

IDI Gazeley UK Ltd  
**Magna Park Extension: Hybrid Application**

ES Chapter No. 11  
Archaeology and Heritage

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## 11 Technical ES Chapter

### 11.1 Introduction

11.1.1 This chapter assesses the impact of the proposed development on archaeology and cultural heritage. In particular, it considers the potential effects of development on heritage assets (both designated and undesignated) including buried and up-standing remains.

11.1.2 The chapter describes the methods used to assess the impacts, the baseline conditions currently existing at the site and surroundings, the potential direct and indirect impacts of the development on heritage assets, the mitigation measures required to prevent, reduce, or offset the impacts and the residual impacts. It has been written by CgMs Consulting.

### 11.2 Policy and Guidance

11.2.1 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government planning policy, by current Development Plan policy and by other material considerations.

#### NPPF

11.2.2 In March 2012, the Government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

11.2.3 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment*, provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

11.2.4 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

11.2.5 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

11.2.6 Annex 2 also defines Archaeological Interest as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

11.2.7 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

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

11.2.9 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

## PPG

11.2.10 In March 2014, the Government announced the launch of the Planning Practice Guidance (PPG) website. The PPG is intended to be read alongside the NPPF and we set out below the guidance (PPG 18a) that is most relevant to heritage issues.

11.2.11 Paragraph 003 (ID: 18a-003-20140306) states the conservation of heritage assets should be in a manner appropriate to their significance and is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. Where the complete or partial loss of a heritage asset is justified, the aim is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution and make that information publicly available.

11.2.12 For decision-taking, Paragraph 009 (ID: 18a-009-20140306) identifies why 'significance' is important in decision-taking. Being able to properly assess the nature, extent and importance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals. Paragraph 015 (ID: 18a-015-20140306) states the vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Any use is required to be viable, not only for the owner, but also the future conservation of the asset. If, from a conservation point of view, there is no difference between viable uses, then the choice of use is a decision for the owner.

11.2.13 Paragraph 017 (ID: 18a-017-20140306) identifies how to assess if there is substantial harm. Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in National Planning Policy Framework.

## Core Strategy

11.2.14 The Harborough Local Development Framework Core Strategy was adopted on 14th November 2011. The strategic objectives of the Core Strategy include two relevant to the historic environment:

- 1.65: To protect and enhance the District's distinctive rural landscape, settlement pattern, historic assets, natural environment and biodiversity;

1.66: To safeguard and enhance the character and built heritage of the District's settlements and ensure that residential amenity is protected;

11.2.15 The approach to the District's historic environment and individual heritage assets is further addressed in Core Strategy Policy CS11:

**Policy CS11: Promoting Design and Built Heritage**

In recognition of the importance of good design and the built heritage of the District, the highest standards of design in new development will be sought to create attractive places for people to live, work and visit. This will be achieved in the following way:

- a) Development should be inspired by, respect and enhance local character, building materials and distinctiveness of the area in which it would be situated. Proposals which are rich in architectural detail, individual, yet sympathetic to the local vernacular will be particularly supported. In areas with particularly high heritage value (such as Conservation Areas), new development should be sympathetic to those characteristics that make these places special.
- b) All development should respect the context in which it is taking place and respond to the unique characteristics of the individual site and the wider local environment beyond the site's boundaries to ensure that it is integrated as far as possible into the existing built form of the District. New development should be directed away from undeveloped areas of land which are important to the form and character of a settlement or locality.
- c) Development should be well planned to:
  - i) Incorporate safe and inclusive design, suitable for all to access;
  - ii) Make the most of local built and natural assets;
  - iii) Be of a scale, density and design that would not cause damage to the qualities, character and amenity of the areas in which they are situated;
  - iv) Ensure that the amenities of existing and future neighbouring occupiers are safeguarded;
  - v) Reflect the landscape or streetscape in which it is situated and include an appropriate landscaping scheme where needed;
  - vi) Enable adaptation, allowing for mixed uses with the potential to change use where appropriate;
  - vii) Enable adaptation, ensuring suitability for today's users and capability for alteration to suit users in a future changing climate;
  - viii) Where appropriate, encourage travel by a variety of modes of transport;
  - ix) Minimise waste and encourage re-use and recycling wherever possible.
- d) Heritage assets within the District, and their setting, will be protected, conserved and enhanced, ensuring that residents and visitors can appreciate and enjoy them through:
  - i) Supporting proposals for the statutory listing of buildings where it can be demonstrated that the buildings meet the criteria for designation;
  - ii) Realising and actively seeking opportunities within the planning process to secure the viable and sustainable future of heritage assets at risk of neglect or loss, especially where this supports tourism or business development, providing such development is consistent with the significance of the heritage asset;
  - iii) Ensuring development in existing Conservation Areas is consistent with the special character as described in the Statement or Appraisal for that Area, keep these Areas under review and work with local communities to appraise other areas of special architectural or historic interest in the towns, suburbs and villages of the District to inform potential designation of additional Conservation Areas;
  - iv) Safeguarding Scheduled Monuments and non-scheduled nationally important archaeological remains, and other areas of archaeological potential or importance and areas of historic landscape;

- v) Encouraging improved access to buildings and places of heritage for local people and visitors;
- vi) Identifying heritage assets of local importance;
- vii) Promoting and managing Foxton Locks and the Grand Union Canal as a tourism attraction and key strategic Green Infrastructure corridor in line with the Conservation Plan and Heritage Partnership Agreement.

### **Saved LP Policies**

11.2.16 The adoption of the Harborough Local Development Framework Core Strategy has replaced a large number of the policies set out in Harborough District Local Plan (April 2001). There are no Local Plan policies relevant to heritage and archaeology which have been saved.

### **Guidance Specific to the Topic**

11.2.17 The assessment of the site will be undertaken in line with the professional standards set by the Chartered Institute for Archaeologists (CIfA) and guidance from Historic England (formerly English Heritage) (e.g. *Good Practice Advice 3 – The Setting of Heritage Assets; Conservation Principles*).



### 11.3 Assessment Method

11.3.1 This assessment is based on the requirements of the NPPF. Reference has also been made to the Planning Practice Guidance 'Environmental Impact Assessment' (Dept for Communities and Local Government 2011 (updated 2015)). It is in accordance with current best archaeological practice and the appropriate national standards and guidelines, such as:

- Code of Conduct (Institute for Archaeologist (CIfA) 2014)
- Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014)
- Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide (English Heritage 2015)
- Good Practice Advice 3 – The Setting of Heritage Assets (English Heritage 2015)

11.3.2 The assessment takes into account the importance of the heritage assets and the likely effect upon them to arrive at a judgement of the significance of the effect of the scheme. A three step process has been applied.

#### **Importance/Sensitivity**

11.3.3 Determination of the importance of heritage assets is based on existing statutory designations and, for undesignated assets with archaeological interest, the Secretary of State's non-statutory criteria (set out at Annex 1 to DCMS, 2013. *Scheduled Monuments and nationally important but non-scheduled monuments* (Dept Culture Media & Sport, 2013)) and professional judgement. Relative importance / sensitivity will be assessed and described in this report against the following terms:

Table 11.1 Importance of resource	
Importance	Definition
High	Archaeological monuments/sites that are scheduled and protected under the Ancient Monuments and Archaeological Areas Act (1979), those suitable for scheduling, or considered to be of national importance but not covered by the Secretary of State's criteria for scheduling.  Grade I and II* Listed Buildings  Grade I and II* Registered Parks and Gardens.
Medium	Archaeological sites listed in the county Historic Environment Record (HER) or other sources, which are of a reasonably well-defined extent, nature and date and significant examples in the regional / county context.  Grade II Listed Buildings  Grade II Registered Parks and Gardens  Conservation Areas.
Low	Archaeological sites listed in the HER or other sources, which are of less well-defined extent, nature and date, and significant examples in the local context.

Table 11.1 Importance of resource	
Importance	Definition
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity, or where large-scale destruction of deposits has taken place (e.g. by mineral extraction).

### **Magnitude of Change**

11.3.4 Change can arise as a result of construction on below ground archaeological remains. Change can also affect the setting of a heritage asset caused by the proximity of new structures, noise or dust. Such changes can be adverse or beneficial, temporary or permanent, reversible or irreversible. The magnitude of the change has been considered in terms of large, medium, small or negligible, as set out in Table 11.2.

Table 11.2 Magnitude of Change	
Magnitude of Change	Definition
Large adverse	Total or substantial (50-100%) destruction of archaeological deposits or built heritage; or high visual intrusion compromising the integrity and appreciation of preserved asset and character of resource.
Medium adverse	Significant (5-49%) destruction of archaeological deposits or built heritage; or be intrusive to the setting of assets and affect the character of surrounding resource.
Small adverse	Minor (up to 5%) destruction of archaeological deposits or built heritage: or change the existing setting but not result in loss of integrity or understanding of the asset.
Negligible	Imperceptible impact upon the archaeological remains, built heritage or their setting.
Small beneficial	Re-introduce accessibility to archaeological remains or built heritage; and/or improve setting of an asset.
Medium beneficial	Proposals would reduce rate of current degradation: improve setting of visible assets; and/or enhance existing character.
Large beneficial	Proposals would prevent further degradation of the asset and be consistent with their long term preservation; would increase accessibility and understanding of visible assets by removal of visibly intrusive elements.

