15/03/1988
MM22	Listed Building	No.44 The Forge and No.46 Green Street	II	15/03/1988
MM23	Listed Building	No.42 Lantern Cottage, Green Street	II	15/03/1988
MM24	Listed Building	No.58 Green Street	II	15/03/1988
MM25	Listed Building	No.60 Green Street	II	15/03/1988
MM26	Listed Building	Church of the Holy Cross	II*	03/05/1968
MM27	Listed Building	Milton Malsor War Memorial	II	08/03/2016
MM28	Listed Building	Gates and gatepiers to Milton Malsor Manor House	II	15/03/1988
MM29	Listed Building	Chest Tomb approximately 6m east of north east angle of chancel of Church of the Holy Cross	II	15/03/1988
MM30	Listed Building	Headstone approximately 7m east of chancel of Church of the Holy Cross	II	15/03/1988
MM31	Listed Building	Chest Tomb approximately 6m east north east of north east angle of chancel of Church of the Holy Cross	II	15/03/1988
MM32	Listed Building	Chest Tomb approximately 4m east of south east angle of south chancel chapel of Church of the Holy Cross	II	15/03/1988
MM33	Listed Building	Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross	II	15/03/1988

MM34	Listed Building	Chest Tomb approximately 8m south of south west angle of south aisle of Church of the Holy Cross	II	15/03/1988
MM35	Listed Building	Headstone approximately 3m south of south aisle of Church of the Holy Cross	II	15/03/1988
MM36	Conservation Area	Milton Malsor	n/a	July 1991
R1	Listed Building	Hyde Farmhouse	II	03/05/1988
R2	Listed Building	Remains of Dovecote at Hyde Farm	II	03/05/1968
R3	Listed Building	No 39, Candida Cottage, High Street	II	15/03/1988
R4	Listed Building	No.9 and No.11/13 The Old Forge, High Street	II	15/03/1988
R5	Listed Building	No.28 High Street	II	15/03/1988
R6	Listed Building	No.22 Wendy's Cottage, High Street	II	15/03/1988
R7	Listed Building	No.24 The Retreat, High Street	II	15/03/1988
R8	Listed Building	Roade Baptist Church and attached school room	II	24/02/1988
R9	Listed Building	No.1 Hartwell Road	II	03/05/1968
R10	Listed Building	No.4 Northampton Road	II	15/03/1988
R11	Listed Building	No.6 Browns Lodge, Church End	II	24/09/1975
R12	Listed Building	No.8 Bramber Cottage, Church End	II	15/03/1988
R13	Listed Building	Church of St Mary the Virgin	II*	03/05/1968
R14	Listed Building	Aqueduct	II	15/03/1988
R15	Listed Building	Chest Tomb approximately 1m south of Church of St Mary the Virgin	II	15/03/1988
R16	Conservation Area	Roade	n/a	September 2015
RT1	Listed Building	No.33 Church Farmhouse, Church Street	II	04/12/1987
RT2	Listed Building	Church of St Peter and St Paul	II*	03/05/1968
RT3	Listed Building	No.20 Studleigh Cottage, Church Street	II	04/12/1987
RT4	Listed Building	The Manor and attached outbuilding	II	03/05/1968
RT5	Listed Building	Poplars House	II	03/05/1987
RT6	Listed Building	Outbuilding and brewhouse approximately 15m north east of Poplars House	II	03/05/1987
RT7	Listed Building	Manor House	II	03/05/1968
RT8	Listed Building	Dovecote at Manor House	II	03/05/1968

RT9	Listed Building	No.26A Church Street	II	03/05/1968
RT10	Listed Building	Chest Tomb approximately 1m east of south chancel chapel of Church of St Peter and St Paul	II	04/12/1987
RT11	Scheduled Monument	The Berry Ringwork	n/a	19/01/1991
RT12	Conservation Area	Rothersthorpe	n/a	December 1976
GU1	Listed Building	Northampton Top Lock Cottage	II	09/07/1987
GU2	Listed Building	Lock No.2, Grand Union Canal	II	09/07/1987
GU3	Listed Building	Lock No.3, Grand Union Canal	II	09/07/1987
GU4	Listed Building	Lock No.4, Grand Union Canal	II	09/07/1987
GU5	Listed Building	Lock No.5, Grand Union Canal	II	09/07/1987
GU6	Listed Building	Lock No.6, Grand Union Canal	II	09/07/1987
GU7	Listed Building	Lock No.7, Grand Union Canal	II	09/07/1987
GU8	Listed Building	Lock No.8, Grand Union Canal	II	09/07/1987
GU9	Listed Building	Lock No.9, Grand Union Canal	II	09/07/1987
GU10	Listed Building	Lock No.10, Grand Union Canal	II	09/07/1987
GU11	Listed Building	Lock No.1, Grand Union Canal	II	09/07/1987
GU12	Listed Building	Bridge No.5, Grand Union Canal	II	09/07/1987
GU13	Listed Building	Bridge No.6, Grand Union Canal	II	09/07/1987
GU14	Listed Building	Bridge No.47, Grand Union Canal	II	04/12/1987
GU15	Listed Building	Bridge No.45, Grand Union Canal	II	04/12/1987
GU16	Listed Building	Lock No.11, Grand Union Canal	II	09/07/1987
GU17	Listed Building	Milepost beside towpath of Grand Union Canal	II	04/12/1987
GU18	Conservation Area	Grand Union Canal	n/a	December 2014
N1	Listed Building	Express Lift Tower	II	30/10/1997

Designated Heritage Assets within J.15a of the M1 and Minor Highway Works Study Area

- 12.39 From reviewing the NHLE and South Northamptonshire Council website, there are four designated heritage assets fully or partially within the proposed Order Limits, consisting of the Grand Union Canal Conservation Area, two grade II listed locks (No's 11 and 13) and a grade II listed Drawbridge (to Lock No 13) on the Northampton Arm of the Grand Union Canal.

- 12.40 Within the Study Area, there are approximately 23 Listed Buildings, 1 Conservation Area and 1 Registered Battlefield. There are no World Heritage Sites or Registered Parks and Gardens within the J.15a of the M1 and Minor Highway Works Study Area.
- 12.41 These designated heritage assets were identified and confirmed through several searches of the Historic Environment Record (HER) for Northamptonshire (the most recent dated 11/07/17). Again, the assets are identified and referenced below at **Table 12.5** and illustrated within the **Heritage Asset Plan (Highways)** at **Figure 12.3**.

Table 12.5: Designated Heritage Assets within J15a of the M1 and Minor Highway Works Study Area

Ref	Asset Type	Name of Asset	Grade	Date of Designation
HW1	Listed Building	Northampton Top Lock Cottage	II	09/07/1987
HW2	Listed Building	Lock No.1, Grand Union Canal	II	09/07/1987
HW3	Listed Building	Lock No.2, Grand Union Canal	II	09/07/1987
HW4	Listed Building	Lock No.3, Grand Union Canal	II	09/07/1987
HW5	Listed Building	Lock No.4, Grand Union Canal	II	09/07/1987
HW6	Listed Building	Lock No.5, Grand Union Canal	II	09/07/1987
HW7	Listed Building	Bridge No.5, Grand Union Canal	II	09/07/1987
HW8	Listed Building	Lock No.6, Grand Union Canal	II	09/07/1987
HW9	Listed Building	Lock No.7, Grand Union Canal	II	09/07/1987
HW10	Listed Building	Lock No.8, Grand Union Canal	II	09/07/1987
HW11	Listed Building	Lock No.9, Grand Union Canal	II	09/07/1987
HW12	Listed Building	Lock No.10, Grand Union Canal	II	09/07/1987
HW13	Listed Building	Lock No.11, Grand Union Canal	II	09/07/1987
HW14	Listed Building	Lock No.12, Grand Union Canal	II	09/07/1987
HW15	Listed Building	Lock No.13, Grand Union Canal	II	09/07/1987
HW16	Listed Building	Drawbridge to Lock No.13, Grand Union Canal	II	09/07/1987
HW17	Conservation Area	Grand Union Canal	n/a	December 2014
HW18	Listed Building	Hunsbury Hill Farmhouse	II	22/01/1976
HW19	Listed Building	Mortuary Chapel	II	22/01/1976
HW20	Listed Building	Farmhouse at Home Farm	II	20/06/2014
HW21	Registered Battlefield	Battle of Northampton		06/06/1995
HW22	Listed Building	Towcester War Memorial	II	07/05/2015

HW23	Listed Building	Baptist Chapel	II	22/01/1976
HW24	Listed Building	Manor House	II	22/01/1976
HW25	Listed Building	Enterprise Factory	II	23/04/2004

Non-Designated Heritage Assets

- 12.42 The NPPF (Ref 12.4) identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). The NN NPS (Ref 12.3) states that the Secretary of State should consider the impacts on non-designated heritage assets (as identified either through the development plan process by local authorities, including local listing, or through the nationally significant infrastructure project examination and decision making process) on the basis of clear evidence that the assets have a significance that merit consideration in that process, even though those assets are of lesser than designated heritage assets.
- 12.43 South Northamptonshire Council does not currently maintain a local list or a list of formally identified non-designated heritage assets within the district. This has been confirmed by the Council in pre-application discussions.
- 12.44 Historic England Guidance (Ref 12.6) states that:
- “Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”*
- 12.45 A number of buildings and structures were recorded as being on the Northamptonshire Historic Environment Record (HER). A review of these records has identified that a number of the entries are either duplicates of listed building entries or buildings which have since been demolished.
- 12.46 The remaining buildings and structures on the HER were identified as part of a ‘Survey of Significant Historic Buildings’ prepared by South Northamptonshire Council in 2012 which does not appear to have been formally adopted. The majority of these buildings and structures are already located within conservation area boundaries and as such, already benefit from a level of protection. The effect on these buildings and structures are therefore covered within the assessment of the relevant conservation areas as set out at **Table 12.4**.
- 12.47 Whilst many are located within conservation areas, those buildings and structures on the HER which are located outside a conservation area boundary have been considered in this report. **Table 12.6** identifies the identified non-designated heritage assets within the Main SRFI Site Study Area and also illustrated within the **Heritage Asset Plan (SRFI)** at **Figure 12.2**.

Table 12.6: Non-Designated Heritage Assets within Main SRFI Site Study Area

Ref	Asset Type	Name of Asset	Sites and Monuments Record Ref:
B48	Building on HER	Railway Bridge Over Canal, London & Birmingham Railway,	6297/1/13 – MNN103572

Blisworth			
C14	Building on HER	Collingtree Grange New Lodge	1658/0/3 – MNN141705
C15	Building on HER	Collingtree Grange Old Lodge	1658/0/2 – MNN141704
CT9	Building on HER	Gate Lodge, Courteenhall	7042/0/2 – MNN142670
C16	Structure on HER	M1 Motorway Bridge (Wards Farm Bridge)	6948/1/3 – MNN160671
C17	Structure on HER	M1 Motorway Bridge (Maple Farm Access Road Bridge)	6948/1/2 – MNN160670
B43	Building on HER	Blisworth Lodge Farmhouse and Barns	4647/1/1 – MNN162483, 4647/1/2 – MNN162482 &4647/1/3 – MNN162481
B44	Building on HER	38 Stoke Road	4679/0/57 – MNN162469
B45	Building on HER	30 Stoke Road	4679/0/56 – MNN162468
B46	Building on HER	Blisworth Baptist Chapel and Church Buildings	4679/0/46 – MNN162458 and 4679/7/1 – MNN162459
B47	Building on HER	11 Chapel Lane	4679/0/45 – MNN162457
G10	Building on HER	1 Eastcote Road	4666/0/9 – MNN162581
MM37	Building on HER	2 High Street	4639/18/1 – MNN165027
G11	Building on HER	1 Bugbrooke Lane	4666/0/6 – MNN162578
G12	Building on HER	Gayton Church of England Primary School	4666/0/5 – MNN162577
G13	Building on HER	3-7 Bugbrooke Lane	4666/0/4 – MNN162576
B49	Building on HER	The Bays, Gayton Road	4679/0/38 - MNN162450

12.48 There are no identified non-designated heritage assets within the J15a Works and Minor Highway Works Study Area.

12.49 As set out earlier, the complementary **Heritage Assessment (Appendix 12.1)** provides a proportionate description of the significance of each of the affected designated and non-designated heritage assets within both Study Areas. This is in accordance with the requirements of paragraph 5.127 of the NN NPS (Ref 12.3) and paragraph 128 of the NPPF (Ref 12.4), and has been used to inform the professional assessment undertaken in this Chapter.

Description of Baseline in the ES

The Predicted Future Baseline Scenario

12.50 The baseline conditions at the commencement of construction (2019-2029) take into consideration how the environment would change between the time the surveys/assessments were undertaken (2016) and the commencement of construction (2019-2029), assuming the development being considered in this ES was not developed. This

future baseline also takes into consideration whether any other developments in the vicinity of the scheme will be also be constructed and/or operational.

12.51 There are no committed developments that, in the period between the completion of the EIA and the anticipated date of commencement of construction (2019-2029), would alter the Built Heritage baseline within the proposed Order Limits. This includes:

- **Land between Roade Courteenhall Hartwell and the M1** (planning application references: S/2011/1421/MAF (S/2013/1583/NMA), anticipated to be fully operational by 2019.

12.52 An assessment of all the cumulative projects within the surrounding area of the proposed Order Limits is undertaken in detail towards the end of this chapter.

The Climate Change Influenced Baseline Conditions

12.53 The climate change influenced baseline conditions for Built Heritage is set out within **Chapter 23 – Climate Change**. This states that the Built Heritage baseline for 2016-17 as described is unlikely to change as a result of climate change.

Method of Assessment

Overview

12.54 This assessment is undertaken in light of the Infrastructure Planning (Decisions) Regulations 2010 (Ref 12.1), the Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref 12.2), the National Policy Statement for National Networks (NN NPS) 2014 (Ref 12.3), the National Planning Policy Framework (NPPF) 2012 (Ref 12.4) and supporting National Planning Policy Guidance (NPPG) 2014 (Ref 12.5), the Development Plan for South Northamptonshire and Northampton City Council, and other relevant national and local guidance / advice.

12.55 This Chapter is supported by a **Heritage Assessment (Appendix 12.1)**, which provides an informed basis for the assessment of built heritage effects within this Chapter. This has been undertaken in accordance with current best practice Historic England guidance contained (Ref 12.7 and 12.8). This ES Chapter utilises this guidance and has also been carried out in accordance with the methodology set out in the *'Design Manual for Roads and Bridges'* (Volume 11, Section 3, Part 1 [HA 208/7]) (2008) (Ref 12.9).

12.56 The above method of assessment was agreed in pre-application discussions with the conservation officer and planning officer at South Northamptonshire Council.

Assessing Significance of Effect

12.57 Following definition of the Study Areas and then identification of the built heritage baseline conditions, the effects of Proposed Development on the heritage assets and their significance (and setting) has then been considered and a professional judgement made as to the duration, extent and magnitude of these effects.

12.58 To assist in the consideration of the effects of the Proposed Development on the heritage assets, **Chapter 17 – Landscape and Visual Impact** has been utilised, where appropriate, to assist in appreciating the likely effect of the Proposed Development upon the significance of heritage assets, albeit acknowledging that the understanding and appreciation of heritage significance and setting is not only expressed through visual means but as a much broader experience.

12.59 In considering the effects of the Proposed Development upon the significance of the identified heritage assets, both directly and indirectly through change to setting, this assessment has been based on the following fixed drawings:

- Main Parameters Plan (Main SRFI Site)
- Green Infrastructure Plan (Main SRFI Site)
- Green Infrastructure Plan (J15a works)
- Other Minor Highways works – site plans

12.60 In addition, the assessment has been informed by the **Design and Access Statement** and **Chapter 17 – Landscape and Visual Impact**. The key parameters for the assessment of Built Heritage are the location and height of development and the location and extent of landscaping.

12.61 The above approach allows for a balanced assessment that considers all the relevant material and allows for professional judgements to be made on the nature and extent of proposed change within the proposed Order Limits and heritage Study Areas, the new architecture and landscape, and any associated mitigating effects.

12.62 There is currently no prescribed or preferred method of preparing an Environmental Impact Assessment (EIA) when considering built heritage effects. There are a number of potential methodologies in guideline documents (rather than policy or prescribed guidance), which have been accepted in a number of contexts.

12.63 One of the methodologies includes an adapted version of the now revoked guidance ‘Seeing History in the View’ by Historic England (2011) underpinned by more recent Historic England guidance (Ref 12.7). Following comments received during consultation with Historic England and the revocation of the Seeing History in the View guidance, it has been agreed to refer to Historic England guidance (Ref 12.6 and 12.7) together with guidance provided by the Highways England (formerly the Highways Agency) (Ref 12.9). A number of tables contained within this guidance (Ref 12.9) have been used as a helpful starting point for this assessment process. This methodology utilises established national policy and guidance / advice documents to frame the professional assessment process and judgement. Crucially this acknowledges clearly how the understanding and appreciation of the significance of heritage assets can be affected through change to setting.

12.64 Our approach to the assessment of effects also utilises more recent best practice advice published by Historic England (Ref 12.6 and 12.7) from 2015 and 2017. These guidelines further assist in understanding and appreciating and then articulating how change brought about by works and development can affect heritage significance. Together this provides an appropriate framework and approach, as informed by our own professional experience and judgement, for determining the effects of the Proposed Development on the significance of the heritage assets, for the purposes of EIA.

Magnitude of Effect

12.65 The magnitude of the impact of the Proposed Development on the designated heritage assets is assessed as outlined in the criteria in **Table 12.7** which is utilised from a table from the Highways Agency (Ref 12.9). This provides a framework for defining the different

magnitudes of effect that may arise during the construction and operation of the Proposed Development. The definitions below are taken from the aforementioned guidance (Ref 12.9) and have been adapted to reflect ‘heritage assets’ as opposed to ‘historic buildings’.

Table 12.7: Defining Magnitude of Effect

Magnitude	Definition of Magnitude
High	Change to heritage assets, such that the asset is totally altered and much of its significance is lost. Substantial change within the setting of a heritage asset leading to considerable loss of significance of the asset;
Moderate	Change to heritage assets, such that the asset is clearly modified and there is some loss of significance. Change within the setting of a heritage asset leading to some loss of significance of the asset;
Low	Changes to heritage assets, such that the asset is slightly altered and there is some loss of significance. Change within the setting of a heritage asset leading to a slight loss of significance of the asset;
Negligible	Slight changes to heritage assets or within its setting that hardly affect the significance of the asset;
No change	No substantive change to fabric or within the setting.

Sensitivity of Receptor

12.66 The significance (sensitivity) of the heritage assets (receptors) is defined on the basis of **Table 12.8**, which has been utilised from the Highways England (formerly the Highways Agency) (Ref 12.9) and also informed by a clear understanding and appreciation of the significance of each of the assets and also the contribution of setting to their particular significance. This has been undertaken in accordance with Historic England’s more recent guidance (Ref 12.7). This has been informed by desktop and site survey, archival research and further professional analysis.

12.67 The complementary **Heritage Assessment (Appendix 12.1)** is most relevant here to establish the heritage baseline. The definitions below are taken from the aforementioned 2008 guidance (Ref 12.9) with the addition of registered parks and gardens and registered battlefields to ensure all the types of heritage assets are covered.

Table 12.8: Defining Sensitivity of Receptor

Sensitivity	Definition
Very High	Standing heritage assets inscribed as of universal importance as World Heritage Sites Other assets of recognised international importance
High	Scheduled monuments with standing remains Registered Battlefields Grade I and II* listed buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade

	Grade I and II* registered parks and gardens Conservation areas containing very important buildings
Medium	Grade II listed buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association Grade II registered parks and gardens Conservation areas containing important buildings Historic townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Low	'Locally listed' buildings and landscapes Historic (unlisted) buildings of modest quality in their fabric or historical association Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Negligible	Assets of no architectural or historic note; buildings of an intrusive character

Duration of Effect

- 12.68 The duration of the effect is indicated where known. The terminology of temporary and permanent is also used for describing the effect.

Significance of Effect

- 12.69 The matrix shown in **Table 12.9** combines the measures of: the value / importance and also relative sensitivity, of the heritage assets, with the magnitude of impact of the Proposed Development on the asset, to indicate the overall significance of effect. This assessment also sets out the nature of the effect in terms of whether this is beneficial, adverse or neutral overall; acknowledging that different aspects of the use and or architectural / landscape design of the proposed development could themselves have competing and or cumulative positive and negative effects on each of the heritage assets.

Table 12.9: Matrix of Assessing Significance of Effect

Assessing Significance of Effects					
Sensitivity of Receptors	Magnitude of Impact				
	High	Moderate	Minor	Negligible	No Change
Very high	High	High	Moderate / High	Slight	Neutral
High	High	Moderate / High	Slight / Moderate	Slight	Neutral
Medium	Moderate / High	Moderate	Slight	Neutral / Slight	Neutral
Low	Slight / Moderate	Slight	Neutral / Slight	Neutral / Slight	Neutral
Negligible	Slight	Neutral / Slight	Neutral / Slight	Neutral	Neutral

- 12.70 It is critical, therefore, in order to fully appreciate the effects of Proposed Development on the particular significance (and setting) of the heritage assets that the supporting text of the assessment is read alongside **Tables 12.6** and **12.7**. The assessment of built heritage effects is a professional judgement that requires detailed interpretation to articulate. Accordingly, the matrix by the Highways England (formerly the Highways Agency) (Ref 12.9) has been adapted to form **Table 12.8** to provide an overall framework for this assessment rather than a simple formula. The definitions within the table are taken from this guidance (Ref 12.9) together with the aforementioned additions.
- 12.71 Where the matrix provides a split in the level of effects, e.g. Slight or Moderate, the Highways England (formerly the Highways Agency) Ref 12.9) states at paragraph 2.8 that:
- “In some cases, the significance [of effect] is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that significance [of effect] chosen. “*
- 12.72 An entirely formulaic approach to quantification of effects cannot however be taken. The level of effect to heritage assets is quantified based upon the particular significance and setting of the asset and the nature of the effect. A detailed discussion is set out within the accompanying **Heritage Assessment (Appendix 12.1)**. The assessor has therefore exercised professional and reasoned judgment in determining which of the levels (e.g. ‘Slight or Moderate’ and ‘Moderate or High’) is more appropriate and should be read in conjunction with the accompanying **Heritage Assessment (Appendix 12.1)**.
- 12.73 It should be noted that **‘moderate’ to ‘high’ effects (as defined/concluded by the environmental assessments undertaken below) are defined as significant in the context of the built heritage topic.** It is considered that other effects below ‘moderate’ are less than significant, or could be neutral overall. Although the purpose of this chapter is to identify likely significant effects on built heritage assets, for the purpose of completeness, effects that are assessed not to be significant are also identified.

Identification and Evaluation of Key Impacts

Assessment of Sensitivity / Significance of Designated Heritage Assets within both Study Areas (Summary)

- 12.74 The below table (**Table 12.10**) provides a summary of the significance (sensitivity) of the relevant designated heritage assets within both the Main SRFI Site Study Area and the J15a of the M1 and Minor Highway Works Study Area. For clarity, this summary relates to the heritage significance of the heritage assets (i.e. sensitivity) and does not relate to ‘significance’ in EIA terms.
- 12.75 As aforementioned, the heritage significance (sensitivity) of the heritage assets (receptors) has been informed by a clear understanding and appreciation of the significance of each of the assets and also the contribution of setting to their particular significance. This is based on upon the methodology set out at **Table 12.7** and the supporting **Heritage Assessment (Appendix 12.1)**. This assessment provides an appropriately proportionate description of the significance of each of the affected heritage assets within both Study Areas. This explains how the heritage significance of these assets has been understood and appreciated, and also the contribution of their setting. This is in accordance with the requirements of the NN NPS

(Ref 12.3) and the NPPF (Ref 12.4), and has been used to inform the professional assessment undertaken in this Chapter.

- 12.76 For ease and consistency, there is a duplication of some heritage assets due to them being located within both the J15a of the M1 and Minor Highway Works Study Area and the Main SRFI Site Study Area. Table 12.10 therefore provides a summary of all heritage assets within both study areas.

Table 12.10: Summary of Sensitivity / Significance of Heritage Assets within both Study Areas

Ref	Name of Asset	Sensitivity/ Significance
B1	Grafton House	Medium
B2	Blisworth Mill, including Engine Room and Office	Medium
B3	Warehouse adjoining north of Blisworth Mill	Medium
B4	K6 Telephone Kiosk	Medium
B5	No.9 High Street	Medium
B6	Barn at Stone Works Farm	Medium
B7	Stone Works Farmhouse and attached outbuilding	Medium
B8	Tunnel Hill Farmhouse and attached outbuildings	Medium
B9	No. 25 and No.27 Grafton Villas, Northampton Road	Medium
B10	The Royal Oak Tavern	Medium
B11	No.1 Church House, Church Lane	Medium
B12	Blisworth House	Medium
B13	No.11 Elmtree House, Courteenhall Road	Medium
B14	No.2 High Street (Blisworth)	Medium
B15	No.12 and No.14 High Street	Medium
B16	No.16 and No.18 High Street	Medium
B17	No.40 and No.42 High Street	Medium
B18	No.44 Peverel Cottage, High Street	Medium
B19	No.50 High Street	Medium
B20	The Sun, Moon and Stars Public House	Medium
B21	No.3 Stoneacre, High Street	High
B22	Church of St John the Baptist	High
B23	The Old Rectory	Medium
B24	Barn at north end of the village on east side of the road	Medium
B25	Cliff Hill Farmhouse	Medium

B26	No.1 Crieff House, Stoke Road	Medium
B27	No.21 Thackstone Cottage	Medium
B28	No.31 Stoke Road	Medium
B29	No.83 Laburnum Cottage and No.85 Clematis Cottage	Medium
B30	No's 16-20 Stoke Road	Medium
B31	No.22 Stoke Road	Medium
B32	No.26 and 28 Stoke Road	Medium
B33	No.1 and No.3 Courteenhall Road	Medium
B34	Blisworth War Memorial	Medium
B35	Railway Bridge over Northampton Road	Medium
B36	Group of 3 Chest Tombs approximately 4m east of chancel of Church of St John the Baptist	Medium
B37	Chest Tomb approximately 9m north of north porch of Church of St John the Baptist	Medium
B38	Chest Tomb approximately 14m north of north porch of Church of St John the Baptist	Medium
B39	Chest Tomb approximately 22m north of North Porch of Church of St John the Baptist	Medium
B40	Churchyard Cross Base in St John the Baptist Churchyard	High
B41	Blisworth Conservation Area	Medium
B42	Grand Union Canal Conservation Area	Medium
B43	Blisworth Lodge Farmhouse and Barns	Low
B44	30 Stoke Road	Low
B45	38 Stoke Road	Low
B46	Blisworth Baptist Chapel	Low
B47	11 Chapel Lane	Low
B48	Railway Bridge Over Canal	Low
B49	The Bays	Low
C1	Church of St Columba	High
C2	No.43 Holmwood, High Street	Medium
C3	Old Bridge 10 yards north east of New Lodge	Medium
C4	The Rectory	Medium
C5	No.4 and No.6 Barn Corner	Medium
C6	No.21 and No.23 High Street	Medium
C7	No.19 High Street	Medium

C8	No.25 and No.27 High Street, The Wooden Walls of Old England Public House	Medium
C9	No.1 The Gables, Ash Lane	Medium
C10	No.4 Rose Cottage	Medium
C11	No.44 High Street	Medium
C12	Gateway between Old and New Lodges	Medium
C13	Collingtree Conservation Area	Medium
C14	Collingtree Grange New Lodge	Low
C15	Collingtree Grange Old Lodge	Low
C16	M1 Motorway (Maple Bridge)	Low
C17	M1 Motorway (Ward Bridge)	Low
CT1	Church of St Peter and St Paul	High
CT2	The Old Rectory and attached stable block and outbuilding	Medium
CT3	Woodleys Farmhouse	Medium
CT4	The School and School House	High
CT5	Courteenhall House and attached offices	High
CT6	Courteenhall House, stable block and attached coach houses	High
CT7	Courteenhall Park and Garden	Medium
CT8	Courteenhall Conservation Area	Medium
CT9	Gate Lodge to Courteenhall Hall Park and Garden	Low
G1	Church of St Mary the Virgin	Medium
G2	Gayton Manor House	High
G3	No.16 Home Farmhouse, Baker Street	Medium
G4	No.17 Beech House, Deans Row	Medium
G5	No.2 The Weir, High Street	Medium
G6	No.18 Evergreen Farmhouse	Medium
G7	Gatepiers and gates at Gayton House	Medium
G8	Flight of steps and pair of urns 40m north east of Gayton Manor	Medium
G9	Gayton Conservation Area	High
G10	1 Eastcote Road	Low
G11	1 Bugbrooke Road	Low
G12	Gayton Church of England Primary School	Low
G13	3-7 Bugbrooke Lane	Low
MM1	No.4 Stockwell Farmhouse, High Street	Medium

MM2	No.70 The Hollies, Green Street	Medium
MM3	No.31 Hobb End Cottage, High Street	Medium
MM4	Milton Malsor Manor House	Medium
MM5	Barn at Manor Farm	Medium
MM6	No.2 Manor Farmhouse, Malsor Lane	Medium
MM7	No.49 and No.51 High Street	Medium
MM8	No.38 Thatch End, High Street	Medium
MM9	Milton House and Manor Cottage	Medium
MM10	No.33 Mortimers, Rectory Lane	Medium
MM11	No.31 The Old Rectory, Rectory Lane	Medium
MM12	Manor House	Medium
MM13	Dovecote at Manor House	Medium
MM14	No.6 The Grange, Collingtree Road	Medium
MM15	No. 2 Collingtree Road	Medium
MM16	No.57/59 Green Street	Medium
MM17	The Compass Public House	Medium
MM18	No.65 The Manse, Green Street	Medium
MM19	No.67 Little House, Green Street	Medium
MM20	Milton Malsor Baptist Church	Medium
MM21	No.71 Corner Cottage, Green Street	Medium
MM22	No.44 The Forge and No.46 Green Street	Medium
MM23	No.42 Lantern Cottage, Green Street	Medium
MM24	No.58 Green Street	Medium
MM25	No.60 Green Street	Medium
MM26	Church of the Holy Cross	High
MM27	Milton Malsor War Memorial	Medium
MM28	Gates and gatepiers to Milton Malsor Manor House	Medium
MM29	Chest Tomb approximately 6m east of north east angle of chancel of Church of the Holy Cross	Medium
MM30	Headstone approximately 7m east of chancel of Church of the Holy Cross	Medium
MM31	Chest Tomb approximately 6m east north east of north east angle of chancel of Church of the Holy Cross	Medium
MM32	Chest Tomb approximately 4m east of south east angle of south chancel chapel of Church of the Holy Cross	Medium

MM33	Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross	Medium
MM34	Chest Tomb approximately 8m south of south west angle of south aisle of Church of the Holy Cross	Medium
MM35	Headstone approximately 3m south of south aisle of Church of the Holy Cross	Medium
MM36	Milton Malsor Conservation Area	Medium
MM37	2 High Street	Low
R1	Hyde Farmhouse	Medium
R2	Remains of Dovecote at Hyde Farm	Medium
R3	No 39, Candida Cottage, High Street	Medium
R4	No.9 and No.11/13 The Old Forge, High Street	Medium
R5	No.28 High Street	Medium
R6	No.22 Wendy's Cottage, High Street	Medium
R7	No.24 The Retreat, High Street	Medium
R8	Roade Baptist Church and attached school room	Medium
R9	No.1 Hartwell Road	Medium
R10	No.4 Northampton Road	Medium
R11	No.6 Browns Lodge, Church End	Medium
R12	No.8 Bramber Cottage, Church End	Medium
R13	Church of St Mary the Virgin	High
R14	Aqueduct	Medium
R15	Chest Tomb approximately 1m south of Church of St Mary the Virgin	Medium
R16	Roade Conservation Area	Medium
RT1	No.33 Church Farmhouse, Church Street	Medium
RT2	Church of St Peter and St Paul	High
RT3	No.20 Studleigh Cottage, Church Street	Medium
RT4	The Manor and attached outbuilding	Medium
RT5	Poplars House	Medium
RT6	Outbuilding and brewhouse approximately 15m north east of Poplars House	Medium
RT7	Manor House	Medium
RT8	Dovecote at Manor House	Medium
RT9	No.26A Church Street	Medium