### **Significance Criteria**

11.3.5 The significance of change to a resource falls into one of four categories which can either be beneficial or adverse dependent upon the nature of the change:

- Major - Only adverse effects are assigned this level of significance as they represent key factors in the decision-making process. These effects are generally, but not exclusively associated with sites and features of international, national or regional importance. A change at a regional or district scale site or feature may also enter this category.
- Moderate - These effects are likely to be important considerations at a local or district scale but, if adverse, are potential concerns to the project and may become key
- Minor - These effects may be raised as local issues but are unlikely to be of importance in the decision-making process.
- Negligible - No effect or effect which is beneath the level of perception, within normal bounds of variation or within the margin of forecasting error.

11.3.6 Defining the significance of the change seeks to take account of the magnitude of change and the relative importance of the receptor, as indicated in Table 11.3.

<b>Table 11.3 Significance</b>				
Importance of resource	Magnitude of Change			
	Large	Medium	Small	Negligible
High	Major	Major	Moderate	Negligible
Medium	Major	Moderate	Moderate/Minor	Negligible
Low	Moderate/Major	Moderate	Minor	Negligible
Negligible	Minor/Moderate	Minor	Negligible/Minor	Negligible

## 11.4 Baseline Conditions

- 11.4.1 Baseline conditions have been established through desk-based assessment, a heritage statement and programmes of geophysics, fieldwalking, trial trenching and metal-detecting. Written Schemes of Investigation for all fieldwork programmes have been submitted to the Local Planning Authority for approval in advance of commencement of the fieldwork.
- 11.4.2 The desk-based assessment of the Proposed Development Site and the surrounding area was written in August 2015 and amended in February 2016, following the results of the trial trenching (Appendix H.1; CgMs 2016). The report comprises a collation and examination of evidence in the Leicestershire and Rutland Historic Environment Record, Warwickshire Historic Environment Record and online resources. Information regarding Scheduled Monuments was obtained from Historic England. The report incorporates published and unpublished material and charts historic land-use through a map regression exercise. It also assesses the results of the geophysical, fieldwalking and metal detecting surveys and trial trenching undertaken across the application site (Appendix H.1; ArchaeoPhysica 2015a and 2015b, MoLA 2015; Albion Archaeology 2015a, 2015b and 2016).
- 11.4.3 The assessment identified archaeological and heritage assets recorded within the site and a surrounding 1km radius search area. The significance of these assets was assessed and the site's potential for the presence of other – as-yet undiscovered – below ground archaeological remains was considered.
- 11.4.4 A Heritage Statement was prepared in August 2015 (amended September 2015) (Appendix H.2). Information on Registered Parks and Gardens, Registered Battlefields and Listed Buildings was obtained from the Leicestershire and Rutland Historic Environment Record and Warwickshire Historic Environment Record and information on Conservation Areas was obtained from the Harborough District Council and Rugby Borough Council websites. The statement describes the significance of any above ground heritage assets which may be affected by the proposed development, including any contribution made by their setting. It provides an assessment of the built heritage assets which are located in the study site and its vicinity and considers the impact of the proposed development upon them. A supplementary Level 4 Historic Building Survey of Bittesby House, Bittesby Cottages and Bittesby Lodge was completed by Trigpoint Conservation and Planning Ltd in February 2016 which has also been submitted with the planning application. A Written Scheme of Investigation (WSI), defining the scope of the Historic Building Survey, was agreed in consultation with Richard Clark the Principal Planning Archaeologist at Leicestershire County Council during a meeting held at County Hall on 2 November 2015.
- 11.4.5 Site visits (associated with the production of the DBA and HS) were made on the 14<sup>th</sup> and 18<sup>th</sup> July, 13<sup>th</sup> and 22<sup>nd</sup> October 2014 and the 22<sup>nd</sup> April 2015 – the whole site was accessible and comprised 18 fields, the Scheduled Monument of Bittesby deserted village, the non-designated buildings of Bittesby House, Bittesby Cottages and the 'lodge' and a balancing pond in the north-east of the site.
- 11.4.6 A site meeting was held with Tim Allen, Historic England Inspector of Ancient Monuments, and Richard Clark, on the 18<sup>th</sup> July 2014. It was agreed that pre-determination fieldwork commencing with detailed geophysical survey and fieldwalking should be undertaken within the site. Survey fieldwork commenced in September 2014 and was completed in January 2015 (Appendix H.1; ArchaeoPhysica 2015, MoLA 2015).
- 11.4.7 A meeting was held with Tim Allen, Richard Clark, Teresa Hawtin, Leicestershire County Council Senior Planning Archaeologist, Adrian Eastwood and Mark Patterson of Harborough District Council and members of the IDI Gazeley development team on 9<sup>th</sup> March 2015.
- 11.4.8 A subsequent meeting was held on the 20<sup>th</sup> July 2015 with Tim Allen, Richard Clark, Teresa Hawtin, Adrian Eastwood, John Sharpe, Historic Buildings Advisor for LCC and members of the IDI Gazeley development team. It was agreed that targeted trial trenching of the

archaeological assets identified during the previous surveys should be undertaken within the site.

11.4.9 Monitoring meetings during the trial trenching were undertaken on 10th, 16th and 23rd September, 7th and 14th October and 14th and 18th January 2016 with Richard Clark, Principal Archaeologist, Leicestershire County Council and/or Teresa Hawtin, Senior Planning Archaeologist.

11.4.10 The geophysical survey, fieldwalking and metal detecting surveys and trial trenching were undertaken to ClfA standards and a detailed methodology for each program of work is set out within the reports (Appendix H.1; ArchaeoPhysica 2015, MoLA 2015 and Albion Archaeology 2015b and 2016).

11.4.11 The planning application 'Land at Mere Lane, Bittesby, Leicestershire' (ref: 15/0153/OUT) was submitted to the Local Planning Authority on the 2<sup>nd</sup> October 2015. Tim Allen, Inspector of Ancient Monuments for Historic England responded to consultation on the application on the 23<sup>rd</sup> October 2015 stating:

'The proposed outline element of this hybrid application, has through a process of pre-application and discussion and pre-determination archaeological investigation, arrived at a scheme which preserves under grass the rising ground to the east of the medieval village (as visual and archaeological historic landscape setting) and retains views and connectivity along the Claybrook Stream. These measures arguable constrain the harm of the scheme to a level below substantial harm as set out in the National Planning Policy framework (Para 132). However as set out in paragraphs 132 and 134 all harm must be clearly justified and weighed against public benefits.'

11.4.12 The area allocated for the proposed rail freight terminal was subject to a previous planning application for land at plot 7300, Magna Park (revised scheme 11/01757/FUL) for change of use of the land to provide HGV and car parking and associated landscaping. Further to field evaluation by Albion Archaeology and submission of the report, the archaeological conditions have been discharged and there is no further heritage interest in this site

### ***Designated Heritage Assets***

11.4.13 There is one Designated Heritage Asset within the Proposed Zone 1 Development Site; the Scheduled Monument of Bittesby Deserted Medieval Village (reference 1012563), located within the centre of the site (Table 11.4). Within the surrounding search area, there are three Scheduled Monuments; the 'Moat, fishponds and shifted village earthworks at Ullesthorpe', the 'Moated site, enclosure and trackway at Claybrooke Parva and the 'Roman town at High Cross'. The Scheduled Monument at Ullesthorpe is discussed below, but the remaining Monuments have been scoped out of this Environment Statement as there is no potential for impact on these heritage assets (see CgMs DBA 2016).

11.4.14 Bittesby Village is recorded in Domesday Survey (1086) and is likely to have been established in the Late Saxon period. By 1279, it is recorded that 25 families lived within the village. However, depopulation is documented in the late 15th century and by 1517, the settlement was virtually deserted. In the mid-19th century, an embankment for the railway was constructed through the earthworks of the Deserted Medieval Village (DMV) of Bittesby, splitting the settlement in two. The eastern element of the DMV is designated as a Scheduled Monument.

11.4.15 Bittesby Deserted Medieval Village: The heritage significance of the Scheduled Monument is predominantly derived from the site's archaeological interest (evidential value) and historic interest and partially from the communal, historical illustrative and aesthetic value of the Monument. Bittesby DMV was initially located within a typical Medieval landscape with strip

fields of ridge and furrow agriculture. It was not set out in relation to specific views – but its landscape context would have made a substantial contribution to its significance whilst it survived. The consequences of enclosure, modern agricultural practice, and in this specific instance the substantial harm from the construction of the railway, has left only one fifth (c.2.3 ha) of the original asset with a state of preservation warranting recognition for its national importance. Its significance is vested in its earthwork features and the corpus of historical documents detailing the site's development. The setting that makes any positive contribution to its significance falls within the north-western extent of the ridge, to the east of the Scheduled Monument. The current agricultural surroundings make a neutral contribution: they do not add or detract from an understanding of the values that comprise its heritage significance.