RT10	Chest Tomb approximately 1m east of south chancel chapel of Church of St Peter and St Paul	Medium
RT11	The Berry Ringwork	High
RT12	Rothersthorpe Conservation Area	Medium
GU1	Northampton Top Lock Cottage	Medium
GU2	Lock No.2, Grand Union Canal	Medium
GU3	Lock No.3, Grand Union Canal	Medium
GU4	Lock No.4, Grand Union Canal	Medium
GU5	Lock No.5, Grand Union Canal	Medium
GU6	Lock No.6, Grand Union Canal	Medium
GU7	Lock No.7, Grand Union Canal	Medium
GU8	Lock No.8, Grand Union Canal	Medium
GU9	Lock No.9, Grand Union Canal	Medium
GU10	Lock No.10, Grand Union Canal	Medium
GU11	Lock No.1, Grand Union Canal	Medium
GU12	Bridge No.5, Grand Union Canal	Medium
GU13	Bridge No.6, Grand Union Canal	Medium
GU14	Bridge No.47, Grand Union Canal	Medium
GU15	Bridge No.45, Grand Union Canal	Medium
GU16	Lock No.11, Grand Union Canal	Medium
GU17	Milepost beside towpath of Grand Union Canal	Medium
GU18	Grand Union Canal Conservation Area	Medium
N1	Express Lift Tower	Medium
HW1	Northampton Top Lock Cottage	Medium
HW2	Lock No.1, Grand Union Canal	Medium
HW3	Lock No.2, Grand Union Canal	Medium
HW4	Lock No.3, Grand Union Canal	Medium
HW5	Lock No.4, Grand Union Canal	Medium
HW6	Lock No.5, Grand Union Canal	Medium
HW7	Bridge No.5, Grand Union Canal	Medium
HW8	Lock No.6, Grand Union Canal	Medium
HW9	Lock No.7, Grand Union Canal	Medium
HW10	Lock No.8, Grand Union Canal	Medium
HW11	Lock No.9, Grand Union Canal	Medium

HW12	Lock No.10, Grand Union Canal	Medium
HW13	Lock No.11, Grand Union Canal	Medium
HW14	Lock No.12, Grand Union Canal	Medium
HW15	Lock No.13, Grand Union Canal	Medium
HW16	Drawbridge to Lock No.13, Grand Union Canal	Medium
HW17	Grand Union Canal Conservation Area	Medium
HW18	Hunsbury Hill Farmhouse	Medium
HW19	Mortuary Chapel	Medium
HW20	Farmhouse at Home Farm	Medium
HW21	Battle of Northampton	High
HW22	Towcester War Memorial	Medium
HW23	Baptist Chapel	Medium
HW24	Manor House	Medium
HW25	Enterprise Factory	Medium

Embedded Mitigation

12.77 Following good practice, the EIA process has been integrated into the design of the Proposed Development. This has enabled environmental constraints to be identified at an early stage and the design to be reflective of its heritage context. A widely accepted hierarchal strategy for considering mitigation exists in EIA and involves mitigation which can be termed prevention, reduction, off-setting or enhancing. The Proposed Development takes account of the significance of the heritage assets and draws on the advice set out by Historic England (Ref 12.7) which looks to try and avoid or minimise harm to the significance of heritage assets.

12.78 As set out within the **Heritage Assessment** at **Appendix 12.1**, the Proposed Development incorporates a level of embedded mitigation relevant to Built Heritage. This includes:

- Maintaining an area of open space and landscaping to the north of the proposed Order Limits;
- Construction of a native structural planting belt which has been designed to respond to the existing site, rather than appearing intrusive and engineered within the wider landscape as set out within the aforementioned guidance (Ref 12.7);
- Introduction of a building limit line to ensure that the proposed warehousing is set back as far as possible, further reducing the visual effect of the proposals when viewed from the north and south; and.
- Introduction of native tree and shrub planting to visually screen the Proposed Development in views from the north and south.

12.79 This embedded mitigation is illustrated within the submitted **Green Infrastructure Parameters Plans**. The Construction Environmental Management Plan (CEMP) will also form part of the embedded mitigation but the following assessments have assumed the absence of the CEMP. The various mitigation measures set out within the CEMP are discussed further within the Mitigation section of this Chapter.

Assessment of Construction Phase Effects

12.80 Using the guidance set out in **Tables 12.6, 12.7 and 12.8**, the magnitude of effect during the construction phase of the Proposed Development and the effect of this against the sensitivity of the asset has been assessed for each heritage asset. This assessment is based on a timeframe of 2019-2029.

12.81 There are several forms of temporary effects that can affect heritage assets during the construction phase of the Proposed Development. The first of these is the direct effect to buildings or areas as a result of ground works, vibration or displacement that might result from works being undertaken within or adjacent to them.

12.82 The second relates to the temporary diminution in the quality of the setting of heritage assets, for example as a result of the presence of cranes and conspicuous machinery and materials together with increased construction traffic movements and noise. The risk of such effects will be mitigated in the context of the mitigation measures described later in this chapter.

12.83 The construction phase effects primarily consist of:

- Site Preparation Works
- Construction of Buildings
- Construction and/or Enlargement/Alteration of Road Infrastructure
- Construction of Rail Infrastructure
- Construction of Landscaping

12.84 As set out above, the effects of the construction phase will be short term and temporary up until 2029. This section assesses the effects of the construction phase and any direct or indirect effects this may have on heritage assets. This has been undertaken as a worst case scenario (i.e. all construction phase effects being undertaken at the same time) without any embedded or proposed mitigation.

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12.85 There will be localised and temporary (short to medium term) effects arising from demolition and construction, such as the erection of hoardings, noise, dust and pedestrian / vehicle movements arising from excavation and other building activities, the use of cranes and other construction equipment / scaffolding as new buildings and structures erected, and wider landscape remodelling. This would be visible and also clearly change the existing experience within the proposed Order Limits during this phase, and also potentially from within the surrounding area. As set out earlier, the construction phase of the Proposed Development

has the potential to indirectly affect the significance of heritage assets through development within their setting.

- 12.86 The resultant increase in construction works (visual, and noise and activity) within the proposed Order Limits, together with the temporary appearance of on-going landscape works, would overall detract from the experience of the heritage significance of a number of heritage assets within the Main SRFI Site Study Area. These effects arising from the Proposed Development during the construction phase, and without mitigation, are set out in full in **Table 12.10** in light of the relative values and sensitivities of each of the heritage assets.
- 12.87 Taking into consideration the above, a temporary **minor** magnitude of impact has been identified for the Railway Bridge over Northampton Road (B35) which results in a **slight adverse** effect on the significance (sensitivity) of the asset. This is as a result of the visual impact of the construction of new buildings and rail infrastructure from Northampton Road, together with the associated construction traffic and noise.
- 12.88 Milton House and Manor Cottage (MM9) currently overlooks Rectory Lane and a large parcel of land beyond which is the proposed Order Limits. Located to the south east of Milton House is Mortimers House (MM10) which is off-set from the road with its principal elevation fronting the west. Further to the south and south east is the proposed Order Limits. As set out within the accompanying **Heritage Assessment (Appendix 12.1)**, the proposed Order Limits contributes to the significance of these listed buildings and forms part of their setting, the redevelopment of the land with the Proposed Development is therefore considered to affect the significance of these listed buildings. The construction of the warehouses as part of the Proposed Development will alter the semi-rural setting of the listed buildings, thereby affecting the significance of these listed buildings. This is as a result of noise, dust and pedestrian / vehicle movements arising from excavation together with cranes, the erection of new buildings and landscape remodelling.
- 12.89 A **moderate** magnitude of impact has been identified for Mortimers (MM10) and Milton House and Manor Cottage (MM9) which results in a **moderate adverse** effect on these heritage assets. In the absence of mitigation and a construction phasing plan as a worst case scenario, this effect is deemed to be 'significant' in EIA terms.
- 12.90 The Milton Malsor Conservation Area (**MM36**) is located to the north of the proposed Order Limits and is centred on the historic core of the village, along with the paddocks, the Church of the Holy Cross and the larger houses on Rectory Lane. The setting of the conservation area is defined by a mix of open agricultural fields to the west, south (consisting of the proposed Order Limits) and east beyond which is the M1. To the north is modern residential development beyond which are agricultural fields. The proposed construction phase of the development will result in the visibility of site preparation works and the construction of new buildings from within the centre and edge of the conservation area, together with associated construction machinery and cranes. This is considered to result in a **moderate** magnitude of impact leading to a **moderate adverse** effect on the Milton Malsor Conservation Area. In the absence of mitigation and a construction phasing plan as a worst case scenario, this effect is deemed to be 'significant' in EIA terms.
- 12.91 A **moderate** magnitude of impact has been identified for the Grand Union Canal Conservation Area (GU18) which results in a **moderate adverse** effect on this heritage asset. This is due to the removal of vegetation from along the A43 boundary (close to the canal),

thereby revealing the existing A43 and the construction of the proposed grade separated junction. The construction of new buildings will also be visible from various points within the conservation area, primarily along the canal towpath to the Blisworth Arm junction. In the absence of mitigation and a construction phasing plan as a worst case scenario, this effect is deemed to be 'significant' in EIA terms.

- 12.92 It is concluded that the construction phase of the Proposed Development will result in **no change** magnitude of impact leading to a **neutral effect** to the other designated and non-designated heritage assets identified. This is due to the significance of these heritage assets, the separation distances as evident on the **Heritage Asset Plan (SRFI)** at **Figure 12.2**, changes in topography as well as interposing townscape and landscape features. These effects are set out in full at **Table 12.10**.

Table 12.11: Assessment of Effects to Heritage Assets during the Construction Phase of the Main SRFI Site

Ref No:	Heritage asset	Sensitivity	Magnitude of impact	Significance of effect
B1	Grafton House	Medium	No Change	Neutral Effect
B2	Blisworth Mill, including Engine Room and Office	Medium	No Change	Neutral Effect
B3	Warehouse adjoining north of Blisworth Mill	Medium	No Change	Neutral Effect
B4	K6 Telephone Kiosk	Medium	No Change	Neutral Effect
B5	No.9 High Street	Medium	No Change	Neutral Effect
B6	Barn at Stone Works Farm	Medium	No Change	Neutral Effect
B7	Stone Works Farmhouse and attached outbuilding	Medium	No Change	Neutral Effect
B8	Tunnel Hill Farmhouse and attached outbuildings	Medium	No Change	Neutral Effect
B9	No. 25 and No.27 Grafton Villas, Northampton Road	Medium	No Change	Neutral Effect
B10	The Royal Oak Tavern	Medium	No Change	Neutral Effect
B11	No.1 Church House, Church Lane	Medium	No Change	Neutral Effect
B12	Blisworth House	Medium	No Change	Neutral Effect
B13	No.11 Elmtree House, Courteenhall Road	Medium	No Change	Neutral Effect
B14	No.2 High Street (Blisworth)	Medium	No Change	Neutral Effect
B15	No.12 and No.14 High Street	Medium	No Change	Neutral Effect
B16	No.16 and No.18 High Street	Medium	No Change	Neutral Effect
B17	No.40 and No.42 High Street	Medium	No Change	Neutral Effect

B18	No.44 Peverel Cottage, High Street	Medium	No Change	Neutral Effect
B19	No.50 High Street	Medium	No Change	Neutral Effect
B20	The Sun, Moon and Stars Public House	Medium	No Change	Neutral Effect
B21	No.3 Stoneacre, High Street	High	No Change	Neutral Effect
B22	Church of St John the Baptist	High	No Change	Neutral Effect
B23	The Old Rectory	Medium	No Change	Neutral Effect
B24	Barn at north end of the village on east side of the road	Medium	No Change	Neutral Effect
B25	Cliff Hill Farmhouse	Medium	No Change	Neutral Effect
B26	No.1 Crieff House, Stoke Road	Medium	No Change	Neutral Effect
B27	No.21 Thackstone Cottage	Medium	No Change	Neutral Effect
B28	No.31 Stoke Road	Medium	No Change	Neutral Effect
B29	No.83 Laburnum Cottage and No.85 Clematis Cottage	Medium	No Change	Neutral Effect
B30	No's 16-20 Stoke Road	Medium	No Change	Neutral Effect
B31	No.22 Stoke Road	Medium	No Change	Neutral Effect
B32	No.26 and 28 Stoke Road	Medium	No Change	Neutral Effect
B33	No.1 and No.3 Courteenhall Road	Medium	No Change	Neutral Effect
B34	Blisworth War Memorial	Medium	No Change	Neutral Effect
B35	Railway Bridge over Northampton Road	Medium	Minor	Slight Adverse Effect
B36	Group of 3 Chest Tombs approximately 4m east of chancel of Church of St John the Baptist	Medium	No Change	Neutral Effect
B37	Chest Tomb approximately 9m north of north porch of Church of St John the Baptist	Medium	No Change	Neutral Effect
B38	Chest Tomb approximately 14m north of north porch of Church of St John the Baptist	Medium	No Change	Neutral Effect
B39	Chest Tomb approximately 22m north of North Porch of Church of St John the Baptist	Medium	No Change	Neutral Effect
B40	Churchyard Cross Base in St John the Baptist Churchyard	High	No Change	Neutral Effect
B41	Blisworth Conservation Area	Medium	No Change	Neutral Effect
B42	Grand Union Canal Conservation	Medium	No Change	Neutral Effect

	Area			
B43	Blisworth Lodge Farmhouse and Barns	Low	No Change	Neutral Effect
B44	30 Stoke Road	Low	No Change	Neutral Effect
B45	38 Stoke Road	Low	No Change	Neutral Effect
B46	Blisworth Baptist Chapel	Low	No Change	Neutral Effect
B47	11 Chapel Lane	Low	No Change	Neutral Effect
B48	Railway Bridge Over Canal	Low	No Change	Neutral Effect
B49	The Bays	Low	No Change	Neutral Effect
C1	Church of St Columba	High	No Change	Neutral Effect
C2	No.43 Holmwood, High Street	Medium	No Change	Neutral Effect
C3	Old Bridge 10 yards north east of New Lodge	Medium	No Change	Neutral Effect
C4	The Rectory	Medium	No Change	Neutral Effect
C5	No.4 and No.6 Barn Corner	Medium	No Change	Neutral Effect
C6	No.21 and No.23 High Street	Medium	No Change	Neutral Effect
C7	No.19 High Street	Medium	No Change	Neutral Effect
C8	No.25 and No.27 High Street, The Wooden Walls of Old England Public House	Medium	No Change	Neutral Effect
C9	No.1 The Gables, Ash Lane	Medium	No Change	Neutral Effect
C10	No.4 Rose Cottage	Medium	No Change	Neutral Effect
C11	No.44 High Street	Medium	No Change	Neutral Effect
C12	Gateway between Old and New Lodges	Medium	No Change	Neutral Effect
C13	Collingtree Conservation Area	Medium	No Change	Neutral Effect
C14	Collingtree Grange New Lodge	Low	No Change	Neutral Effect
C15	Collingtree Grange Old Lodge	Low	No Change	Neutral Effect
C16	M1 Motorway (Maple Bridge)	Low	No Change	Neutral Effect
C17	M1 Motorway (Ward Bridge)	Low	No Change	Neutral Effect
CT1	Church of St Peter and St Paul	High	No Change	Neutral Effect
CT2	The Old Rectory and attached stable block and outbuilding	Medium	No Change	Neutral Effect
CT3	Woodleys Farmhouse	Medium	No Change	Neutral Effect
CT4	The School and School House	High	No Change	Neutral Effect
CT5	Courteenhall House and attached	High	No Change	Neutral Effect

	offices			
CT6	Courteenhall House, stable block and attached coach houses	High	No Change	Neutral Effect
CT7	Courteenhall Park and Garden	Medium	No Change	Neutral Effect
CT8	Courteenhall Conservation Area	Medium	No Change	Neutral Effect
CT9	Gate Lodge to Courteenhall Hall Park and Garden	Low	No Change	Neutral Effect
G1	Church of St Mary the Virgin	Medium	No Change	Neutral Effect
G2	Gayton Manor House	High	No Change	Neutral Effect
G3	No.16 Home Farmhouse, Baker Street	Medium	No Change	Neutral Effect
G4	No.17 Beech House, Deans Row	Medium	No Change	Neutral Effect
G5	No.2 The Weir, High Street	Medium	No Change	Neutral Effect
G6	No.18 Evergreen Farmhouse	Medium	No Change	Neutral Effect
G7	Gatepiers and gates at Gayton House	Medium	No Change	Neutral Effect
G8	Flight of steps and pair of urns 40m north east of Gayton Manor	Medium	No Change	Neutral Effect
G9	Gayton Conservation Area	High	No Change	Neutral Effect
G10	1 Eastcote Road	Low	No Change	Neutral Effect
G11	1 Bugbrooke Road	Low	No Change	Neutral Effect
G12	Gayton Church of England Primary School	Low	No Change	Neutral Effect
G13	3-7 Bugbrooke Lane	Low	No Change	Neutral Effect
MM1	No.4 Stockwell Farmhouse, High Street	Medium	No Change	Neutral Effect
MM2	No.70 The Hollies, Green Street	Medium	No Change	Neutral Effect
MM3	No.31 Hobb End Cottage, High Street	Medium	No Change	Neutral Effect
MM4	Milton Malsor Manor House	Medium	No Change	Neutral Effect
MM5	Barn at Manor Farm	Medium	No Change	Neutral Effect
MM6	No.2 Manor Farmhouse, Malsor Lane	Medium	No Change	Neutral Effect
MM7	No.49 and No.51 High Street	Medium	No Change	Neutral Effect
MM8	No.38 Thatch End, High Street	Medium	No Change	Neutral Effect
MM9	Milton House and Manor Cottage	Medium	Moderate	Moderate Adverse Effect
MM10	No.33 Mortimers, Rectory Lane	Medium	Moderate	Moderate Adverse Effect

MM11	No.31 The Old Rectory, Rectory Lane	Medium	No Change	Neutral Effect
MM12	Manor House	Medium	No Change	Neutral Effect
MM13	Dovecote at Manor House	Medium	No Change	Neutral Effect
MM14	No.6 The Grange, Collingtree Road	Medium	No Change	Neutral Effect
MM15	No. 2 Collingtree Road	Medium	No Change	Neutral Effect
MM16	No.57/59 Green Street	Medium	No Change	Neutral Effect
MM17	The Compass Public House	Medium	No Change	Neutral Effect
MM18	No.65 The Manse, Green Street	Medium	No Change	Neutral Effect
MM19	No.67 Little House, Green Street	Medium	No Change	Neutral Effect
MM20	Milton Malsor Baptist Church	Medium	No Change	Neutral Effect
MM21	No.71 Corner Cottage, Green Street	Medium	No Change	Neutral Effect
MM22	No.44 The Forge and No.46 Green Street	Medium	No Change	Neutral Effect
MM23	No.42 Lantern Cottage, Green Street	Medium	No Change	Neutral Effect
MM24	No.58 Green Street	Medium	No Change	Neutral Effect
MM25	No.60 Green Street	Medium	No Change	Neutral Effect
MM26	Church of the Holy Cross	High	No Change	Neutral Effect
MM27	Milton Malsor War Memorial	Medium	No Change	Neutral Effect
MM28	Gates and gatepiers to Milton Malsor Manor House	Medium	No Change	Neutral Effect
MM29	Chest Tomb approximately 6m east of north east angle of chancel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM30	Headstone approximately 7m east of chancel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM31	Chest Tomb approximately 6m east north east of north east angle of chancel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM32	Chest Tomb approximately 4m east of south east angle of south chancel chapel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM33	Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM34	Chest Tomb approximately 8m south of south west angle of south aisle of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM35	Headstone approximately 3m south	Medium	No Change	Neutral Effect

	of south aisle of Church of the Holy Cross			
MM36	Milton Malsor Conservation Area	Medium	Moderate	Moderate Adverse Effect
MM37	2 High Street	Low	No Change	Neutral Effect
R1	Hyde Farmhouse	Medium	No Change	Neutral Effect
R2	Remains of Dovecote at Hyde Farm	Medium	No Change	Neutral Effect
R3	No 39, Candida Cottage, High Street	Medium	No Change	Neutral Effect
R4	No.9 and No.11/13 The Old Forge, High Street	Medium	No Change	Neutral Effect
R5	No.28 High Street	Medium	No Change	Neutral Effect
R6	No.22 Wendy's Cottage, High Street	Medium	No Change	Neutral Effect
R7	No.24 The Retreat, High Street	Medium	No Change	Neutral Effect
R8	Road Baptist Church and attached school room	Medium	No Change	Neutral Effect
R9	No.1 Hartwell Road	Medium	No Change	Neutral Effect
R10	No.4 Northampton Road	Medium	No Change	Neutral Effect
R10	No.4 Northampton Road	Medium	No Change	Neutral Effect
R11	No.6 Browns Lodge, Church End	Medium	No Change	Neutral Effect
R12	No.8 Bramber Cottage, Church End	Medium	No Change	Neutral Effect
R13	Church of St Mary the Virgin	High	No Change	Neutral Effect
R14	Aqueduct	Medium	No Change	Neutral Effect
R15	Chest Tomb approximately 1m south of Church of St Mary the Virgin	Medium	No Change	Neutral Effect
R16	Road Conservation Area	Medium	No Change	Neutral Effect
RT1	No.33 Church Farmhouse, Church Street	Medium	No Change	Neutral Effect
RT2	Church of St Peter and St Paul	High	No Change	Neutral Effect
RT3	No.20 Studleigh Cottage, Church Street	Medium	No Change	Neutral Effect
RT4	The Manor and attached outbuilding	Medium	No Change	Neutral Effect
RT5	Poplars House	Medium	No Change	Neutral Effect
RT6	Outbuilding and brewhouse approximately 15m north east of Poplars House	Medium	No Change	Neutral Effect
RT7	Manor House	Medium	No Change	Neutral Effect
RT8	Dovecote at Manor House	Medium	No Change	Neutral Effect

RT9	No.26A Church Street	Medium	No Change	Neutral Effect
RT10	Chest Tomb approximately 1m east of south chancel chapel of Church of St Peter and St Paul	Medium	No Change	Neutral Effect
RT11	The Berry Ringwork	High	No Change	Neutral Effect
RT12	Rothersthorpe Conservation Area	Medium	No Change	Neutral Effect
GU1	Northampton Top Lock Cottage	Medium	No Change	Neutral Effect
GU2	Lock No.2, Grand Union Canal	Medium	No Change	Neutral Effect
GU3	Lock No.3, Grand Union Canal	Medium	No Change	Neutral Effect
GU4	Lock No.4, Grand Union Canal	Medium	No Change	Neutral Effect
GU5	Lock No.5, Grand Union Canal	Medium	No Change	Neutral Effect
GU6	Lock No.6, Grand Union Canal	Medium	No Change	Neutral Effect
GU7	Lock No.7, Grand Union Canal	Medium	No Change	Neutral Effect
GU8	Lock No.8, Grand Union Canal	Medium	No Change	Neutral Effect
GU9	Lock No.9, Grand Union Canal	Medium	No Change	Neutral Effect
GU10	Lock No.10, Grand Union Canal	Medium	No Change	Neutral Effect
GU11	Lock No.1, Grand Union Canal	Medium	No Change	Neutral Effect
GU12	Bridge No.5, Grand Union Canal	Medium	No Change	Neutral Effect
GU13	Bridge No.6, Grand Union Canal	Medium	No Change	Neutral Effect
GU14	Bridge No.47, Grand Union Canal	Medium	No Change	Neutral Effect
GU15	Bridge No.45, Grand Union Canal	Medium	No Change	Neutral Effect
GU16	Lock No.11, Grand Union Canal	Medium	No Change	Neutral Effect
GU17	Milepost beside towpath of Grand Union Canal	Medium	No Change	Neutral Effect
GU18	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect
N1	Express Lift Tower	Medium	No Change	Neutral Effect

Conclusions

12.93 For ease, below is a summary of the temporary construction heritage effects to the designated and non-designated heritage assets within the Main SRFI Site Study Area, taking into consideration the embedded mitigation measures. These are:

- **Moderate adverse** effect on the significance of the grade II listed Milton House and Manor Cottage as a result of development within its setting;
- **Moderate adverse** effect on the significance of the grade II listed Mortimers as a result of development within its setting;

- **Moderate adverse** effect to the significance of the Grand Union Canal Conservation Area as a result of development within its setting; and
- **Moderate adverse** effect to the significance of the Milton Malsor Conservation Area as a result of development within its setting; and
- **Slight adverse** effect to the significance of the Railway Bridge over Northampton Road as a result of development within its setting.

J15a Works and Minor Highway Works

- 12.94 As with the Main SRFI Site, there will be localised and temporary (short to medium term) effects arising from the site preparation works and the construction and enlargement of required road infrastructure for J15a Works and Minor Highway Works. This will include noise, dust and pedestrian / vehicle movements arising from excavation and other construction activities, the use of cranes and other construction equipment / scaffolding as new road infrastructure is erected, and wider landscape remodelling.
- 12.95 The resultant increase in construction works (visual, and noise and activity) associated with the J15a works only, together with the temporary appearance of on-going landscape works, would overall detract from the experience of the heritage significance of a number of heritage assets within the J15a Works and Minor Highways Works Study Area. These effects arising from the Proposed Development during the construction phase, and without mitigation, are set out in full in **Table 12.12** in light of the relative values and sensitivities of each of the heritage assets.
- 12.96 The proposed road infrastructure for J15a involves a new spur road off the A43 linking to the M1 to the north west, which cuts across the existing Grand Union Canal, in-between two Lock 10 and Lock 11. A **moderate** magnitude of impact has been identified to Canal Lock No 10 (HW12) and Canal Lock No 11 (HW13) which results in a **moderate adverse** effect on these heritage assets. This is as a result of the visual impact of the construction of the bridge, affecting the setting and thereby significance of the listed locks. As part of this, the proposed construction traffic and noise is considered to adversely affect the significance of the locks during the construction phase.
- 12.97 Further along the canal are further locks, including No's 9 (HW11), 8 (HW10), 7 (HW9) and 6 (HW8). As the canals form a flight of twelve locks and the proposed construction of a road bridge will clearly be visible from along the towpath, together with the noise effects, it is concluded that there will be a **minor** magnitude of impact to these assets which results in a **slight adverse** effect on their significance (sensitivity).
- 12.98 The proposals also involve a new spur road to the north of the canal connecting Swan Valley Way with the A5123. The proximate heritage assets are the Canal Lock No 13 (HW15) and associated Drawbridge (HW16) further north. Whilst they are experienced in the opposite direction, the construction effects of the proposals will result in a temporary visual and noise effects on these heritage assets. It is therefore considered that there will be a **minor** magnitude of impact to these assets which results in a **slight adverse** significance of effect.
- 12.99 Lock No 12 (HW14) is already enclosed by road infrastructure to all sides and the addition to the existing road infrastructure. The associated visual and noise effects will be largely screened and shielded by the existing road infrastructure around this heritage asset. Is

therefore considered that there will be a **no change** magnitude of impact leading to a **neutral effect** on this heritage asset.

12.100 The Grand Union Canal Conservation Area (HW17) follows the boundary of the canal and due to the aforementioned construction effects, resulting in the visibility of site preparation works and the construction of the new bridge from within the conservation area and its wider setting. The bridge will partially erode the semi-rural setting of the conservation area and introduce further transport infrastructure across the canal. This is considered to result in a **moderate** magnitude of impact leading to a **moderate adverse** effect on the Grand Union Canal Conservation Area. In the absence of mitigation and a construction phasing plan as a worst case scenario, this effect is deemed to be 'significant' in EIA terms.

12.101 Due to the change in direction of the canal (with a north east south west orientation), the remainder of the locks and structures along the Grand Union Canal Conservation Area, including Canal Lock No 5 (HW6), Bridge (HW7), and Lock No's 4 (HW5) and 3 (HW4) are considered to be unaffected by the Proposed Development. It is therefore concluded that there will be a **no change** magnitude of impact leading to a **neutral effect** on these heritage assets

12.102 In relation to the minor highway works, it is concluded that the construction phase of the Proposed Development will result in **no change** magnitude of impact leading to a **neutral effect** to the other heritage assets identified. This is due to the minor nature of the works proposed and the significance of these heritage assets, together with the separation distances as evident on the **Heritage Asset Plan (Highways)** at **Figure 12.3**, changes in topography as well as interposing townscape and landscape features. These effects are set out in full at **Table 12.12**.

Table 12.12: Assessment of Effects to Heritage Assets during the Construction Phase of the J15a Works and Minor Highway Works

Ref No:	Heritage asset	Sensitivity	Magnitude of impact	Significance of effect
HW1	Northampton Top Lock Cottage	Medium	No Change	Neutral Effect
HW2	Lock No.1, Grand Union Canal	Medium	No Change	Neutral Effect
HW3	Lock No.2, Grand Union Canal	Medium	No Change	Neutral Effect
HW4	Lock No.3, Grand Union Canal	Medium	No Change	Neutral Effect
HW5	Lock No.4, Grand Union Canal	Medium	No Change	Neutral Effect
HW6	Lock No.5, Grand Union Canal	Medium	No Change	Neutral Effect
HW7	Bridge No.5, Grand Union Canal	Medium	No Change	Neutral Effect
HW8	Lock No.6, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW9	Lock No.7, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW10	Lock No.8, Grand Union Canal	Medium	Moderate	Moderate

				Adverse Effect
HW11	Lock No.9, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect
HW12	Lock No.10, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW13	Lock No.11, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW14	Lock No.12, Grand Union Canal	Medium	No Change	Neutral Effect
HW15	Lock No.13, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW16	Drawbridge to Lock No.13, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW17	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect
HW18	Hunsbury Hill Farmhouse	Medium	No Change	Neutral Effect
HW19	Mortuary Chapel	Medium	No Change	Neutral Effect
HW20	Farmhouse at Home Farm	Medium	No Change	Neutral Effect
HW21	Battle of Northampton	High	No Change	Neutral Effect
HW22	Towcester War Memorial	Medium	No Change	Neutral Effect
HW23	Baptist Chapel	Medium	No Change	Neutral Effect
HW24	Manor House	Medium	No Change	Neutral Effect
HW25	Enterprise Factory	Medium	No Change	Neutral Effect

All Development in Proposed Order Limits (including the Main SRFI Site, J15a Works and Minor Highway Works)

12.103 Below is an overview of any beneficial or adverse effects on the identified designated and non-designated heritage assets during the construction phase of the Proposed Development as a whole. This has been undertaken as a worst case scenario without any embedded or proposed mitigation.

12.104 As set out, there is a duplication of effects to the Grand Union Canal Conservation Area during the construction phase. The accompanying **Heritage Assessment (Appendix 12.1)** identifies that the conservation area is approximately 26 miles long and encompasses a wide range of different character areas across a number of counties. The NPPF (Ref: 12.4) also states at paragraph 138 that:

“Loss of a building (or other element) which makes a positive contribution to the significance of the conservation area should be treated as either substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.”

12.105 Due to the size of the conservation area (26 miles long) and the varying number of character areas (with 8 in the South Northamptonshire District) and taking into consideration paragraph 138 of the NPPF, the works are not considered to affect the conservation area as a whole. Furthermore, the two identified effects to the area are located within two separated character areas, which consist of:

- Character 1: Stowehill to Blisworth Junction
- Character 2: Northampton Arm.

12.106 Given the above, the Proposed Development as a whole is considered to result in a moderate adverse effect overall on the Grand Union Canal Conservation Area.