- 11.4.16 The Scheduled Monument of 'Moat, fishponds and shifted village earthworks at Ullesthorpe' (reference 1010300) is located approximately 590m north of the Proposed Development Site. The Monument consists of a rectangular island, which contains exposed stonework and foundations of a possible manor house surrounded by a moat and fishpond which curves round to enclose a second island. South of this is another fishpond which also contains islands and further south of this are several house platforms. The moat and fishponds form part of a Medieval settlement which became deserted when the village shifted focus further north to its present location.
- 11.4.17 Moat, fishponds and shifted village earthworks at Ullesthorpe: The heritage significance of this Scheduled Monument is predominantly derived from the site's archaeological and historical interest and partially from its communal and aesthetic value. Similarly to Bittesby DMV, the setting of the Monument has been altered and now comprises of the modern settlement of Ullesthorpe and the fields surrounding the earthworks. The Monument does not have any specific designed views. The setting which provides a positive significance to the Monument is considered to be the fields to the north which connect the Monument to the shifted village of Ullesthorpe and the historic relationship the Monument has with surrounding Medieval settlements, including Bittesby DMV. The current agricultural settings are considered to make a neutral contribution to the significance of the Monument (Table 11.4).

**Table 11.4 Designated Heritage Assets (Archaeology and Built Heritage) within the Site and Study Area**

Designated Heritage Asset Reference	Description	Designation	Importance	Shown on Figure
D1	Bittesby Deserted Medieval Village	Scheduled Monument	High	Fig. 2; Appendix H.1
D2	Church of St Leonard, Willey Listing ID: 1116337	Grade II* Listed Building	High	Fig. 2; Appendix H.2
D3	Cottage Nurseries, Willey Listing ID: 1034859	Grade II Listed Building	Medium	Fig. 2; Appendix H.2
D4	Ullesthorpe Mill, Ullesthorpe Listing ID: 1292776	Grade II Listed Building	Medium	Fig. 2; Appendix H.2
D5	Claybrook Mill Listing ID: 1209154	Grade II Listed Building	Medium	Fig. 2; Appendix H.2
D6	Ullesthorpe	Conservation Area	Medium	Fig. 2; Appendix H.2
D7	Moat, fishponds and shifted village earthworks at Ullesthorpe	Scheduled Monument	High	Fig.2; Appendix H.1
D8	Church of St Peter, Claybrooke Parva Listing ID: 1209153	Grade I Listed Building	High	Fig. 2; Appendix H.2

D9	Home Farm House, Ullesthorpe  Listing ID: 1211290	Grade II Listed Building	Medium	Fig. 2; Appendix H.2
D10	Claybrooke Parva	Conservation Area	Medium	Fig. 2; Appendix H.2

11.4.18 There are twenty Listed Buildings within the search area (Table 11.5).

<b>Table 11.5 Listed Buildings within the search area</b>			
<b>Name</b>	<b>Grade</b>	<b>Location</b>	<b>Distance from site</b>
Church of St Leonard	II*	Willey	440m south-west
Cottage Nurseries	II	Willey	440m south-west
Ullesthorpe Mill	II	Ullesthorpe	900m north-east
Home Farm House	II	Ullesthorpe	900m north-east
Station Road	II	Ullesthorpe	900m north-east
Congregational Chapel and railings to the west	II	Ullesthorpe	900m north-east
The Manse	II	Ullesthorpe	900m north-east
Church of St Peter	I	Claybrooke Parva	1.2km north-west
Claybrooke Hall	II	Claybrooke Parva	1.2km north-west
Claybrooke House	II	Claybrooke Parva	1.2km north-west
Cream Cottage	II	Claybrooke Parva	1.2km north-west
Littlecroft	II	Wigtoft	1.3km north-west
Chapel of St Mary	II	Wigtoft	1.3km north-west
Manor Farmhouse	II	Wigtoft	1.3km north-west
Cottage Farmhouse	II	Wigtoft	1.3km north-west
Ashleigh	II	Claybrooke Magna	1.7km north
Vineyard House	II	Claybrooke Magna	1.7km north
Dairy Farmhouse	II	Claybrooke Magna	1.7km north
The Cottage	II	Little Walton	1.9km south-west
Streetfield Farmhouse and attached farm buildings	II	Streetfield	1.9km south



- 11.4.19 Of these, fifteen are not considered further in this chapter as their settings are not deemed to be affected by the proposed development due to distance from the study site, topography, intervening vegetation and development.
- 11.4.20 Claybrooke Mill (Grade II) is located c.3km north-west of the site in Claybrooke Magna. The building is screened from the site by local topography. Although the Mill is located outside the search area, it is included in the heritage and archaeology assessment due to concern from the mill owner to ensure that his business is not impacted by development proposals.
- 11.4.21 The settings of five of these listed buildings (Church of St Leonard, Cottage Nurseries, Ullesthorpe Mill, Home Farm House and Church of St Peter, Claybrooke Parva) may be affected by the proposed development, and their significance is assessed below.
- 11.4.22 The Church of St Leonard (Grade II\*) is located in the village of Willey. The church, which dates from the late 14th/15th century, is relatively small with a square tower. The nave and tower date from the late 14th/15th century, whilst the remainder of the church was rebuilt and renewed in 1884 by Reverend F.M. Payler. Historic England notes 'churches with extensive medieval fabric will almost always warrant listing at a high grade' (2011, 3). The survival of the church's medieval tower and nave is reflected in its Grade II\* designation.
- 11.4.23 Historic England also state that 'most medieval churches occupy a site of great antiquity, and in their plan form or orientation may echo earlier structures on or near the site' (2011, 3). The settlement of Willey is recorded in Domesday Survey (1086), which suggests that the village was settled during the Late Saxon period. The church represents the earliest surviving structure in the village, whilst Cottage Nurseries (discussed below) dates from the 17<sup>th</sup> century. Most of the remaining buildings in the settlement date from the 19<sup>th</sup> and 20<sup>th</sup> centuries. Willey village is surrounded by open fields to the west and north-west. To the north lies a busy trunk road (A5, formerly Watling Street), whilst to the east the former Midlands Counties Leicester to Rugby railway line cuts a swath through the landscape.
- 11.4.24 The immediate setting of the church is defined by the graveyard to the north-west, and mature planting to the east. This building shares a historic and spatial relationship with the historic core of Willey which stretches away from the church to the south, west and north-west. Therefore, the significance of the Church of St Leonard derives primarily from its architectural and historic special interest.
- 11.4.25 Cottage Nurseries, located on the west side of Main Street, Willey, is a thatched cottage dating from the 17<sup>th</sup> century. The roughcast render conceals the building's timber frame construction. Historic England note 'Many surviving vernacular buildings, including some of the earliest, are timber framed ... it remained the building material of choice until the second half of the seventeenth century, but by the eighteenth century it was no longer considered fashionable even by people of moderate wealth, as classical paradigms became ever more dominant.' (2011, 4-5) The application of render over the timber framed structure of Cottage Nurseries is likely to have been a response to this change in fashion. However, the early date of the building remains discernible through its thatched roof and the horizontal shape of its window openings.
- 11.4.26 This building's setting is defined by the agricultural land to the west, the long linear plot which stretches from the rear of the building to the north-west, and also by other historic buildings in Willey. Cottage Nurseries provides evidential value as to the changing tastes and fashions of vernacular dwellings. The significance of Cottage Nurseries derives from its architectural and historic special interest and also its relationship with the long plot to the rear, which informs the agricultural context of the dwelling.
- 11.4.27 Ullesthorpe Mill (Grade II) is located in the north part of the Ullesthorpe village. It was built by subscription in 1800. It is seven storeys high, constructed with red brick, finished with a creosoted iron pepperpot cap. The external walls are relieved by various leaded casements located on different floor levels. In the first half of the 19<sup>th</sup> century such mills were widespread,

typically wind-driven. Ullesthorpe Mill supplied the local market, and the significance of the building lies in its historic interest, particularly its importance to the economy of Ullesthorpe and its surrounds in the 19<sup>th</sup> century. Its architectural significance has been somewhat diminished by the loss of its sails and fantail.