Table 12.13: Assessment of Effects to Heritage Assets during the Construction Phase of the Proposed Development as a whole

Ref No:	Heritage asset	Sensitivity	Magnitude of impact	Significance of effect
B35	Railway Bridge over Northampton Road	Medium	Minor	Slight Adverse Effect
MM9	Milton House and Manor Cottage	Medium	Moderate	Moderate Adverse Effect
MM10	No.33 Mortimers, Rectory Lane	Medium	Moderate	Moderate Adverse Effect
MM36	Milton Malsor Conservation Area	Medium	Moderate	Moderate Adverse Effect
GU18	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect
HW8	Lock No.6, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW9	Lock No.7, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW10	Lock No.8, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW11	Lock No.9, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW12	Lock No.10, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect
HW13	Lock No.11, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect
HW15	Lock No.13, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW16	Drawbridge to Lock No.13, Grand	Medium	Minor	Slight Adverse

Union Canal				Effect
HW17	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect

Assessment of Operational Phase Effects

- 12.107 Using the guidance set out in **Tables 12.6, 12.7 and 12.8**, the magnitude of effect during the operation phase of the Proposed Development and the effect of this against the sensitivity of the asset has been assessed for each heritage asset. This takes into account the aforementioned embedded mitigation measures.
- 12.108 To the south of Milton Malsor are a collection of a grade II listed buildings located along or off Rectory Lane, including; Milton House and Manor Cottage (MM9) and Mortimers (MM10).
- 12.109 Milton House and Manor Cottage is primarily experienced from its private garden to its immediate south (away from the proposed Order Limits) where the full extent of the principal elevation and later phasing can be appreciated. The upper stages are experienced along Rectory Lane and more distant views are obtained from the immediate north of the proposed Order Limits. The building currently overlooks Rectory Lane and a large parcel of land beyond which is the proposed Order Limits. As set out within the **Heritage Assessment (Appendix 12.1)**, this part of the proposed Order Limits is considered to contribute to the significance of the listed building through reinforcing its former rural location. It also appears to have been designed to take account of its position along a ridge, with views out across the area. Whilst no evidence has been obtained to date, it is possible that elements of the proposed Order Limits were originally in the same ownership and thereby held an historic relationship with the listed building.
- 12.110 Located to the south east of Milton House is Mortimers House which is off-set from the road with its principal elevation fronting the west. The building is framed by mature trees and planting within views from the west to the east and south east. Further to the south and south east is the proposed Order Limits. As with Milton House and Manor Cottage, this part of the proposed Order Limits is considered to contribute to the significance of the listed building through reinforcing its former rural position. Again, no evidence has been obtained to date but it is possible that elements of the proposed Order Limits were originally in the same ownership and thereby held an historic relationship with the listed building.
- 12.111 The warehouses of the Proposed Development will be experienced from and within the setting of Milton House and Manor Cottage and Mortimers. As the proposed Order Limits contributes to the significance of these listed buildings and forms part of their setting, the redevelopment of the land with the Proposed Development is considered to result in a degree of harm to the significance of these listed buildings. This is considered to cause a **moderate** magnitude of impact which results in a **moderate adverse** effect on these heritage assets. In the absence of mitigation as a worst case scenario, this effect is deemed to be 'significant' in EIA terms.
- 12.112 As set out within the **Heritage Assessment (Appendix 12.1)**, various mitigation measures have been introduced to try and reduce the harm caused by the Proposed Development. As

illustrated within the **Green Infrastructure Parameters Plan**, it is proposed to maintain an area of open landscaping to the north of the proposed Order Limits (closest to the aforementioned listed buildings). It is also proposed to construct a native structural planting belt which has been designed to respond to the existing site, rather than appearing intrusive and 'engineered' within the wider landscape, as advocated within the Historic England setting guidance (2017).

- 12.113 This structural planting will be strengthened with areas of native tree and shrub planting to visually screen the Proposed Development in views from the north. It is also proposed to introduce a building limit line to ensure that the proposed warehousing is set back as far as possible, further reducing the visual effect of the proposals when viewed from the north. The proposed visual effect is illustrated further at **Viewpoint 17** within **Chapter 17 – Landscape and Visual**.
- 12.114 Despite these mitigation measures, it is considered that the proposed warehouses together with the structural planting belt will result in an overall enclosing effect to the south and will diminish the former rural character of these buildings. It is therefore considered that the Proposed Development will result in a **moderate adverse** effect on these heritage assets, despite the aforementioned mitigation measures.
- 12.115 The aforementioned listed buildings are also located within the Milton Malsor Conservation Area (**MM36**). The setting of the conservation area is defined by a mix of open agricultural fields to the west, south (consisting of the proposed Order Limits) and east beyond which is the M1. To the north is modern residential development beyond which are agricultural fields.
- 12.116 The Proposed Development involves the redevelopment of the land to the south of Milton Malsor Conservation Area, falling within its setting. As set out within the **Heritage Assessment (Appendix 12.1)**, the village is largely surrounded by agricultural fields to all sides. The tight urban grain and inward looking nature of the conservation area, together with the steep embankment along Rectory Lane to the south limits views out across the proposed Order Limits. There are only glimpsed or filtered views out towards the proposed Order Limits.
- 12.117 The village is approached from 4 points; Collingtree Road to the east, Northampton Road to the south, Gayton Road to the west and Towcester Road to the north. It is here that the conservation area is experienced as a separate village to the surrounding areas. The redevelopment of the proposed Order Limits will erode, to an extent, the southern approach through introducing built development. This approach is, however, the least sensitive out of 4 as the village and its buildings are not readily experienced along this route due to the rising topography of the land and extent of mature trees and planting. Furthermore, it is considered that the visual impact of the Proposed Development on the setting of the identified heritage assets will be softened by the growth of the tree planting over the 7-15 year period which will further filter and screen views.
- 12.118 The Proposed Development will be partially visible in intermittent and kinetic views from within the conservation area including the north western extremity of the paddocks and along Green Street (as identified within the LIDAR Plan). This will consist of the upper stages of the proposed gantry cranes and will be partially concealed or filtered by the mature tree belt to the south of the conservation area together with the built development along Rectory

Lane and Barns Lane. The proposed warehousing will also be partially visible in filtered views from Rectory Lane, Barn Lane and Courteenhall Road. The proposed visual effect is illustrated further at **Viewpoint 18** within **Chapter 17 – Landscape and Visual**.

- 12.119 The proposed warehouses will be largely screened by the aforementioned native structural planting belt included as part of the Proposed Development. This planting belt will however alter the partial open character of the village from the south to one that is enclosed by a planting belt, thereby altering the experience of the conservation area from the paddocks along Collingtree Road. The development will not be experienced within the majority of key views within the conservation area, as identified within the adopted Milton Malsor Conservation Area Appraisal (2015). It will, however, be partially experienced within the south eastern view from Rectory Lane towards Mortimers. The proposed visual effect is illustrated at **Viewpoint 17** within **Chapter 17 – Landscape and Visual**.
- 12.120 The Proposed Development is considered to cause a **moderate** magnitude of impact which results in a **moderate adverse** effect upon the setting and thereby significance of the Milton Malsor Conservation Area as a whole. This is due to the erosion of an aspect of its agricultural surroundings and through the creation of an enclosing effect to the south of the conservation area from the proposed structural planting belt.
- 12.121 As set out earlier in this report, the Grand Union Canal Conservation Area (**GU18**) is focussed on the canal which was established in 1793 to provide a transport route from London to the Midlands. The canal and the conservation area are 26 miles in length with its character generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the canal, together with various buildings which were constructed as part of or as a result of the canal. Its setting is largely defined by a mix of traditional settlements, open countryside and in some cases, modern development. More specifically to this area, the conservation includes a number of canal-related buildings at Blisworth Junction forming a ‘wharf’ where the former stables, smithy, canal offices and warehouses can still be appreciated. The Old Toll House is also located within this complex of buildings.
- 12.122 The Proposed Development will be partially experienced from within the Blisworth Junction Wharf area of the Grand Union Canal Conservation Area in filtered and glimpsed views towards the east. These views currently overlook agricultural land adjacent to the A43, beyond which is the proposed Order Limits and are not considered to positively contribute to the significance and understanding of the conservation area. The Proposed Development involves the creation of a new grade separated access point on the A43 which involves various highway works that will increase the height of the A43 to the north east.
- 12.123 As identified on the **Green Infrastructure Parameters Plan**, it is proposed to introduce areas of native tree and shrub planting within this parcel of the land to the immediate east in order to mitigate and filter views out over the Proposed Development from within the conservation area. This will assist in screening the proposed A43 highway works from the conservation area and is illustrated further at **Viewpoint 7** and **Viewpoint 12** within **Chapter 17 – Landscape and Visual**. These works are considered are not considered to affect the significance of the Grand Union Canal Conservation Area.
- 12.124 As aforementioned, the setting of the Grand Union Canal Conservation Area is varied due to its vast size. The southern boundary of the proposed Order Limits abuts the conservation area boundary and as presently found, allows for glimpsed and filtered views across the

proposed Order Limits. As concluded within the **Heritage Assessment (Appendix 12.1)**, this contributes to a degree to the significance of the conservation area by allowing for an appreciation of the agricultural fields on the proposed Order Limits which reinforce its original position within open countryside. This contribution has, however, been significantly reduced by the visual and noise impacts of the A43. These views are therefore only considered to make a limited contribution.

- 12.125 The Proposed Development involves the creation of a series of warehouses within the south western corner of the proposed Order Limits which will result in the loss of open agricultural fields and their replacement with built development. This is considered to have an adverse effect on the significance of the conservation area. A series of measures have, however, been identified to minimise or avoid this potential harm with the most effective approach involving additional planting and bunding to the boundary of the proposed Order Limits.
- 12.126 As identified on the **Green Infrastructure Parameters Plan**, this will infill the majority of missing hedgerows along the canal towpath which will permanently screen the existing views across the proposed Order Limits and also the visual effect of the warehouses within the setting of the conservation area. Given the limited contribution made by the views out and the potential adverse effect of the warehouses, the proposed mitigation measures in the form of screening and additional planting are considered to avoid harm to the significance of the conservation area.
- 12.127 As set out within the **Heritage Assessment (Appendix 12.1)**, the Grand Union Canal and collection of buildings at Blisworth Junction are experienced in views outside of the conservation area from the north west along Milton Road to the south east towards the proposed Order Limits. At present, the buildings and canal are appreciated within a predominantly rural character, with agricultural fields in the foreground, undulating topography to the west and woodland to the east (see **Viewpoint 15** within **Chapter 17 – Landscape and Visual**). This appreciation is slightly hindered by the visual and noise impacts of the A43 but overall, it allows for a continued understanding of the development of the Grand Union Canal set within the open countryside.
- 12.128 The proposed warehousing as part of the Proposed Development, whilst set back from the canal; will be experienced rising above the roofline of the collection of buildings within Blisworth Junction. It will distinctively change the rural character of the area and will reduce the ability to appreciate its original position within open countryside. This is considered to cause a **minor** magnitude of impact which results in a **slight adverse** effect upon part of the Grand Union Canal Conservation Area as a result development within its setting.
- 12.129 To the north of Blisworth, close to the proposed Order Limits, are the grade II listed Railway Bridge over Northampton Road (**B35**) and the grade II listed Grafton Villas (**B9**). The significance of the Railway Bridge is focussed on its functional nature and association with Robert Stephenson's pioneering London-Birmingham railway line constructed in c.1837 and forming part of a series of works by Stephenson. It consists of a single-arched bridge spanning Northampton Road and is constructed of red brick and faced with grey Lias stone, quarried in Blisworth at Stone Works Farmhouse. The structure is largely experienced from Northampton Road from the north (away from the village) and south (towards the village) where its architectural detailing and function remains legible. Its group value with the neighbouring Grafton Villas is only appreciated from the south due to the villas set back position. There are distant views of the structure from raised land to the west.

- 12.130 The significance of Grafton Villas is derived from its decorative and symmetrical Italianate design from c.1838 by the enterprising local builder Richard Dunkley for the Grafton Estate. They are also of interest through the use of materials, faced in stone from the Stone Works Farm (also owned by the Grafton Estate) with the intention of 'showing off' their stone. Again, due to the setback position of the listed building, the topography of the land and the extent of mature trees; it is primarily experienced from the immediate south along Northampton Road. Due to the topography of the land to the north and south of the bridge, together with the extent of mature trees, the building is not readily experienced from elsewhere within the surrounding area (with the exception of from the land to the west). As concluded at Section 4, there are no known functional or historic associations between these listed buildings and the proposed Order Limits.
- 12.131 Given the close proximity of these listed buildings to the proposed Order Limits, careful consideration has been given to their setting, including their group value to the south and the silhouette of the Railway Bridge when viewed along Northampton Road in both directions. As illustrated on the submitted **Parameters Plan**, a building limit line has been introduced to ensure that the proposed warehousing is setback in views of the Railway Bridge from the south through towards the proposed Order Limits. This aspect of setting which contributes to a degree to the significance of the listed bridge will therefore remain unaffected.
- 12.132 The grouping of the Railway Bridge with Grafton Villas from the south to the north will be maintained due to the height of the embankment and the set-back positioning of the warehouses as part of the Proposed Development. The setting of Grafton Villas will also remain unchanged. It is therefore considered that the significance and special interest of the Grafton Villas will be sustained by the Proposed Development.
- 12.133 In kinetic and other angled views through the Railway Bridge, the Proposed Development will be partially visible in distant views (as illustrated at **Viewpoint 21** within **Chapter 17 – Landscape and Visual** of the ES). This is not, however, considered to affect the significance of the structure which is enshrined its historic and functional use. Furthermore, any visual effect of the Proposed Development around the Railway Bridge will be lessened by the proposed tree planting. As identified at Section 4, the curvature of Northampton Road and mature trees and planting limits the appreciation of the Railway Bridge, principally being experienced towards the south along Northampton Road where the road kinks. Due to the orientation of view, the Proposed Development will not be visible within this view. As such, this aspect of setting which contributes to the significance of the listed structure will remain.
- 12.134 The Proposed Development will be visible in conjunction with the Railway Bridge which will change the wider setting of the bridge when experienced from the raised land to the west (as illustrated at **Viewpoint 14** within **Chapter 17 – Landscape and Visual** of the ES). Whilst this is a secondary view and the structures primary function will continue to remain appreciable from this point, the proposals will alter the appreciation of the structure within the context of the wider agricultural fields (forming part of the proposed Order Limits). It is therefore considered that there will be a **minor** magnitude of impact to the Railway Bridge over Northampton Road which results in a **slight adverse** significance of effect.
- 12.135 In relation to the other heritage assets, it is concluded that the operation phase of the Main SRFI Site will result in a **no change** magnitude of impact leading to a **neutral effect**. This is due to the minor nature of the works, the significance of these heritage assets, the

separation distances as evident on the **Heritage Asset Plan (Main SRFI Site)** at **Figure 12.3**, changes in topography as well as interposing townscape and landscape features. These effects are set out in full at **Table 12.14**.

Table 12.14: Assessment of Effects to Heritage Assets during the Operation Phase of the Main SRFI Site

Ref No:	Heritage asset	Sensitivity	Magnitude of impact	Significance of effect
B1	Grafton House	Medium	No Change	Neutral Effect
B2	Blisworth Mill, including Engine Room and Office	Medium	No Change	Neutral Effect
B3	Warehouse adjoining north of Blisworth Mill	Medium	No Change	Neutral Effect
B4	K6 Telephone Kiosk	Medium	No Change	Neutral Effect
B5	No.9 High Street	Medium	No Change	Neutral Effect
B6	Barn at Stone Works Farm	Medium	No Change	Neutral Effect
B7	Stone Works Farmhouse and attached outbuilding	Medium	No Change	Neutral Effect
B8	Tunnel Hill Farmhouse and attached outbuildings	Medium	No Change	Neutral Effect
B9	No. 25 and No.27 Grafton Villas, Northampton Road	Medium	No Change	Neutral Effect
B10	The Royal Oak Tavern	Medium	No Change	Neutral Effect
B11	No.1 Church House, Church Lane	Medium	No Change	Neutral Effect
B12	Blisworth House	Medium	No Change	Neutral Effect
B13	No.11 Elmtree House, Courteenhall Road	Medium	No Change	Neutral Effect
B14	No.2 High Street (Blisworth)	Medium	No Change	Neutral Effect
B15	No.12 and No.14 High Street	Medium	No Change	Neutral Effect
B16	No.16 and No.18 High Street	Medium	No Change	Neutral Effect
B17	No.40 and No.42 High Street	Medium	No Change	Neutral Effect
B18	No.44 Peverel Cottage, High Street	Medium	No Change	Neutral Effect
B19	No.50 High Street	Medium	No Change	Neutral Effect
B20	The Sun, Moon and Stars Public House	Medium	No Change	Neutral Effect
B21	No.3 Stoneacre, High Street	High	No Change	Neutral Effect
B22	Church of St John the Baptist	High	No Change	Neutral Effect

B23	The Old Rectory	Medium	No Change	Neutral Effect
B24	Barn at north end of the village on east side of the road	Medium	No Change	Neutral Effect
B25	Cliff Hill Farmhouse	Medium	No Change	Neutral Effect
B26	No.1 Crieff House, Stoke Road	Medium	No Change	Neutral Effect
B27	No.21 Thackstone Cottage	Medium	No Change	Neutral Effect
B28	No.31 Stoke Road	Medium	No Change	Neutral Effect
B29	No.83 Laburnum Cottage and No.85 Clematis Cottage	Medium	No Change	Neutral Effect
B30	No's 16-20 Stoke Road	Medium	No Change	Neutral Effect
B31	No.22 Stoke Road	Medium	No Change	Neutral Effect
B32	No.26 and 28 Stoke Road	Medium	No Change	Neutral Effect
B33	No.1 and No.3 Courteenhall Road	Medium	No Change	Neutral Effect
B34	Blisworth War Memorial	Medium	No Change	Neutral Effect
B35	Railway Bridge over Northampton Road	Medium	Minor Adverse	Slight Adverse Effect
B36	Group of 3 Chest Tombs approximately 4m east of chancel of Church of St John the Baptist	Medium	No Change	Neutral Effect
B37	Chest Tomb approximately 9m north of north porch of Church of St John the Baptist	Medium	No Change	Neutral Effect
B38	Chest Tomb approximately 14m north of north porch of Church of St John the Baptist	Medium	No Change	Neutral Effect
B39	Chest Tomb approximately 22m north of North Porch of Church of St John the Baptist	Medium	No Change	Neutral Effect
B40	Churchyard Cross Base in St John the Baptist Churchyard	High	No Change	Neutral Effect
B41	Blisworth Conservation Area	Medium	No Change	Neutral Effect
B42	Grand Union Canal Conservation Area	Medium	No Change	Neutral Effect
B43	Blisworth Lodge Farmhouse and Barns	Low	No Change	Neutral Effect
B44	30 Stoke Road	Low	No Change	Neutral Effect
B45	38 Stoke Road	Low	No Change	Neutral Effect
B46	Blisworth Baptist Chapel	Low	No Change	Neutral Effect
B47	11 Chapel Lane	Low	No Change	Neutral Effect

B48	Railway Bridge Over Canal	Low	No Change	Neutral Effect
B49	The Bays	Low	No Change	Neutral Effect
C1	Church of St Columba	High	No Change	Neutral Effect
C2	No.43 Holmwood, High Street	Medium	No Change	Neutral Effect
C3	Old Bridge 10 yards north east of New Lodge	Medium	No Change	Neutral Effect
C4	The Rectory	Medium	No Change	Neutral Effect
C5	No.4 and No.6 Barn Corner	Medium	No Change	Neutral Effect
C6	No.21 and No.23 High Street	Medium	No Change	Neutral Effect
C7	No.19 High Street	Medium	No Change	Neutral Effect
C8	No.25 and No.27 High Street, The Wooden Walls of Old England Public House	Medium	No Change	Neutral Effect
C9	No.1 The Gables, Ash Lane	Medium	No Change	Neutral Effect
C10	No.4 Rose Cottage	Medium	No Change	Neutral Effect
C11	No.44 High Street	Medium	No Change	Neutral Effect
C12	Gateway between Old and New Lodges	Medium	No Change	Neutral Effect
C13	Collingtree Conservation Area	Medium	No Change	Neutral Effect
C14	Collingtree Grange New Lodge	Low	No Change	Neutral Effect
C15	Collingtree Grange Old Lodge	Low	No Change	Neutral Effect
C16	M1 Motorway (Maple Bridge)	Low	No Change	Neutral Effect
C17	M1 Motorway (Ward Bridge)	Low	No Change	Neutral Effect
CT1	Church of St Peter and St Paul	High	No Change	Neutral Effect
CT2	The Old Rectory and attached stable block and outbuilding	Medium	No Change	Neutral Effect
CT3	Woodleys Farmhouse	Medium	No Change	Neutral Effect
CT4	The School and School House	High	No Change	Neutral Effect
CT5	Courteenhall House and attached offices	High	No Change	Neutral Effect
CT6	Courteenhall House, stable block and attached coach houses	High	No Change	Neutral Effect
CT7	Courteenhall Park and Garden	Medium	No Change	Neutral Effect
CT8	Courteenhall Conservation Area	Medium	No Change	Neutral Effect
CT9	Gate Lodge to Courteenhall Hall Park and Garden	Low	No Change	Neutral Effect

G1	Church of St Mary the Virgin	Medium	No Change	Neutral Effect
G2	Gayton Manor House	High	No Change	Neutral Effect
G3	No.16 Home Farmhouse, Baker Street	Medium	No Change	Neutral Effect
G4	No.17 Beech House, Deans Row	Medium	No Change	Neutral Effect
G5	No.2 The Weir, High Street	Medium	No Change	Neutral Effect
G6	No.18 Evergreen Farmhouse	Medium	No Change	Neutral Effect
G7	Gatepiers and gates at Gayton House	Medium	No Change	Neutral Effect
G8	Flight of steps and pair of urns 40m north east of Gayton Manor	Medium	No Change	Neutral Effect
G9	Gayton Conservation Area	High	No Change	Neutral Effect
G10	1 Eastcote Road	Low	No Change	Neutral Effect
G11	1 Bugbrooke Road	Low	No Change	Neutral Effect
G12	Gayton Church of England Primary School	Low	No Change	Neutral Effect
G13	3-7 Bugbrooke Lane	Low	No Change	Neutral Effect
MM1	No.4 Stockwell Farmhouse, High Street	Medium	No Change	Neutral Effect
MM2	No.70 The Hollies, Green Street	Medium	No Change	Neutral Effect
MM3	No.31 Hobb End Cottage, High Street	Medium	No Change	Neutral Effect
MM4	Milton Malsor Manor House	Medium	No Change	Neutral Effect
MM5	Barn at Manor Farm	Medium	No Change	Neutral Effect
MM6	No.2 Manor Farmhouse, Malsor Lane	Medium	No Change	Neutral Effect
MM7	No.49 and No.51 High Street	Medium	No Change	Neutral Effect
MM8	No.38 Thatch End, High Street	Medium	No Change	Neutral Effect
MM9	Milton House and Manor Cottage	Medium	Moderate	Moderate Adverse Effect
MM10	No.33 Mortimers, Rectory Lane	Medium	Moderate	Moderate Adverse Effect
MM11	No.31 The Old Rectory, Rectory Lane	Medium	No Change	Neutral Effect
MM12	Manor House	Medium	No Change	Neutral Effect
MM13	Dovecote at Manor House	Medium	No Change	Neutral Effect
MM14	No.6 The Grange, Collingtree Road	Medium	No Change	Neutral Effect
MM15	No. 2 Collingtree Road	Medium	No Change	Neutral Effect
MM16	No.57/59 Green Street	Medium	No Change	Neutral Effect
MM17	The Compass Public House	Medium	No Change	Neutral Effect

MM18	No.65 The Manse, Green Street	Medium	No Change	Neutral Effect
MM19	No.67 Little House, Green Street	Medium	No Change	Neutral Effect
MM20	Milton Malsor Baptist Church	Medium	No Change	Neutral Effect
MM21	No.71 Corner Cottage, Green Street	Medium	No Change	Neutral Effect
MM22	No.44 The Forge and No.46 Green Street	Medium	No Change	Neutral Effect
MM23	No.42 Lantern Cottage, Green Street	Medium	No Change	Neutral Effect
MM24	No.58 Green Street	Medium	No Change	Neutral Effect
MM25	No.60 Green Street	Medium	No Change	Neutral Effect
MM26	Church of the Holy Cross	High	No Change	Neutral Effect
MM27	Milton Malsor War Memorial	Medium	No Change	Neutral Effect
MM28	Gates and gatepiers to Milton Malsor Manor House	Medium	No Change	Neutral Effect
MM29	Chest Tomb approximately 6m east of north east angle of chancel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM30	Headstone approximately 7m east of chancel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM31	Chest Tomb approximately 6m east north east of north east angle of chancel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM32	Chest Tomb approximately 4m east of south east angle of south chancel chapel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM33	Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM34	Chest Tomb approximately 8m south of south west angle of south aisle of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM35	Headstone approximately 3m south of south aisle of Church of the Holy Cross	Medium	No Change	Neutral Effect
MM36	Milton Malsor Conservation Area	Medium	Moderate	Moderate Adverse Effect
MM37	2 High Street	Low	No Change	Neutral Effect
R1	Hyde Farmhouse	Medium	No Change	Neutral Effect
R2	Remains of Dovecote at Hyde Farm	Medium	No Change	Neutral Effect
R3	No 39, Candida Cottage, High Street	Medium	No Change	Neutral Effect

R4	No.9 and No.11/13 The Old Forge, High Street	Medium	No Change	Neutral Effect
R5	No.28 High Street	Medium	No Change	Neutral Effect
R6	No.22 Wendy's Cottage, High Street	Medium	No Change	Neutral Effect
R7	No.24 The Retreat, High Street	Medium	No Change	Neutral Effect
R8	Road Baptist Church and attached school room	Medium	No Change	Neutral Effect
R9	No.1 Hartwell Road	Medium	No Change	Neutral Effect
R10	No.4 Northampton Road	Medium	No Change	Neutral Effect
R10	No.4 Northampton Road	Medium	No Change	Neutral Effect
R11	No.6 Browns Lodge, Church End	Medium	No Change	Neutral Effect
R12	No.8 Bramber Cottage, Church End	Medium	No Change	Neutral Effect
R13	Church of St Mary the Virgin	High	No Change	Neutral Effect
R14	Aqueduct	Medium	No Change	Neutral Effect
R15	Chest Tomb approximately 1m south of Church of St Mary the Virgin	Medium	No Change	Neutral Effect
R16	Road Conservation Area	Medium	No Change	Neutral Effect
RT1	No.33 Church Farmhouse, Church Street	Medium	No Change	Neutral Effect
RT2	Church of St Peter and St Paul	High	No Change	Neutral Effect
RT3	No.20 Studleigh Cottage, Church Street	Medium	No Change	Neutral Effect
RT4	The Manor and attached outbuilding	Medium	No Change	Neutral Effect
RT5	Poplars House	Medium	No Change	Neutral Effect
RT6	Outbuilding and brewhouse approximately 15m north east of Poplars House	Medium	No Change	Neutral Effect
RT7	Manor House	Medium	No Change	Neutral Effect
RT8	Dovecote at Manor House	Medium	No Change	Neutral Effect
RT9	No.26A Church Street	Medium	No Change	Neutral Effect
RT10	Chest Tomb approximately 1m east of south chancel chapel of Church of St Peter and St Paul	Medium	No Change	Neutral Effect
RT11	The Berry Ringwork	High	No Change	Neutral Effect
RT12	Rothersthorpe Conservation Area	Medium	No Change	Neutral Effect
GU1	Northampton Top Lock Cottage	Medium	No Change	Neutral Effect

GU2	Lock No.2, Grand Union Canal	Medium	No Change	Neutral Effect
GU3	Lock No.3, Grand Union Canal	Medium	No Change	Neutral Effect
GU4	Lock No.4, Grand Union Canal	Medium	No Change	Neutral Effect
GU5	Lock No.5, Grand Union Canal	Medium	No Change	Neutral Effect
GU6	Lock No.6, Grand Union Canal	Medium	No Change	Neutral Effect
GU7	Lock No.7, Grand Union Canal	Medium	No Change	Neutral Effect
GU8	Lock No.8, Grand Union Canal	Medium	No Change	Neutral Effect
GU9	Lock No.9, Grand Union Canal	Medium	No Change	Neutral Effect
GU10	Lock No.10, Grand Union Canal	Medium	No Change	Neutral Effect
GU11	Lock No.1, Grand Union Canal	Medium	No Change	Neutral Effect
GU12	Bridge No.5, Grand Union Canal	Medium	No Change	Neutral Effect
GU13	Bridge No.6, Grand Union Canal	Medium	No Change	Neutral Effect
GU14	Bridge No.47, Grand Union Canal	Medium	No Change	Neutral Effect
GU15	Bridge No.45, Grand Union Canal	Medium	No Change	Neutral Effect
GU16	Lock No.11, Grand Union Canal	Medium	No Change	Neutral Effect
GU17	Milepost beside towpath of Grand Union Canal	Medium	No Change	Neutral Effect
GU18	Grand Union Canal Conservation Area	Medium	Minor	Slight Adverse Effect
N1	Express Lift Tower	Medium	No Change	Neutral Effect

Conclusions

12.136 For ease, below is a summary of the operational heritage effects to the designated and non-designated heritage assets within the Main SRFI Site Study Area, taking into consideration the embedded mitigation measures. These are:

- **Moderate adverse** effect on the significance of the grade II listed Milton House and Manor Cottage as a result of development within its setting;
- **Moderate adverse** effect on the significance of the grade II listed Mortimers as a result of development within its setting;
- **Moderate adverse** effect to the significance of the Milton Malsor Conservation Area as a result of development within its setting;
- **Slight adverse** effect to the significance of the Railway Bridge over Northampton Road as a result of development within its setting; and
- **Slight adverse** effect to the significance of the Grand Union Canal Conservation Area as a result of development within its setting.

J15a Works and Minor Highway Works

- 12.137 As aforementioned, using the guidance set out in **Tables 12.6, 12.7 and 12.8**, the magnitude of effect during the operation phase of the Proposed Development and the effect of this against the sensitivity of the asset has been assessed for each heritage asset. This takes into account the aforementioned embedded mitigation measures.
- 12.138 As set out in further detail within the accompanying **Heritage Assessment (Appendix 12.1)**, the Grand Union Canal Conservation Area (HW17) is focussed on the canal which was established in 1793 to provide a transport route from London to the Midlands. The canal and the conservation area are 26 miles in length with its character generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the waterway, together with various buildings which were constructed as part of or as a result of the canal. Its setting is largely defined by a mix of traditional settlements, open countryside and in some cases, modern development.
- 12.139 As aforementioned, the setting of the Grand Union Canal Conservation Area is varied due to its vast size but the vicinity consists of a mix of agricultural fields and busy road infrastructure. As concluded within the **Heritage Assessment (Appendix 12.1)**, the rural fields to the west contribute to a degree to the significance of the conservation area by allowing for an appreciation of its original position within open countryside. This contribution has, however, been significantly reduced by the visual and noise impacts of the A43. The fields are therefore only considered to make a limited contribution.
- 12.140 This part of the Proposed Development will be clearly experienced from along the towpath of the Grand Union Canal Conservation Area through the presence of a new spur road cutting across the canal from the east to the north west. Whilst existing road infrastructure is already evident within this part of the conservation area, the Proposed Development will further erode the character and appearance of this part of the conservation area and involves partial reconfiguration and development of the agricultural fields to the west. This, together with the removal of existing vegetation to the eastern boundary of the canal is considered to have an adverse effect on the significance of the conservation area. A series of measures have, however, been identified to minimise or avoid this potential harm.
- 12.141 Despite this, it is considered that the Proposed Development will result in a **moderate** magnitude of impact leading to a **moderate adverse** effect on the Grand Union Canal Conservation Area.
- 12.142 The proposed road infrastructure for J15a sits to the north of Lock No 11 and through the introduction of a new bridge and the increased traffic noise, it is considered to adversely affect its setting. Due to the close proximity of Lock No 10, its setting is also considered to be adversely affected. A **moderate** magnitude of impact has been identified to Canal Lock No 10 (HW12) and Canal Lock No 11 (HW13) which results in a **moderate adverse** effect on these heritage assets. This is as a result of the visual impact of the bridge, affecting the setting and thereby significance of the listed locks.
- 12.143 Further along the canal to the south are further locks, including No's 9 (HW11), 8 (HW10), 7 (HW9) and 6 (HW8). As the canals form a flight of twelve locks, there is a visual grouping between these 4 locks and Locks 10 and 11 due to the continuous arrangement of the canal. The proposed bridge will not be prominent from these locks as it has been located as close as possible to the existing road infrastructure. Despite this, the bridge will increase the visibility

of road infrastructure along these locks. This, together with the removal of existing vegetation to the eastern boundary of the canal is considered to have an adverse effect on the significance of these listed buildings. It is considered that these works will result in a **minor** magnitude of impact to these assets which results in a **slight adverse** effect on their significance (sensitivity).

- 12.144 The proposals also involve minor road widening to the north of the canal, along the existing road which connects Swan Valley Way with the A5123. The proximate heritage assets are the Canal Lock No 13 (HW15) and associated Drawbridge (HW16) further north. As set out within the **Heritage Assessment (Appendix 12.1)**, these structures are primarily experienced from the opposite direction in the context of agricultural fields and residential development. The addition of road infrastructure to the southern boundary is not considered to affect their significance, principally enshrined in their functional use as a lock and drawbridge. The proposals will be seen within the context of existing road infrastructure and will not alter the visual appreciation of the listed structures. It is therefore considered that the operation phase will have a **no change** magnitude of impact leading to a **neutral effect** on this heritage asset.
- 12.145 Lock No 12 (HW14) is already enclosed by road infrastructure to all sides and the addition to the existing road infrastructure. The associated visual and noise effects of the Proposed Development will be largely screened and shielded by the existing road infrastructure around this heritage asset. It is therefore considered that there will be a **no change** magnitude of impact leading to a **neutral effect** on this heritage asset.
- 12.146 Due to the change in direction of the canal (with a north east south west orientation), the remainder of the locks and structures along the Grand Union Canal Conservation Area, including Canal Lock No 5 (HW6), Bridge (HW7), and Lock No's 4 (HW5) and 3 (HW4) are considered to be unaffected by the Proposed Development. It is therefore concluded that there will be a **no change** magnitude of impact leading to a **neutral effect** on these heritage assets.
- 12.147 In relation to the other heritage assets, it is concluded that the operation phase of the Minor Highway Works will result in a **no change** magnitude of impact leading to a **neutral effect**. This is due to the minor nature of the works, the significance of these heritage assets, the separation distances as evident on the **Heritage Asset Plan (Highways)** at **Figure 12.3**, changes in topography as well as interposing townscape and landscape features. These effects are set out in full at **Table 12.15**.