- 11.4.28 The Mill is now predominantly surrounded by modern residential development. There are some older buildings in its immediate vicinity which contribute to group value. The Mill sits on the highest ground in the village, and is particularly prominent when viewed looking north over the Country Chequers Inn carpark on Main Street. Therefore, the immediate setting of the Mill comprises Ullesthorpe village – the settlement which it traditionally served when fully functional.
- 11.4.29 Home Farm House, Ullesthorpe (Grade II) dates from the 17<sup>th</sup> century, potentially retaining some late medieval fabric in the rubble section of the building. It is constructed with a variety of materials including rubble, brick and concealed timber framing. The roof is finished with tile and Welsh slate, whilst the fenestration ranges from leaded casements, a bay window, and various other irregular openings which reflect the complex evolution of the building from the late medieval period.
- 11.4.30 Home Farm House's immediate setting comprises a series of wide-span industrial sheds associated with the farming industry of the site. The principal elevation of the farmhouse is orientated towards Claybrooke Parva. In terms of its wider setting, the complex is located on the outskirts of Ullesthorpe, and, as such, shares a historic and social relationship with the village. The open fields around the farm contribute to the overall significance of the listed building by amplifying its landscape context.
- 11.4.31 The parish Church of St Peter, Claybrooke Parva (Grade I) dates from the 12<sup>th</sup> century, with phases of rebuilding and alteration spanning the 14<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> and 19<sup>th</sup> centuries. The tower was rebuilt in the early 17<sup>th</sup> century. G.E. Street 'restored' the church in the 1870s. Pevsner described the church as 'quite large, and memorable for its chancel, which dates from c. 1340 and is on a scale not only of size but of lavishness beyond the rest of the church' (2003, 131). The church's Grade I designation reflects the survival of early fabric and evidence of early phases, and thus it holds a high degree of architectural and historic significance.
- 11.4.32 The immediate setting of the church comprises the pedestrian access and graveyard to the north, and the more mature tree lined access from the south. The church stands on the crest of a hill, with the surrounding residential properties set at a lower level. The tower is discernible above the tree canopy in wider views. The asset is best experienced at close quarters, as part of an ensemble of older buildings within Claybrooke Parva.
- 11.4.33 Newham Paddock (Grade II) is on the Register of Parks & Gardens of Special Historic Interest. The north-west boundary of the Newham Paddock lies, at its closest point, 1.7km from the study site. Newham Paddock will not be considered further in this chapter as its setting is not deemed to be affected by the proposed development due to distance from the study site, topography, and intervening wide tree belt of Long Spinney.
- 11.4.34 Two Conservation Areas are located within the search area; one is designated within the village of Ullesthorpe, approximately 920m north of the Proposed Development Site and the other is designated within Claybrooke Parva, approximately 1.2km north-west of the site.
- 11.4.35 Ullesthorpe Conservation Area encompasses the 19<sup>th</sup> and early 20<sup>th</sup> century village core, including houses and cottages, finished with brick, slate and whitewash. The grain of the Conservation Area is quite loose, with the large car-park serving Country Chequers Inn affording the best views of the Mill. There are two distinguishable character zones: the tight bends and road junctions Main Street, College Street and the Frolesworth Road which make an attractive focal point in the settlement, whilst the spread-out cottages and farmhouses on Manor Road, combined with the Grade II listed congregational chapel, provide a pleasing array of buildings. The Conservation Area, particularly to the north, east and south, is

surrounded by mid-late 20<sup>th</sup> century housing developments. There are only glimpsed views of the landscape setting from within the Conservation Area (Table 11.4).

11.4.36 Claybrooke Parva Conservation Area includes the central open space containing the Church of St Peter, churchyard, paddock to the east of the churchyard, copse and land to the north of the church and the land around it. The 2001 Character Statement notes 'this open central area is unusual in the district; around it is the settlement.' Around this space stand the historic residential buildings: two pairs of late 19<sup>th</sup> century villas and a row of cottages to the east of the church; Claybrooke House (Grade II) to the south-east of the church, Claybrooke Hall (Grade II) to the north, and the scheduled moat to the west. The Conservation Area is also characterised by hedgerows and trees, both deciduous and coniferous. The Conservation Area is set in flat agricultural countryside. The trees provide a visual buffer, limiting views of the landscape beyond. The central area and the Church of St Peter create a central focus; therefore the Conservation Area is inward looking. Only the tower of the church demarcates the settlement in wider views (Table 11.4).

### ***Non-designated Heritage Assets***

11.4.37 Heritage assets are defined (NPPF Annex 2: Glossary) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

11.4.38 Prior to the current application there were thirteen heritage assets identified within the proposed development area which were recorded in the HER.

11.4.39 The results of the geophysical and fieldwalking undertaken in support of the current application in Zone 1 (see Appendix H.1; Figure 13) established twenty-five areas (some of which related to the HER entries already known within the site) containing anomalies of archaeological interest within the application area.

11.4.40 The trial trenching evaluation targeted all of the Archaeological Asset areas, in addition to 'blank' areas identified during the previous surveys. The assessment of the Archaeological Areas has been updated in light of the trial trenching (Table 11.7). The features identified within the trial trenching are significant for their evidential value.

11.4.41 The known newly discovered non-designated heritage assets on the site are currently impacted by an intensive agricultural regime.

11.4.42 The land proposed for the rail freight terminal (Zone 2) has been subject to geophysical survey and trial trenching. This has established that it contains no remains of archaeological interest and no further archaeological works are required on this site.

11.4.43 Four buildings are located within the study site and are considered to be non-designated heritage assets: the Railway Underpass (MLE21154), Bittesby House, Bittesby Cottages and the former 'lodge' to Bittesby House. The Railway Underpass (MLE21154) has been scoped out of the Environmental Statement as the proposed development will not directly or indirectly impact on this heritage asset. However, the remaining buildings have been subject to further in-depth research and assessment (see Trigpoint Conservation and Planning Ltd, 2016). Trigpoint's Historic Building Survey considered the development of Bittesby House, Bittesby Cottages and the former 'lodge' to Bittesby House within their wider historical and landscape setting. Trigpoint concluded these buildings are of local interest only.

11.4.44 Bittesby House and its associated outbuildings are located to the south-west of the study site. It originated as a farmhouse (possibly dating from the 18<sup>th</sup> century), but was significantly extended in the 1820s, and further altered in the late 19<sup>th</sup> century. What is now the principal building is five bays wide, two of which are projecting. These double height bays were most likely added during the late 19<sup>th</sup> century modifications. The front door is positioned between

these, being single storey in height, and recessed back marginally from the flanking bays. The remainder of the façade extends to the south-west, with four two-over-two sliding sash windows. Some of these sashes are modern replacements. The walling material is brick, lintels composed of stone, whilst the roof is plain tile on the original farmhouse, and slate on the 19<sup>th</sup> century extension. The historic development of Bittesby House is outlined in the Heritage Statement (Appendix H.2).

11.4.45 Bittesby House has limited architectural interest. The overall incoherent design of the property is a result of the rather eclectic and visually uneasy mix of different architectural elements. There is nothing of national significance in the building's construction, craftsmanship and decoration. The evolution of the building in the 19<sup>th</sup> century is of local interest, as the productivity of the farm is reflected in the architectural aspirations of the building's occupiers. On 26<sup>th</sup> May 2015 Historic England rejected an application to list Bittesby House for the following principal reasons:

- Lack of architectural interest: the house is of modest architectural quality and lacks both external and internal detailing of special interest;
- Comparative significance: mid-late C19 houses of this type survive in very considerable quantities in both urban and rural contexts throughout England, and only examples of architectural distinction merit designation.

11.4.46 To the north-east of Bittesby House stands Bittesby Cottages, of red brick construction and plain tiles, dating from the late 19<sup>th</sup> century, and apparent on the 1886 Ordnance Survey map. They have limited architectural significance, and are much altered with their original windows removed. They have a historical association with Bittesby House, potentially having housed farm workers employed by the occupants of the House.

11.4.47 The former 'lodge' to Bittesby House lies in the south-western part of the study site. The lodge first appears on the 1886 First Edition Ordnance Survey Map. It originally served Bittesby House, which was accessed past this lodge and along a tree lined avenue. Entrance lodges were placed for security and to give the passer-by or visitor a hint of the quality of the principal house beyond. However, this particular lodge has no significant architectural or historic interest, and is devoid of distinguishing features or aesthetics. Furthermore, the building has been much altered: the loss of its original windows detracts further from an already mundane appearance. The former lodge has lost its spatial and functional relationship with Bittesby House through the reconfiguration of the principal access and changes in ownership. Therefore, the former lodge has limited significance. Emmanuel Cottages, to the north-east of the former lodge, date to the second half of the 20<sup>th</sup> century, and hold no historic or architectural significance.

11.4.48 The setting of Bittesby House, Bittesby Cottages and the 'lodge' has changed over time – the House and Cottages were originally accessed from the north, but by the late 19<sup>th</sup> century the principal access shifted to the south-west. As noted above, the 'lodge' was built adjacent to Watling Street, and a dog-legged tree lined avenue planted between the lodge and the House. The alterations to access and the appearance of Bittesby House were most likely heralded by changes in fashion from the Georgian to Victorian period, and also the construction of the railway, to the west of Bittesby House, c.1838. The latter was laid on an embankment, thus detracting from this previously open aspect. However, the original approach to Bittesby House, past the lodge, has now changed. It is now accessed off Mere Lane, but the tree lined avenue remains. The 'lodge' is also extant, but no longer retains a functional relationship with Bittesby House. Despite these changes, the avenue continues to contribute positively to the significance of Bittesby House as the only original tangible aspect of its historic setting.

11.4.49 In terms of the wider historic landscape setting of Bittesby House, the original purpose and character of adjacent fields has disappeared: field boundaries and the majority of the ridge and furrow were probably removed in the mid - late 20<sup>th</sup> century. Therefore, the historic field pattern which had contributed positively to the House's setting is now absent.