Table 12.15: Assessment of Effects to Heritage Assets during the Operation Phase of the J15a Works and Minor Highway Works

Ref No:	Heritage asset	Sensitivity	Magnitude of impact	Significance of effect
HW1	Northampton Top Lock Cottage	Medium	No Change	Neutral Effect
HW2	Lock No.1, Grand Union Canal	Medium	No Change	Neutral Effect
HW3	Lock No.2, Grand Union Canal	Medium	No Change	Neutral Effect
HW4	Lock No.3, Grand Union Canal	Medium	No Change	Neutral Effect

HW5	Lock No.4, Grand Union Canal	Medium	No Change	Neutral Effect
HW6	Lock No.5, Grand Union Canal	Medium	No Change	Neutral Effect
HW7	Bridge No.5, Grand Union Canal	Medium	No Change	Neutral Effect
HW8	Lock No.6, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW9	Lock No.7, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW10	Lock No.8, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW11	Lock No.9, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW12	Lock No.10, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect
HW13	Lock No.11, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect
HW14	Lock No.12, Grand Union Canal	Medium	No Change	Neutral Effect
HW15	Lock No.13, Grand Union Canal	Medium	No Change	Neutral Effect
HW16	Drawbridge to Lock No.13, Grand Union Canal	Medium	No Change	Neutral Effect
HW17	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect
HW18	Hunsbury Hill Farmhouse	Medium	No Change	Neutral Effect
HW19	Mortuary Chapel	Medium	No Change	Neutral Effect
HW20	Farmhouse at Home Farm	Medium	No Change	Neutral Effect
HW21	Battle of Northampton	High	No Change	Neutral Effect
HW22	Towcester War Memorial	Medium	No Change	Neutral Effect
HW23	Baptist Chapel	Medium	No Change	Neutral Effect
HW24	Manor House	Medium	No Change	Neutral Effect
HW25	Enterprise Factory	Medium	No Change	Neutral Effect

All Development in Proposed Order Limits (including the Main SRFI Site, J15a Works and Minor Highway Works)

12.148 Below is an overview of any beneficial or adverse effects on the identified designated and non-designated heritage assets during the operation phase of the Proposed Development as a whole. This takes into account the aforementioned embedded mitigation measures.

12.149 As set out, there is a duplication of effects to the Grand Union Canal Conservation Area during the construction phase. The accompanying **Heritage Assessment (Appendix 12.1)** identifies that the conservation area is approximately 26 miles long and encompasses a wide

range of different character areas across a number of counties. The NPPF (Ref: 12.4) also states at paragraph 138 that:

“Loss of a building (or other element) which makes a positive contribution to the significance of the conservation area should be treated as either substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.”

12.150 Due to the size of the conservation area (26 miles long) and the varying number of character areas (with 8 in the South Northamptonshire District) and taking into consideration paragraph 138 of the NPPF, the works are not considered to affect the conservation area as a whole. Furthermore, the two identified effects to the area are located within two separated character areas, which consist of:

- Character 1: Stowehill to Blisworth Junction
- Character 2: Northampton Arm.

12.151 Given the above, the Proposed Development as a whole is considered to result in a moderate adverse effect overall on the Grand Union Canal Conservation Area.

Table 12.16: Assessment of Effects to Heritage Assets during the Operation Phase of the Proposed Development as a whole

Ref No:	Heritage asset	Sensitivity	Magnitude of impact	Significance of effect
MM9	Milton House and Manor Cottage	Medium	Moderate	Moderate Adverse Effect
MM10	No.33 Mortimers, Rectory Lane	Medium	Moderate	Moderate Adverse Effect
MM36	Milton Malsor Conservation Area	Medium	Moderate	Moderate Adverse Effect
GU18	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect
HW8	Lock No.6, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW9	Lock No.7, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW10	Lock No.8, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW11	Lock No.9, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW12	Lock No.10, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect

HW13	Lock No.11, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect
HW17	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect

Assessment of Decommission Phase Effects

- 12.152 Decommissioning phase effects are the effects resulting from the activities associated with the removal of the Proposed Development if it is removed once it is no longer required. Predicting the baseline so far into the future to enable a meaningful assessment of the sensitivity of the environment, and the significance of effects from the decommissioning of the Proposed Development is difficult.
- 12.153 It is not known when there will no longer be a need for the Proposed Development and many elements of the development are unlikely to be decommissioned at all. The design life of the warehousing buildings will be in the order of 60+ years (approximately), and the rail infrastructure and civil engineering works will be significantly longer than this. Once the warehouses reach their design life, it is entirely feasible that they will be re-provided in a modern form. Should that occur it would be subject to its own assessment of effects at the relevant time.
- 12.154 When and if the development is decommissioned, the appropriate environmental assessments will be undertaken to identify significant environmental effects and propose suitable mitigation methods. Notwithstanding this, it is likely that the effects will be similar to, or less than, those experienced during the construction phase.

Main SRFI Site

- 12.155 The decommissioning phase effects of the Main SRFI Site on Built Heritage will therefore be similar to or less than those experienced during the construction phase. On this basis, decommissioning of the Proposed Development would lead to **slight adverse** effects to the significance (sensitivity) of the Railway Bridge over Northampton Road (B35) and the Old Rectory (MM11). The decommissioning would therefore also result in a **moderate adverse** effect to the significance of Milton House and Manor Cottage (MM9), Mortimers (MM10), Milton Malsor Conservation Area (M36) and the Grand Union Canal Conservation Area (MM18). There would be no change to the remainder of the designated and non-designated heritage assets.

J15a Works and Minor Highway Works

- 12.156 The decommissioning phase effects of the J15a Works and Minor Highway Works on Built Heritage would therefore be similar to or less than those experienced during the construction phase. As a result, decommissioning of the Proposed Development would lead to a **slight adverse** effect to the significance of Lock No's 6 (HW8), 7 (HW9), 8 (HW10), 9 (HW11), 13 (HW15) and the Drawbridge to No 13 (HW16). There would also be a **moderate adverse** effect on Lock's 10 (HW12), 11 (HW13) and the Grand Union Canal Conservation Area (HW17). There would be no change to the remainder of the designated and non-designated heritage assets.

All Development in Proposed Order Limits (including the Main SRFI Site, J15a Works and Minor Highway Works)

12.157 As set out earlier, the decommissioning phase effects of the Proposed Development as a whole on Built Heritage would be similar to or less than those experienced during the construction phase. As a result, **Table 12.17** sets out the beneficial or adverse effects on the identified designated and non-designated heritage assets during the decommissioning phase of the Proposed Development as a whole.

12.158 As aforementioned, there is a duplication of effects to the Grand Union Canal Conservation Area during the construction and operation phase. The accompanying **Heritage Assessment (Appendix 12.1)** identifies that the conservation area is approximately 26 miles long and encompasses a wide range of different character areas across a number of counties. Due to this and taking into consideration paragraph 138 of the NPPF, the works are not considered to affect the conservation area as a whole and are two separate effects on two separate character areas. The Proposed Development as a whole is considered to result in a **moderate adverse** effect overall for both the construction phase and the operation phase.

Table 12.17: Assessment of Effects to Heritage Assets during the Decommissioning Phase of the Proposed Development as a whole

Ref No:	Heritage asset	Sensitivity	Magnitude of impact	Significance of effect
B35	Railway Bridge over Northampton Road	Medium	Minor	Slight Adverse Effect
MM9	Milton House and Manor Cottage	Medium	Moderate	Moderate Adverse Effect
MM10	No.33 Mortimers, Rectory Lane	Medium	Moderate	Moderate Adverse Effect
MM36	Milton Malsor Conservation Area	Medium	Moderate	Moderate Adverse Effect
GU18	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect
HW8	Lock No.6, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW9	Lock No.7, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW10	Lock No.8, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW11	Lock No.9, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW12	Lock No.10, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect
HW13	Lock No.11, Grand Union Canal	Medium	Moderate	Moderate Adverse Effect

HW15	Lock No.13, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW16	Drawbridge to Lock No.13, Grand Union Canal	Medium	Minor	Slight Adverse Effect
HW17	Grand Union Canal Conservation Area	Medium	Moderate	Moderate Adverse Effect

Cumulative Effects

12.159 Cumulative effects are those that may result from the combination of past, present or future actions of existing or planned activities in a project's zone of influence (Zol). While a single activity may itself result in an insignificant impact, it may, when combined with other impacts (significant or insignificant) in the same geographical area and occurring at the same time, result in a cumulative effect that is significant.

Cumulative Assessment: Intra-Project Effects

12.160 Intra-Project cumulative effects are those that might arise between the different environmental topics being assessed in the EIA. In specific regards to the effects of the Proposed Development on Built Heritage, the following topics are likely to result intra-relationship effects:

- **Chapter 21 – Lighting;** due to the potential introduction of lighting proximate to nearby heritage assets.
- **Chapter 17 – Landscape and Visual;** due to the potential landscape and visual effects of the Proposed Development on nearby heritage assets.
- **Chapter 18 – Noise;** due to the potential noise and vibration effects from construction and operational phases on nearby heritage assets.
- **Chapter 11 – Archaeology;** due to the potential of effects on archaeological assets which contribute to the significance of above ground built heritage assets.

12.161 These intra-relationship effects will be fully assessed as part of the application for DCO.

Cumulative Assessment: Inter-Project Effects

12.162 A list of cumulative sites has been identified (**Appendix 7.1**) and is based on a 5km radius from the red line of the proposed Order Limits. Below is a description of the likely significant effects from cumulative impacts in accordance with the EIA Regulations 2017 and captures any consented schemes within the 5km radius which will result in a direct cumulative effect upon the designated and non-designated heritage assets identified within the heritage Study Area.

Northampton Junction 15 Strategic Employment Site (Ref: Cl.1)

- In respect of this application, an Archaeology and Cultural Heritage ES Chapter was produced by the applicants to assess the potential effects on the historic environment. In relation to Built Heritage, the assessment concluded that during the construction phase there would be a slight adverse effect on the grade I listed St Luke's Church in Kislingbury. For the operation phase, it was identified that there would be a negligible

effect. This heritage asset is not located within either heritage Study Area for Rail Central, and given its distance from the proposed Order Limits; it is considered that there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Daventry International Rail Freight Terminal (DIRFT) (Ref: CI.3)

- In respect of this application, an Archaeology and Cultural Heritage ES Chapter was produced. For the construction phase, a slight adverse effect was identified to the Grand Union Canal Conservation Area (GU18 / HW21) due to the inter-visibility from the western edge of the conservation area. For the operation phase, a low adverse effect was concluded to the Grand Union Canal Conservation Area (GU18 / HW21).
- A moderate adverse effect on the Grand Union Canal Conservation Area (GU18 / HW21) has been identified for the Proposed Development. Due to the location of the DIRFT site, the distance between the proposed Order Limits, the size of the conservation area together with their differing character areas, it is not considered that this low adverse effect would give rise to a cumulative effect on the Grand Union Canal Conservation Area.

Northampton South SUE (Ref: CI.4)

- This application for a sustainable urban extension to the south of Northampton included a Cultural Heritage ES Chapter. This concluded that there would be a negligible effect on the Collingtree Conservation Area (C13) during the construction and operation phases of the development. As a negligible effect has been identified to this asset, it is considered there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Northampton South of Brackmills SUE (Ref: CI.5)

- A Cultural Heritage Assessment was prepared as part of this application. It concludes that there would be a negligible/neutral effect on designated heritage assets, none of which are identified within the Main SRFI Site Study Area nor the J15a Works and Minor Highway Works Study Area. There are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Towcester South SUE (Ref: CI.6)

- A Cultural Heritage Assessment was prepared as part of this application. It concludes that there will be no effect on designated heritage assets within the identified Main SRFI Site Study Area nor the J15a Works and Minor Highway Works Study Area. There are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Silverstone Circuit (Ref: CI.7)

- In respect of this application, a Cultural Heritage Assessment was prepared as part of this application. It concludes a moderate-slight adverse effect on the Stowe Registered Park and Garden and the grade II listed Winterhills. These heritage assets are not located within either heritage Study Area and given their distance from the proposed Order Limits; it is considered that there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Northampton West SUE (Ref: C1.8)

- A Scoping Opinion has been received from South Northamptonshire Council (07/07/16) in relation to this emerging scheme. No baseline heritage assessment appears to have been undertaken but the location of the site, the heritage assets within its vicinity together with the extent of intervening development and topography of the land ensures that there will be no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Northampton Upton Park SUE (Ref: C1.9)

- An Architectural Heritage and Archaeology Assessment was prepared as part of this application. It confirms that there are 52 listed building within the study area, focussed on Kislingbury, Duston and Upton. These heritage assets are not located within either heritage Study Area. There are therefore no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Northampton Norwood Farm / Upton Lodge SUE (Ref: C1.10)

- An Archaeology and Heritage Assessment was included as part of this submission. It identifies that within 1km of the site there are 47 listed buildings and three conservation areas (Harpole, Kislingbury and St Crispin). The assessment confirms that there are no adverse impacts on designated heritage assets within either heritage Study Area. There are therefore no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Weedon Depot (Ref: C1.11)

- Due to the large distance between this site and the Proposed Development (approximately 10.3km), there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

East Midlands Gateway Strategic Rail Freight Interchange (Ref: C1.12)

- Due to the large distance between this site and the Proposed Development (approximately 75.2km), there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

East Midlands Intermodal Park (Ref: C1.13)

- Due to the large distance between this site and the Proposed Development (approximately 86km), there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land at Grange Park (Ref: C1.16)

- An Archaeology Assessment was included as part of this submission. It confirms that there is no effect on heritage assets as a result of this development. This is also confirmed within the relevant committee report. There are therefore no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land off Saxon Way Zone F Grange Park (CI.17)

- An Archaeology Assessment was included as part of this submission. It confirms that there is no effect on heritage assets as a result of this development. This is also confirmed within the relevant committee report. There are therefore no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land between Rectory Lane to Northampton Road (Ref: CI.31)

- The officer's report for the application identifies that the works would not detract significantly from any existing landscape feature in the area. The proposals were not identified as affecting the historic environment. It is therefore considered that there would be no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land at West Lodge Farm, Blisworth Road (Ref: CI.33)

- The proposals were not identified as affecting the historic environment within the officer's report. Given the nature and extent of the proposals, it is considered that there would be no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land to the South of Knock Lane, Blisworth (Ref: CI.49)

- A Heritage Desk-Based Assessment was included as part of this submission. It concludes that the impact of the development on the setting of nearby heritage assets would be negligible. This was also agreed in a correspondence with the conservation officer. There are therefore no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Painters Cottage (Ref: CI.55)

- As part of this application, it was concluded within the officer's report that the setting of the Blisworth Conservation Area and nearby listed buildings along Stoke Road would not be harmed by the construction of two dwellings. There are therefore no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Blisworth House (Ref: CI.56)

- The officer's report associated with this application concludes that the development is considered to be commensurate and subservient to the grade II listed Blisworth House. It was also identified that the works do not cause harm to the character and appearance of the listed building, its setting or the wider Blisworth Conservation Area. As such, there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Grafton Barns (Ref: CI.59)

- The officer's report associated with this application concludes that the development is considered to respect the character and appearance of the area and the traditional farm buildings forming part of the grade II listed Grafton House. As such, there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Chapel Lane (Ref: CI.60)

- As part of this application, no affects were identified to any designated or non-designated heritage assets within the vicinity. It is therefore considered that there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Candle Cottage (Ref: CI.62)

- The associated Appeal decision for this application identifies that the site does not make a contribution to the heritage significance of either Blisworth Conservation Area or the Grand Union Canal Conservation Area. It concludes that the scheme would not harm the character and appearance of these areas. It is therefore considered that there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land at Poplars Farm (Ref: CI.66)

- A Screening Opinion has been received from South Northamptonshire Council (24/07/15) in relation to this emerging scheme. No baseline heritage assessment appears to have been undertaken but given the location of the site, the heritage assets within its vicinity together with the extent of intervening topography of the land ensures that there will be no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land to the South of Hill Farm (Ref: CI.67)

- The committee report associated with this application concludes that the development will not affect the identified heritage assets in the area. As such, there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land at Poplars Farm (Ref: CI.68)

- The proposals were not identified as affecting the historic environment within the officer's report. Given the nature and extent of the proposals, it is considered that there would be no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Rothersthorpe Motorway Services Area A43 Junction 15a M1 (Ref: CI.69)

- The proposals were not identified as affecting the historic environment within the officer's report. Given the nature and extent of the proposals, it is considered that there would be no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Land South of Kislingbury Road, Rothersthorpe (Ref: CI.92)

- A Historic Environment Desk Based Assessment was included as part of the application submission. This concluded that the development would not have an adverse impact on the heritage significance of any designated heritage assets in the area. The officer's report subsequently concluded that the proposals would have a harmful impact on the character and appearance of the heritage assets in the area, namely the Rothersthorpe Conservation Area. Despite this, there are no cumulative effects arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

Cumulative Effects – Northamptonshire Gateway

- 12.163 The Northamptonshire Gateway Scheme consists of a development site to the east of the Proposed Development which includes an intermodal freight terminal, container storage, HGV parking, rail sidings, up to 468,000 sq m of warehousing and ancillary buildings with up to 155,000 sq m of additional floorspace provided in the form of mezzanine floorspace. New road infrastructure and works to the existing road network are proposed, together with strategic landscaping.
- 12.164 A previous scheme on the same site was submitted in December 2014 and subsequently withdrawn in June 2015. This consisted of *“Employment development (B1 and B8) to accommodate a national distribution headquarters for Howdens Joinery Company, comprising up to 248,200 sq.m. (2.67m sq.ft.) and associated internal roads, car parking and service yards, with on and off site highway work including provision of a new access with the A508 and improvements to Junction 15 of the M1”*.
- 12.165 In support of this application, a Heritage Assessment was submitted which concluded that *“the site does not form a significant part of the setting of the conservation areas or the listed buildings which lie within them, and thus the potential for impact on the significance of the conservation areas and the listed buildings within them is argued to be negligible.”*
- 12.166 It goes on to state that: *“it has also been shown that the site does not form an important element of setting for the Park & Garden nor for the listed buildings it contains, and as such it makes a neutral contribution to the overall significance of these designated heritage assets. The potential for impact arising from the development of the site on these heritage assets is therefore considered to be negligible.”*
- 12.167 The Draft Environmental Statement (dated October 2017) for the Northamptonshire Gateway scheme identifies that a number of designated heritage assets which are considered to be affected by the scheme. These assets include:
- Mortimers House (MM10);
 - Church of the Holy Cross (MM26);
 - Hyde Farmhouse (R1);
 - The Remains of the Dovecote (R2);
 - Roade Aqueduct (R14);
 - Milton Malsor Conservation Area (MM36);
 - Roade Conservation Area (R16);
 - Courteenhall Registered Park and Garden (CT7); and
 - Collingtree Conservation Areas (C13)
- 12.168 As set out earlier within this Chapter, there are no effects arising from the Proposed Development on the Church of the Holy Cross (MM26), Hyde Farmhouse (R1), the Remains of the Dovecote (R2), Roade Aqueduct (R14), Roade Conservation Area (R16), Courteenhall

Registered Park and Garden (CT7), Collingtree Conservation Area (C13) and the Courteenhall Conservation Area (CT8). As such, there are no cumulative effects to these heritage assets arising from this development that would alter the conclusions for the Proposed Development set out in **Table 12.7**.

- 12.169 With regards to Milton Malsor Conservation Area (MM36) and Mortimers House (MM10), a moderate adverse effect has been concluded as result of the Proposed Development. There is therefore a potential cumulative effect arising from the scheme and the Proposed Development on these heritage assets.
- 12.170 From reviewing the information publicly available for the Northamptonshire Gateway scheme, including Chapter 10 of the Draft Environmental Statement (and supporting appendices), the development includes a larger footprint than originally proposed in December 2014, together with supporting rail infrastructure connections. This is clearly illustrated within the Parameters Plan (Ref: R010).
- 12.171 For the construction phase of the Northampton Gateway, Chapter 10 of the Draft Environmental Statement confirms that there would be a **slight adverse** effect on Mortimers (MM10) and a **negligible adverse** effect on the Milton Malsor Conservation Area (MM36). Considering the potential for cumulative effects on Built Heritage during the construction phase, the maximum adverse scenario that the two developments are constructed simultaneously will give rise to cumulative adverse effects on Milton Malsor Conservation Area (MM36) and Mortimers (MM10). Construction works such as the movement of materials and construction machinery, including the use of tall construction equipment would be expected to give rise to an overall **moderate adverse** level of cumulative effect on Built Heritage, specifically Milton Malsor Conservation Area (MM36) and Mortimers (MM10).
- 12.172 For the operation phase of the Northampton Gateway, Chapter 10 of the Draft Environmental Statement confirms that there would be a **slight adverse** effect on Mortimers (MM10) and a **negligible adverse** effect on the Milton Malsor Conservation Area (MM36). Considering the potential for cumulative effects on Built Heritage during the operational phase, a similar principle identified in the construction phase applies in that two large development schemes will be operational at the same time. The combination of the Proposed Development and the Northampton Gateway would likely to give rise to some adverse cumulative effects on Built Heritage but that this would be limited in their extent.
- 12.173 The Proposed Development and its associated landscaping works will largely screen the Northamptonshire Gateway scheme in views from the south and south east. The scheme will, however, remove a further section of agricultural fields (to the east) which surround the village and Milton Malsor Conservation Area. This parcel of land is separated from Milton Malsor by the existing railway line and would be largely screened by the Proposed Development and the associated embedded mitigation measures. Given this, the overall effect of this and the Proposed Development are considered to result in a **moderate adverse** effect on the significance of the Milton Malsor Conservation Area.
- 12.174 In addition to this and due to the orientation of the grade II listed Mortimers (MM10) with views of the building facing towards the scheme, it is likely that there will be some additional built development and/or gantry cranes experienced within this view (subject to mitigation by the scheme). This will however be viewed within the context of the Proposed

Development and cumulatively, the overall effect of this is considered to result in a **moderate adverse** effect on the significance of Mortimers.

Mitigation

12.175 Whilst the impacts of the construction of the proposed development are only in respect of a limited number of heritage assets, together with the aforementioned embedded mitigation, further mitigation measures have also been considered. As aforementioned, the CEMP will form part of the embedded mitigation but the construction phase effects have been assessed on the basis of no CEMP. The CEMP and standard construction methods would assist in lowering the scale of effect, particularly in relation to the construction phase of the Proposed Development.

12.176 Additional measures over and above the proposed embedded mitigation which may assist with the screening and integration of the Proposed Development into the wider landscape around Milton Malsor and Blisworth will be considered at the detailed design stage and agreed with SNC. Such additional measures to be considered may include:

- site design and layout, position and orientation of buildings and other infrastructure; and
- material finishes and colour scheme for buildings.

12.177 As highlighted within **Chapter 17 – Landscape and Visual Impact**, the proposed colour of the warehouse buildings should be “earth colours” such as browns, greys or greens to reflect the local area. It further states that green colours should be used with care since they may clash with the changing greens in the landscape.

12.178 Other additional measures for Built Heritage, in line with **Chapter 17 – Landscape and Visual Impact** to be considered at detailed design stage may include:

- strategic planting groups of larger sized trees (e.g. semi mature, extra heavy standard, and large feathered trees) for instant impact;
- strategic planting groups of coniferous and evergreen tree and shrub species for year round screening from sensitive views; and
- management of retained hedgerows (e.g. hedgerows along the Grand Union Canal) and offsite hedgerows (subject to third party agreements) trim sides of hedges only to encourage increased height and maintain tall height.

Main SRFI Site

12.179 Some of the adverse effects identified to heritage assets during the construction phase of the Main SRFI Site could be reduced or mitigated through the implementation of a CEMP. These include the following heritage assets:

- Railway Bridge over Northampton Road (B35)
- Milton House (MM9)
- Mortimers (MM10)

- Milton Malsor Conservation Area (MM36)
- Grand Union Canal Conservation Area (GU18)

12.180 The potential effects, proposed mitigation, means of implementation and the mechanism for securing mitigation (together with the DCO reference where applicable) are identified at **Table 12.18**.

J15a Works and Minor Highway Works

12.181 Again, some of the adverse effects identified to heritage assets during the construction phase of J15a could be reduced or mitigated through the implementation of a CEMP. These include the following heritage assets:

- Lock No.6, Grand Union Canal (HW8)
- Lock No.7, Grand Union Canal (HW9)
- Lock No.8, Grand Union Canal (HW10)
- Lock No.9, Grand Union Canal (HW11)
- Lock No.10, Grand Union Canal (HW12)
- Lock No.11, Grand Union Canal (HW13)
- Lock No.13, Grand Union Canal (HW15)
- Drawbridge to Lock No.13, Grand Union Canal (HW16)
- Grand Union Canal Conservation Area (HW21)

12.182 The potential effects, proposed mitigation, means of implementation and the mechanism for securing mitigation (together with the DCO reference where applicable) are identified at **Table 12.18**. No further mitigation would be necessary in relation to the ‘Minor Highway Works’ as there are no significant environmental effects arising.

All Development in Proposed Order Limits (including the Main SRFI Site, J15a Works and Minor Highway Works)

12.183 As set out above, some of the adverse effects identified to heritage assets during the construction phase of the Proposed Development as a whole could be reduced or mitigated through the implementation of a CEMP. Again, the potential effects, proposed mitigation, means of implementation and the mechanism for securing mitigation (together with the DCO reference where applicable) are identified at **Table 12.18**.

Table 12.18: Proposed Mitigation Measures

Potential effect	Proposed mitigation	Means of implementation	Mechanism for securing mitigation and DCO reference (where applicable)
Construction			

Slight adverse effect on the Railway Bridge over Northampton Road (B35) due to visual effects, construction traffic and noise.	Traffic and noise monitoring	Implementation of CEMP	A requirement of the DCO will require the Applicant to prepare, have approved and implement a Construction Environmental Management Plan.
Moderate adverse effect on Milton House (MM9) and Mortimers (MM10) due to visual effects, noise, dust, vehicular movement and excavation	Traffic and noise monitoring, dust control and a construction phasing plan	Implementation of CEMP	A requirement of the DCO will require the Applicant to prepare, have approved and implement a Construction Environmental Management Plan. A requirement of the DCO will secure measures for the management and mitigation of dust emissions during the construction of the authorised development.
Moderate adverse effect on Milton Malsor Conservation Area (MM36) due to visual, construction traffic, noise, dust and excavation	Traffic and noise monitoring, dust control and a construction phasing plan	Implementation of CEMP	A requirement of the DCO will require the Applicant to prepare, have approved and implement a Construction Environmental Management Plan. A requirement of the DCO will secure measures for the management and mitigation of dust emissions during the construction of the authorised development.
Moderate adverse effect on Grand Union Canal Conservation Area (GU18) due to visual effects, vegetation removal, noise and dust	Noise monitoring, dust control, plan of vegetation removal.	Implementation of CEMP	A requirement of the DCO will require the Applicant to prepare, have approved and implement a Construction Environmental Management Plan. A requirement of the DCO will secure measures for the management and mitigation of dust emissions during the construction of the authorised development.
Slight adverse effect on the Lock No 6 (HW8), No 7 (HW9), No 8 HW10), No 9 (HW11) and No 13 (HW15) and Bridge	Noise and vibration monitoring and plan of vegetation	Implementation of CEMP	A requirement of the DCO will require the Applicant to prepare, have approved and implement a Construction Environmental Management

(HW16) due to visual effects, vegetation removal and noise.	removal.		Plan.
Moderate adverse effect on the Lock No 10 (HW12) and No 11 (HW13) due to visual effects, vegetation removal, and excavation works noise, and dust.	Noise and vibration monitoring and plan of vegetation removal.	Implementation of CEMP	A requirement of the DCO will require the Applicant to prepare, have approved and implement a Construction Environmental Management Plan. A requirement of the DCO will secure measures for the management and mitigation of dust emissions during the construction of the authorised development.

Operation

With the exception of the identified embedded mitigation for the Proposed Development, no further mitigation is proposed.

Decommissioning

As the potential decommissioning phase will be similar to, or less than, those experienced during the construction phase, the aforementioned mitigation measures should be implemented.

Cumulative

With the exception of the identified embedded mitigation for the Proposed Development, no further mitigation is proposed.

Residual Effects

12.184 This section identifies the residual environmental effects which are still deemed to be 'significant' in EIA terms, taking account of the application of the mitigation measures outlined earlier in this chapter.

Table 12.19: Summary of Residual Effects

Description of impact	Significance of effect	Possible mitigation measures	Residual effect
Construction			
Effect on Milton House (MM9) and Mortimers (MM10) due to visual effects, noise, dust, vehicular movement and excavation	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Effect on Milton Malsor Conservation Area (MM36) due to visual, construction traffic, noise, dust and	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect

excavation			
Effect on Grand Union Canal Conservation Area (GU18) due to visual effects, vegetation removal, noise and dust	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Effect on the Lock No 10 (HW12) and No 11 (HW13) due to visual effects, vegetation removal, and excavation works noise, and dust.	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Operation			
Effect on Milton House (MM9) and Mortimers (MM10) due to the extent of modern development and landscaping within its setting.	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Effect on Milton Malsor Conservation Area (MM36) due to the extent of modern development and landscaping within its setting.	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Effect on Grand Union Canal Conservation Area (GU18 / HW17) due to the extent of modern development and transport infrastructure within its setting.	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Effect on Lock No 10 (HW12) and Lock No 11 (HW13) to the Grand Union Canal due to the extent of modern development and transport infrastructure within its setting.	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Decommissioning			
As set out earlier, the potential decommissioning phase will be similar to, or less than, those experienced during the construction phase.			
Cumulative			
Cumulative inter-project effects on the Milton Malsor Conservation Area in combination with the proposed Northampton Gateway development	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect
Cumulative inter-project effects on the grade II listed Mortimers in combination with the proposed Northampton Gateway development	Moderate adverse effect	Implementation of CEMP	Moderate adverse effect

Monitoring

- 12.185 It is considered some post-construction monitoring could be implemented for Built Heritage to ensure that the proposed mitigation measures, in the form of landscaping and bunding works to the north of the Main SRFI Site between Milton Malsor is successfully undertaken.
- 12.186 As set out within **Chapter 17 – Landscape and Visual Impact**, monitoring of new planting proposed as part of the embedded landscape mitigation will be necessary for the construction and initial operation period. Any such planting will be the subject of a maintenance and management programme which will include the replacement of any defective plant material during the establishment period. This is to ensure the planting successfully establishes and can achieve its intended function. The approach to this is detailed further within **Chapter 17 – Landscape and Visual Impact**.
- 12.187 A **Draft Mitigation and Management Plan** also outline the proposed establishment monitoring, maintenance and management programme.

Limitations and Assumptions

- 12.188 The list of heritage assets within the Study Area has been compiled from information provided by the Northamptonshire Historic Environment Record, based on its calculation of the assets within a 2km radius of the Main SRFI Site and a 250m radius of the J15a Works and Minor Highways Works Study Area. This is supplemented by research from the National Heritage List for England and the other sources from South Northamptonshire Council and Northampton City Council. These records are therefore relied upon.

References

(Ref 12.1) Infrastructure Planning (Decisions) Regulations 2010

(Ref 12.2) The Planning (Conservation Areas and Listed Buildings) Act 1990

(Ref 12.3) Department for Transport: National Policy Statement for National Networks 2014

(Ref 12.4) DCLG: National Planning Policy Framework (NPPF) 2012

(Ref 12.5) DCLG: Planning Policy Guidance (PPG) 2014

(Ref 12.6) Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

(Ref 12.7) Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (Second Edition)

(Ref 12.8) Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2016

(Ref 12.9) Highways England (formerly the Highways Agency): Design Manual for Roads and Bridges (Volume 11, Section 3, Part 1 [HA 208/7])