## 11.5 Construction Effects and Mitigation

11.5.1 The site is the subject of a planning application for:

- A total B8 floorspace which includes the proposed DHL Supply Chain warehouse (c.100,844 sq m GIA).
- Up to 6,500 sq m of B1a for Holovis
- Up to 2,300 sq m of B1a incubator/small business space
- Up to 300 sq m B1/D2 estate office; including a marketing suite, a meeting room and public exhibition space celebrating Magna Park and its history
- A logistics academy on c.2ha for up to 400 students and including c.1ha of playing fields/pitches for dual use with the community
- A public park of approximately 64ha
- A new services (foul water) management facility
- Water attenuation lagoons

11.5.2 A more detailed description of the proposed development can be found in Chapter 2 of the Environmental Statement.

11.5.3 Potential impacts on heritage assets have been assessed in accordance with the methodology described in Section 3. The impacts relate to the situation prior to the application of any mitigation measures.

11.5.4 The assessment is summarised in Tables 11.6 and 11.7 below. Any development has the potential to cause direct or indirect impact on heritage assets. These impacts can be either adverse or beneficial. The greatest adverse impact would be the total loss or destruction of a Listed Building or an archaeological site of national importance. Indirect impact is measured in terms of changes to setting.

### Potential Impacts/Issues

11.5.5 There will be no direct impact upon the Scheduled Monument of Bittesby Deserted Medieval Village during any phase of the development proposals.

11.5.6 The desk-based assessment of the site has established that the proposed development will indirectly impact upon the Monument through changes in its setting. To summarise, this impact, the proposed development will introduce built development to the west of Mere Lane, south and south-east of the Monument and west of the railway embankment. The upper limits of the proposed warehousing and development within parcels G, H, I and in the Heart Development Parcel E will be visible, in combination, with the Monument from immediately north of the Scheduled Monument and this will make the facilities more prominent in views from a small area at the highest point of the Monument than the existing Magna Park in views to the east and south-east from the Monument. During the construction phase there will also be associated visual intrusion from cranes, other construction related activity and during the works to establish the Meadow land. These works are temporary and there is significant existing planting that will ameliorate impacts from noise, dust and vibration to the east, south-east and south, but there may be additional setting impacts during the construction phase.

11.5.7 Four heritage assets (A5, A7, A8 and A9) are located to the north-east and east of the Scheduled Monument which comprise evidence for a Roman ladder-type settlement, including enclosures, and trackways, and evidence for a preceding, limited phase, of activity in the Iron Age. These features make a positive contribution to the setting of the Scheduled Monument.

11.5.8 The initial parameter plan contained large-scale development within the land immediately north-east and east of the Scheduled Monument within the area of Assets A5, A7, A8 and A9. However, since these Assets have been identified the Parameter Plan has been redeveloped

– this land is now allocated as Meadow. The area of the Scheduled Monument (c.2.3ha), the area of the non-designated heritage assets which contribute to the significance of the Scheduled Monument (c.15.3ha), and a buffer zone (c.15.2ha) will be preserved in situ. This land (other than the Scheduled Monument itself) is currently in cultivation and is located upon a ridge line and is therefore extremely vulnerable to impacts from continued ploughing. These areas will be removed from agricultural impact and retained as meadow land, resulting in preservation of the archaeological assets and their contribution to the significance of the Scheduled Monument. This results in a demonstrable benefit to the Scheduled Monument and archaeological heritage of the area. There will be no direct impacts upon the heritage assets located within the Meadow land and Park land depicted on the Parameter Plan (Parcels C and D; Appendix 5).

- 11.5.9 The resulting impact upon the Scheduled Monument and archaeological features on the ridge, which form the positive aspect of the Monument's setting, has been deemed to be moderate as in no sense will the proposed development remove all significance from the Monument. Although it will change the existing setting of the newly discovered assets on the ridge, by bringing modern built development already inter-visible with the assets across Mere Lane, bringing competing modern development into their setting and introducing additional noise, dust and vibration.
- 11.5.10 This change in proximity to those assets, however, in no way constitutes 'substantial harm' (NPPF para 132 and 134) and this has been agreed with by the Inspector of Ancient Monuments for Historic England in his consultation response, dated 23<sup>rd</sup> October 2015 (see above para. 11.4.11)
- 11.5.11 For ease of explanation, the setting of the Bittesby Scheduled Monument has been organised into zones; views to the west, north, east and south-east and south. The desk-based assessment has described these zones in detail and identified which of the areas of the setting of the Scheduled Monument may be impacted by the 'worst case scenario' of Proposed Development, summarised below. The maximum heights of any new buildings have been derived from the Zone 1 Scheme Parameter Plans - the majority of the buildings will be below 23m in height.
- 11.5.12 *Views west:* The views westwards from the Scheduled Monument are screened by the railway embankment which borders the Monument's western boundary, however, there would be views of the Scheduled Monument in combination with the upper limits of the buildings in Parcels K and L from along the ridge to the east of the Monument.
- 11.5.13 *Views north:* The parameter plan for the Proposed Development does not contain any modern development within the north and north-east of the Scheduled Monument. There will be no impact upon the Scheduled Monument in this area. The scheme has been designed to preserve and enhance connectivity to Ullesthorpe and the settlement with a green corridor that also protects the visual setting of the Monument.
- 11.5.14 *Views east:* The Proposed Development will introduce additional modern development into views in an east to south east arc from the north western corner of the Scheduled Monument of Bittesby Deserted Medieval village. The upper limit and construction of the proposed warehousing in Parcel G and the construction operations will be inter-visible with the northern extent of the Monument.
- 11.5.15 *Views south-east and south:* The upper limits and construction of the building/s in Parcels H and I and the Heart Development of Parcel E will be visible from the northern area of the Scheduled Monument and in combination with the Monument from immediately north of the Monument's boundary, facing south-east. This will also introduce modern development and associated temporary construction operations into views towards the south and south-east from the Monument.

- 11.5.16 The existing baseline hydrological regime has been established and the proposed development will not involve significant change to run off rates into the river, nor will it create significant changes to soil chemistry. The construction phase of the development will not affect the hydrology of the Scheduled Monument and will also have no impact on Claybrooke Mill (D5) (see Capita, 2015).
- 11.5.17 The study site is only partially inter-visible with the highest topographical point of the Scheduled Monument of the 'Moat, fishponds and shifted village earthworks at Ullesthorpe', as the surrounding landform conceals the Monument from the vast majority of the study site. During construction. The upper 6-8 metres of the warehouses in parcel K in the west of the site would be the most visible in limited views, to the south-east, from the Scheduled Monument. There are also glimpsed views of the upper c.3m of the warehouse in parcel I. Although this is only a small part of the overall southern panorama from the Monument, this will introduce building construction activity into the long range views from a small part of the Scheduled Monument.
- 11.5.18 The Landscape and Visual Impact Assessment and the Heritage Statement have identified that the construction phase of the development will result in some change to the settings of three Listed Buildings within the search area, arising through building construction and the use of cranes on site. These include Ullesthorpe Mill (D4, Grade II), Church of St Leonard (D2, Grade II\*) and Church of St Peter (D8, Grade I). However, intervening built development, mature trees and local topography will provide some screening.
- 11.5.19 The distance of the Ullesthorpe Conservation Area (D6) from the study site means that it is not generally sensitive to the construction phase. Views of the study site are possible from the upper floors of Ullesthorpe Mill which is Grade II listed (D4). However, works associated with construction on the study site will not harm the architectural or historic interest of that building and the Conservation Area, nor detract significantly from its wider setting.
- 11.5.20 Claybrooke Parva Conservation Area (D10) is quite inward looking, with the Church of St Peter (D8) and the open central area providing key foci. There may be glimpsed views of the building under construction, particularly during the winter, but, as with Ullesthorpe Conservation Area, this will not detract significantly from its wider setting.
- 11.5.21 The primary impact of construction works on the non-designated heritage assets which do not fall within areas of preservation (A1-A4, A6, A10-A11, A13, A15-A18, A20 and A22-A28) will be from groundworks associated with the development directly impacting upon the archaeological resource. The impact of the development proposals on these remains has been assessed through programmes of field evaluation undertaken in support of the proposed development.
- 11.5.22 None of the Archaeological Assets identified during the geophysical survey and evaluated during the trial trenching are of such significance to require preservation in situ. It is therefore, anticipated that the development impact can be adequately and proportionately managed through programmes of further archaeological investigation and recording, undertaken as part of a conditioned scheme of archaeological mitigation.
- 11.5.23 The construction phase will result in the loss of Bittesby House and its associated outbuildings (HB1), Bittesby Cottages (HB2) and the former 'lodge' to Bittesby House (HB3).

Table 11.6 Scale and Significance of Construction Impact on Designated Heritage Assets (Archaeology and Built Heritage) within the site and study area without mitigation

Designated Heritage Asset Reference	Description	Importance	Magnitude and nature of impact	Significance of Impact
D1	Bittesby Deserted Medieval Village SM	High	Small adverse	Moderate
D2	Church of St Leonard, Willey Grade II* Listing ID: 1116337	High	Small adverse	Negligible
D3	Cottage Nurseries, Willey Grade II Listing ID: 1034859	Medium	Negligible	Negligible
D4	Ullesthorpe Windmill, Ullesthorpe Grade II Listing ID: 1292776	Medium	Small adverse	Negligible
D5	Claybrooke Mill Grade II Listing ID: 1209154	Medium	Negligible	Negligible
D6	Ullesthorpe Conservation Area	Medium	Negligible	Negligible
D7	Moat, fishponds and shifted village earthworks at	High	Small adverse	Moderate/Minor



	Ullesthorpe SM			
D8	Church of St Peter, Claybrooke Parva  Grade I  Listing ID: 1209153	High	Small adverse	Negligible
D9	Home Farm House, Ullesthorpe  Grade II  Listing ID: 1211290	Medium	Negligible	Negligible
D10	Claybrooke Parva  Conservation Area	Medium	Negligible	Negligible

Table 11.7 Scale and Significance of Construction Impact on Non-Designated Heritage Assets (Archaeology and Built Heritage) within the site and study area without mitigation

Heritage Asset Ref on Fig 2	Description	Importance	Magnitude and nature of impact	Significance of impact
A1	Early Roman field system	Low to Medium	Large adverse	Moderate/Major
A2	Probably Iron Age boundary ditch and pit	Low	Large adverse	Moderate/Major
A3	Probably Iron Age ditch	Low	Large adverse	Moderate/Major
A4	Undated ditch	Low	Large adverse	Moderate/Major
A5	Probably Early Roman trackway	Medium	Medium beneficial	Beneficial
A6	Undated ditch	Low	Large adverse	Moderate/Major
A7	Early Roman settlement	Medium	Medium beneficial	Beneficial

A8	Mid/Late Iron Age and Early Roman settlement  Also HER MLE21337 and ELE8535	Medium	Medium beneficial	Beneficial
A9	Early Roman peripheral enclosures	Medium	Medium beneficial	Beneficial
A10	Early Roman settlement	Medium	Large adverse	Major
A11	Undated pit	None	N/A	N/A
A12	Geological variation	None	N/A	N/A
A13	Early Roman settlement	Medium	Large adverse	Major
A14	Palaeochannel	None	N/A	N/A
A15	Iron Age settlement	Medium	Large adverse	Major
A16	Medieval trackway	Low to Medium	Large adverse	Moderate/Major
A17	Early Roman or Medieval ditch	Low	Large adverse	Moderate/Major
A18	Medieval settlement  Also HER MLE1226	Medium	Large adverse	Major
A19	No archaeological features	None	N/A	N/A
A20	Possibly Prehistoric ditched boundary	Low	Large adverse	Moderate/Major
A21	Modern feature	Low	Large adverse	Moderate/Major
A22	Possibly Post-Medieval quarrying	Low	Large adverse	Moderate/Major
A23	Early Roman field system	Low to Medium	Large adverse	Moderate/Major
A24	Undated/possibly Roman ditches and pit	Low	Large adverse	Moderate/Major
A25	Undated/possibly Roman ditches and	Low	Large adverse	Moderate/Major

	post-holes			
A26	Undated/possibly Roman ditches and pit	Low	Large adverse	Moderate/Major
A27	Iron Age ditches and pit	Low	Large adverse	Moderate/Major
A28	Probably Roman ditch	Low	Large adverse	Moderate/Major
HB1	Bittesby House	Low	Large adverse	Moderate/Major
HB2	Bittesby Cottages	Low	Large adverse	Moderate/Major
HB3	Former Lodge to Bittesby House	Low	Large adverse	Moderate/Major

### Significance of Predicted Effects

11.5.24 This assessment has established that there will be an indirect moderate impact upon the Bittesby Deserted Medieval Village Scheduled Monument (D1). The impact is caused by the introduction of modern development and construction activity into views out from the Monument to the east, south-east and south. The proposed development will not remove all significance from the Monument, nor will it adversely impact upon key elements of its special interest. There will be no physical impacts upon the Monument, nor will development remove assets making substantial contributions to its significance. The surrounding landscape to the north, north-east and east makes a positive contribution to the significance of the Monument and these areas will be preserved and enhanced. There are already modern components within views north, north-east and east from the northern boundary of the Monument, and although the current warehouses at Magna Park are obviously modern in character, the lack of detailing prevents them from becoming overly conspicuous. The Gazeley graded tapered light coloured cladding of the upper sections of the visible limits of buildings will blend them with the sky, dramatically lessening their visual intrusion.

11.5.25 There will be an indirect low impact upon the Scheduled Monument of 'Moat, fishponds and shifted village earthworks at Ullesthorpe' (D7) caused by views of the upper limits of proposed warehouses within Parcels J and I of the site and during construction activity. However, the connection between the Monument and Bittesby DMV will remain unaffected and the elements of the immediate setting of the Monument which provide a positive contribution to its significance will remain intact. The proposed buildings in the distance will be cladded with tapered light coloured materials to blend the upper limits of the buildings into the sky and will be substantially screened to minimise any visual impact. Further, the surrounding fields and landscape of the study site are considered to make a neutral contribution to the significance of the Monument, and modern components around the Monument are clearly visible, the view of the upper limits of the additional buildings within the western part of the site will not significantly affect the significance of the Scheduled Monument.

11.5.26 The recently identified geophysical anomalies A5, A7, A8 and A9 comprise Roman ladder-type settlement together with limited evidence of Iron Age activity. The Roman ditches and trackways located on the ridge north-east and east of Bittesby Scheduled Monument

contribute to the significance and setting of the Bittesby Scheduled Monument. These Assets will be removed from intensive arable cultivation, preserved in situ and the archaeological reports will be available for public use, thus increasing accessibility of the archaeology information. These factors would result in a Large Beneficial magnitude of change. However, since there will be indirect impacts upon the setting of these assets by introducing competing modern development into their setting, the magnitude of change has been reduced to 'Medium beneficial'.

11.5.27 The four Iron Age/Romano-British and Medieval settlement assets (A10, A13, A15 and A18) are likely to be destroyed during the construction phase. The magnitude of change has therefore, been deemed to be Large Adverse. Since these features are assessed as of Medium importance, the significance of the impact will be major, without mitigation.

11.5.28 Assets A1-A4, A6, A11, A13, A16, A17, A20 and A22-A28 are typically ditches and trackways (of low importance) and are also likely to be destroyed during the construction phase. The magnitude of change is also determined to be Large Adverse, however, The impact is assessed as Moderate/Major.

11.5.29 Ullesthorpe Mill is located in the north part of the village, predominantly surrounded by modern residential development. There are however, some older buildings in its immediate vicinity which add group value to the ensemble. The Mill sits on the highest ground in the village, and is particularly prominent when viewed looking north over the Country Chequers Inn carpark on Main Street. However, these are not designed views: windmills are functionally vertical in order to maximise exposure of the sails to prevailing winds, and are consequently visually prominent structures with wide-ranging outlooks. The proposed development will result in the extension of Magna Park with additional buildings apparent in the distance, as viewed from the upper two windows of the windmill which have a southerly aspect. However, this will not harm the architectural or historic interest of the windmill, nor detract significantly from its wider landscape setting, and will result in a negligible/neutral magnitude of impact upon this listed building's setting.

11.5.30 The construction phase will result in the loss of Bittesby House and its associated outbuildings (HB1), Bittesby Cottages (HB2) and the former 'lodge' to Bittesby House (HB3). The magnitude of impact upon these buildings is deemed to be large adverse, however, the buildings are of low importance and the significance of the impact is moderate.

### Proposed Mitigation

11.5.31 This assessment has identified three areas of the Proposed Development which would be intervisible with the Scheduled Monument of Bittesby Deserted Medieval settlement (D1); the Proposed Development zones to the east (Parcel G), south-east (Parcels H and I) and south (Parcel E) of the Monument. Although the upper limits of the development Parcels to the west (Parcels J and K) will be visible from along the ridge in combination with the Scheduled Monument; the intervening disused railway has already compromised the perception of the Monument from this viewpoint. The addition of the buildings in Parcels J and K, especially when considering the mitigation use of tapered cladding of the buildings, will not impact upon the significance of the Scheduled Monument.

11.5.32 For each viewpoint, the intervening existing topography and existing planting would limit most of the potential for construction impacts on the Monument. The Framework Construction and Environmental Management Plan sets out further mitigation measures including the Gazeley cladding, which tapers the colouring of the buildings - blending them with the surrounding landscape and, along their upper limits, with the sky, protective fencing measures around the Scheduled Monument and measures to control working hours, noise and other associated causes of secondary detriment arising from the construction process.

11.5.33 The construction techniques employed in modern development are such that the buried archaeological remains now present on the study site will not survive the development

process, except within areas retained as public open space. Therefore, constructional impacts are likely to be greatest on the non-designated heritage assets which will not be retained within the design proposals (Assets A1-A4, A6, A10-A11, A13, A15-A18, A20 and A22-A28). There will be a conditioned excavation, recording and reporting leading to formal publication in advance of development of the relevant Assets.

11.5.34 The heritage assets A5 and A7-A9 are intended for retention within the design proposals. These Assets will be removed from cultivation and preserved in situ, within an area of Meadowland.

11.5.35 Mitigation measures will comprise those set out in the Framework Construction and Environmental Management Plan to control working hours, noise and other associated causes of secondary detriment arising from the construction process.

11.5.36 The construction impacts will result in the loss of Bittesby House and its associated outbuildings (HB1), Bittesby Cottages (HB2), and the former 'lodge' (HB3), all buildings of low significance. This loss can be mitigated through historic building recording prior to and during demolition, generating a report and a publically assessable archive.

## 11.6 Operational and Residual Effects and Mitigation

- 11.6.1 Direct effects on the archaeological resource are limited to the construction phase. Identified indirect effects on the setting of the Scheduled Monument and associated non-designated heritage may continue during the operation phase of the development. The operational and residual effects upon the archaeological and built heritage resource are identical and have been combined (Table 11.8 and 11.9).

### Potential Impacts/Issues

- 11.6.2 The operational phase of the development will involve permanent impact upon the setting of the Scheduled Monument of Bittesby Medieval Village (D1). The setting that contributes positively to the significance of the Monument extends to the Heritage Assets A5 and A7-A9 that occupy the ridge between the proposed development area and the Scheduled Monument. Once the proposed planting matures there will be minor change in views towards the proposed buildings from the Scheduled Monument. In addition, the effect of development will be to introduce further modern development into views from assets A5 and A7-A9. At present Magna Park is c.630m to the east of these assets and the proposed development will typically introduce development within 250m of these assets, but in places it will be c.75m.
- 11.6.3 The operational phase of the development will introduce additional visual intrusion, traffic noise, odour, etc. into the setting of assets A5 and A7-A9. However, this is balanced by the removal of these assets from cultivation. These are buried assets, whose setting contributes little to their significance, but they do demonstrably contribute to the significance and setting of Bittesby Scheduled Monument.
- 11.6.4 Operation of the distribution warehouses and logistics academy will not involve significant change to the existing baseline hydrological regime or soil chemistry. The operation phase of the development will not affect the hydrology of the Scheduled Monument nor the Listed Buildings at Claybrooke Mill (D5).
- 11.6.5 The Archaeological Assets A1-A4, A6, A10-A11, A13, A15-A18, A20 and A22-A28 within the Proposed Development Site will have been removed during the construction phase. Therefore the operational and post-construction (residual) phase of the development will have no further impact upon the archaeological resource.
- 11.6.6 There will be a moderate change to the views to the south from the Scheduled Monument of the Moat, fishponds and shifted village earthworks at Ullesthorpe towards the Proposed Development Site. However, the light tapered cladding on the building facades would assist in blending the upper parts of the buildings in parcels K and J into the skyline. Further, the existing and proposed planting (once mature) will also minimise the changes to views to the south from the Monument. The significance of the residual impact is deemed to be minor.
- 11.6.7 The historically meaningful setting of Church of St Leonard (Grade II\*) (D2) comprises essentially the immediate historic village core of Willey, stretching a short distance away from the church to the south, west and north west. The Proposed development Site may be perceived at a distance from the church, but the key elements of its village setting will be unaffected and the significance thereof likewise. The partial view of the site is from St Leonard's churchyard looking north; the churchyard is otherwise enclosed to the east. In winter this view is dominated by the cemetery and a dense hedgerow in the foreground, a dwelling in the middle ground and mixed deciduous and evergreen planting on the churchyard boundary. This view would be partial in winter through existing trees and past the existing dwelling in the foreground. In summer, this view is restricted further by existing vegetation in the foreground. The primary significance of the church derives from its architectural and historic interest and these will also be unaffected by the operational phase. The level of impact is therefore considered to be small adverse.
- 11.6.8 Cottage Nurseries, Willey (Grade II) (D3) is a small mid village dwelling with a rural outlook to the west and north-west. Its historic setting is the immediate village frontage onto Main Street and the agricultural land to the west at its rear. The Proposed Development Site will not be

visible from this asset, and its setting will therefore be unchanged. The key aspects of its significance in heritage terms, its architectural and special historic interest, will not be affected, and thus the level of impact is considered to be negligible.

- 11.6.9 By reason of its height - a function of its industrial purpose - Ullesthorpe Mill (Grade II) (D4) is a landmark feature of Ullesthorpe village and its Conservation Area and therefore commands a wider visual setting than structures of lesser scale. Its immediate setting, the village itself, has changed with the introduction of modern housing in its vicinity, although some older buildings nearby confer a degree of historic group value upon this setting which will not be changed by the operational phase. Longer views across open countryside from the Proposed Development Site towards the Mill will be interrupted by the proposed development. The uppermost windows of the Mill have the clearest views of the site looking south. During the operational phase new buildings within the application site will be seen in the foreground of Mere Lane and against the backdrop and context of the existing Magna Park buildings. There are more restricted views from a doorway at a lower level in the Mill. An open farmland context in the foreground will be unaffected by the operational phase. Existing woody vegetation in the foreground and ridge lines beyond will restrict views to parts of the site from the topmost window. Views towards the western part of the site, available from the middle 'Meal' floor and lower doorway are interrupted by foreground vegetation and buildings all year round. In heritage terms these views are incidental to the key aspects of the Mill's significance which are its built form and its social and economic interest. There is therefore deemed to be a minor impact upon the wider setting and no harm to the significance of the building.
- 11.6.10 The Church of St Peter, Claybrooke Parva, (Grade I) (D8) occupies a prominent site and the tower is visible above a tree canopy in long views. Its prominence may have been deliberate, as part of its function as a place of worship, and therefore this aspect of its wider setting has some significance in heritage terms. However the key aspect of its significance is the survival of comparatively early fabric, warranting its high listing grade, which will not be affected by the Proposed Development Site. Its immediate setting, accompanying other historic buildings within the village, will also remain unaffected. Embedded mitigation provided by planting, once mature, and upper level building cladding treatments will result in negligible change to the setting of this listed building.
- 11.6.11 Home Farm House, Ullesthorpe (Grade II) (D9) is located at the southern edge of the village and therefore has a setting which encompasses the settlement to the north and the open farmland to the south, ultimately including the application site. As a building of agricultural origins, this aspect of its setting is of some significance, albeit that the prime heritage significance of the building lies in its age and evolution. The principal elevation of the farmhouse is orientated towards Claybrooke Parva away from the proposed development area. The distance of the building from the parts of the study site to be developed means that the impact upon this wider setting will be minor and any harm to significance negligible.
- 11.6.12 The operational phase of the development will have a minor impact upon the Conservation Areas of Ullesthorpe (D6) and Claybrooke Parva (D10), most notably from the listed building within, identified above. For the most part, these Conservation Areas are screened from the Proposed Development Site by intervening built development, mature trees and local topography.
- 11.6.13 The operational phase will result in the loss of three non-designated heritage assets: Bittesby House and its associated outbuildings (HB1), Bittesby Cottages (HB2), and the former lodge to Bittesby House (HB3). These buildings are of low importance, and the significance of the impact is minor.

### **Significance of Predicted Effects**

- 11.6.14 The proposed development will have no direct impact upon the Scheduled Monument and will have a positive impact upon assets A5 and A7-A9 that contribute to its significance and setting. The Proposed Development will bring development, with associated visual intrusion and noise etc. within partial view of the Scheduled Monument and the assets that comprise part of the Monument's setting, even if setting contributes little to the significance of those

assets themselves, which are buried and imperceptible in the landscape. It is the ridge into which they are cut that provides the limit to the extent of setting that makes a positive contribution to the significance of the Monument. The light tapered cladding and the proposed planting once mature will, to a great extent, limit the visual intrusion of the proposed development into views east, south-east and south from the Scheduled Monument itself, however such impact would still be considered to be Moderate. The residual impact is confined to the impact upon the setting of assets A5 and A7-A9. However, these assets will be removed from cultivation and preserved in situ. Therefore, overall, the operational and residual impacts upon their group value, is considered to be Beneficial.

- 11.6.15 Any visual intrusion to the Scheduled Monument at Ullesthorpe will be limited by the proposed building facade treatment at upper levels, the development of existing intervening planting supplemented by some new planting, once mature, along the northern portion of the study site in winter. Summer views would not be apparent. The impact would therefore be reduced from minor to negligible in the long term.
- 11.6.16 The impacts upon assets A1-A4, A6, A10-A11, A13, A15-A18, A20 and A22-A28, once mitigated by archaeological investigation, will be reduced to Minor.
- 11.6.17 Bittesby House and its associated outbuildings (HB1), Bittesby Cottages (HB2) and the former lodge to Bittesby House (HB3) are of low importance and thus the significance of the residual impact of their loss will be Minor.

### **Proposed Mitigation**

- 11.6.18 Mitigation for the impact of the proposed development upon the setting of the Scheduled Monuments of Bittesby and Ullesthorpe, the non-designated heritage assets which positively contribute to the setting of the DMV and affected listed buildings and Conservation Areas identified above, is already incorporated in the scheme design. It will be achieved through tapered light cladding treatments at upper levels on the warehouse buildings to assist the blending of the buildings with the skyline, the siting of building parcels away from sensitive locations, intervening existing vegetation and landform which screens sensitive views, the use of maximum building height restrictions identified on the parameter plan and appropriate additional planting, which, once mature, will predominately screen the heritage assets from the development sites. Further mitigation of the impact of the proposed development upon the setting of the Scheduled Monuments of Bittesby and Ullesthorpe including the building's lower level colour schemes to assist visual integration would be able to be considered at reserved matters stage.
- 11.6.19 The loss of Bittesby House and its associated outbuildings (HB1), Bittesby Cottages (HB2) and the former lodge to Bittesby House (HB3) will be mitigated by historic building recording prior to and during their demolition.



Table 11.8 Summary of Residual Impacts on Designated Heritage Assets at Post-Construction			
Designated Heritage Asset Reference	Significance of potential impact	Mitigation	Significance of Residual Impact
D1 Bittesby Deserted Medieval Village	Moderate	Enhanced planting/reinstatement of former hedges	Moderate
D2 Church of St Leonard, Willey Grade II* Listing ID: 1116337	Moderate	Embedded mitigation provided by planting along the A5 and upper level building cladding treatments	Negligible
D3 Cottage Nurseries, Willey Grade II Listing ID: 1034859	Negligible	N/A	Negligible
D4 Ullesthorpe Mill, Ullesthorpe Grade II Listing ID: 1292776	Minor	Embedded mitigation provided by planting as it matures	Minor
D5 Claybrook Mill Grade II Listing ID: 1209154	Negligible	N/A	Negligible
D6 Ullesthorpe Conservation Area	Minor	Embedded mitigation provided by strengthening existing intervening planting and upper level building cladding treatments	Negligible
D7 Ullesthorpe Shifted Earthworks	Minor	Enhanced planting	Negligible
D8 Church of St Peter, Claybrooke Parva Grade I Listing ID: 1209153	Moderate	Embedded mitigation provided by planting, once mature, and upper level building cladding treatments	Negligible
D9 Home Farm House, Ullesthorpe Grade II Listing ID: 1211290	Minor	Embedded mitigation provided by strengthening existing intervening planting and upper level building cladding treatments	Negligible
D10 Claybrooke Parva Conservation Area	Minor	Embedded mitigation provided by strengthening existing intervening planting	Negligible

		and upper level building cladding treatments	
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Table 11.9 Summary of Residual Impacts on Non-Designated Heritage Assets at Post-Construction			
Heritage Asset Ref on Fig 2	Significance of potential impact	Mitigation	Significance of residual impact
A1	Moderate/Major	Archaeological investigation	Minor
A2	Moderate/Major	Archaeological investigation	Minor
A3	Moderate/Major	Archaeological investigation	Minor
A4	Moderate/Major	Archaeological investigation	Minor
A5	Beneficial	None proposed	Beneficial
A6	Moderate/Major	Archaeological investigation	Minor
A7	Beneficial	None proposed	Beneficial
A8	Beneficial	None proposed	Beneficial
A9	Beneficial	None proposed	Beneficial
A10	Major	Archaeological investigation	Minor
A11	Moderate/Major	Archaeological investigation	Minor
A12	N/A	N/A	N/A
A13	Major	Archaeological investigation	Minor
A14	N/A	N/A	N/A
A15	Major	Archaeological investigation	Minor

A16	Moderate/Major	Archaeological investigation	Minor
A17	Moderate/Major	Archaeological investigation	Minor
A18	Major	Archaeological investigation	Minor
A19	N/A	N/A (although further assessment may be undertaken)	N/A
A20	Moderate/Major	Archaeological investigation	Minor
A21	Moderate/Major	Archaeological investigation	Minor
A22	Moderate/Major	Archaeological investigation	Minor
A23	Moderate/Major	Archaeological investigation	Minor
A24	Moderate/Major	Archaeological investigation	Minor
A25	Moderate/Major	Archaeological investigation	Minor
A26	Moderate/Major	Archaeological investigation	Minor
A27	Moderate/Major	Archaeological investigation	Minor
A28	Moderate/Major	Archaeological investigation	Minor
HB1	Low	Historic Building Recording	Minor
HB2	Low	Historic Building Recording	Minor
HB3	Low	Historic Building Recording	Minor

## **11.7 Cumulative Effects**

- 11.7.1 Cumulative effects result from the combined effects of multiple developments. Cumulative effects can be defined in generic terms as impacts that result from the incremental changes brought by other past, present and reasonably foreseeable future projects. A list of such schemes is itemised below.

App. Number	Location	Description	Distance from Site	Decision/Date	Status
15/00865/OUT	Land Adj Glebe Farm Coventry Road Lutterworth	Outline application for the erection of up to 278,709sqm of Storage, Distribution buildings (B8) with ancillary B1(a) offices, creation of access onto A4303 and emergency services only access onto A5, formation of a Lorry Park, creation of SuDS facilities and other associated infrastructure and the demolition of Glebe Farmhouse (Means of access only to be considered).	1.9km		Application registered 5 <sup>th</sup> June 2015
15/00471/FUL	Plot 2110, Magna Park	Erection of a 16,723 sq m distribution warehouse with ancillary offices, parking areas and landscaping	tbc		Resolution to grant permission secured on 28 <sup>th</sup> July 2015, subject to S106.
12/00851/FUL	Land South Of And Adjacent To Asda George Headquarters A4303 Magna Park Lutterworth	Change of use of land to provide HGV and car parking; formation of hardstanding; erection of vehicle maintenance unit building, administration building, fuel island and vehicle washing facility, associated landscaping (revised scheme of 11/01757/FUL)	1.7km	Approved 13/11/2012	Unimplemented
14/01090/OUT	Land North Of Lutterworth Road Lutterworth	Business use development (Class B1a), with associated infrastructure, including means of access, open space, landscaping and sustainable drainage features	5.5km	Approved subject to completion of S106	Awaiting completion of S106
11/00117/OUT	Land North Of Bill Crane Way Lutterworth	Residential development with associated infrastructure, public open space and provision of vehicular and pedestrian access (Outline application with all matters reserved for subsequent approval)	5.8km	Approved 23.01.2012	Under construction
13/01282/REM	Land North Of Bill Crane Way Lutterworth	Erection of 147 dwellings and associated garages, hardstanding, footpaths, means of access and other roads, and open space (reserved matters of 11/00117/OUT)	5.8km	Approved 22.01.2014	Under construction
14/00739/OUT	Land East Of Leicester Road Lutterworth	Outline planning permission for 84 dwellings (means of access to be considered)	6.1km	Approved 03.10.2014	Unimplemented

<p>Daventry International Rail Freight Terminal DCO</p>	<p>Daventry International Rail Freight Terminal</p>	<p>The Order grants development consent for the expansion of the existing Daventry International Rail Freight Terminal ("DIRFT") which currently comprises two rail connected warehouse developments known as "DIRFT I" and "DIRFT II". The project involves the construction and operation of a new rail link from the existing DIRFT to a replacement interchange, together with new transshipment sidings, container storage, a Heavy Goods Vehicle ("HGV") reception area, up to 731,000 square metres of rail served storage, operational facilities, a lorry park and a strategic open space to provide a buffer between the development and the settlement of Lilbourne. The Order would also, among other things, authorise the compulsory acquisition of rights over land and alterations to the highway network. The project is referred to in this letter as "DIRFT III".</p>	<p>12km</p>	<p>Approved by Secretary of State on 3/7/2014</p>	<p>Unimplemented</p>
<p>R11/0699</p>	<p>Rugby Radio Station, A5 Watling Street, Clifton upon Dunsmore, Rugby, Warwickshire, CV23 0AQ</p>	<p>Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary);</p>	<p>8km</p>	<p>Approved 21/05/2014</p>	

		sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane			
R10/1272  And R13/2311 etc	Rugby Gateway, Leicester Road, Rugby	Outline application for residential development (up to 1300 units); employment development (up to 36ha in total, B2 – General Industrial & B8 – Storage & Distribution); community facilities (D1 – Non-residential Institutions) including primary school, nursery and health facility, retail premises (A1 – Retail, A3 – Food & Drink, A4 – Drinking Establishments & A5 - Hot Food Takeaway); open space; associated infrastructure and works including details of access into site (including alterations to highway and existing roundabouts). Demolition of existing buildings		Outline approved 20/08/2013  Subsequent reserved matters applications approved	
15/00378/FUL & 12/00698/REM	Land Bounded By The Ashby Canal, Railway Line And Bridge Road, Incorporating The Former Johnsons Apparelmaster Ltd Rugby Road Burbage Hinckley Leicestershire LE10 2ND	Mixed used development comprising up to 376 dwellings, employment (use class B1a, B1c, B2 and B8), local centre (Use classes A1-5 and D1), LIVE-WORK UNITS, WORKS TO Sketchly Brook corridor, remodelling of lake and associated open space, parking and accesses (outline – access only)  And  Approval of Reserved matters application for the erection of 133 dwellings with associated roads and landscaping	10km	Approved 30/08/2011 & 12/12/2012	
13/01223/REM	Leaders Farm Coventry Road Lutterworth Leicestershire LE17 4JF	Erection of 130 dwellings, creation of a cemetery and provision of associated infrastructure including public	2.2km	Approved 6/11/2103	Under construction

		open space (reserved matters of 12/00900/OUT)			
R11/0114	Cawston Extension Site, Coventry Road, Cawston, Rugby	Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved).	11km	Approved 1/04/2015	
13/01539/FUL	Land off Dunton Road, Broughton Astley, Leicestershire	full planning permission for the erection of 24 dwellings with associated vehicular access, pedestrian links, garages, hardstanding, parking, landscaping and drainage (revised scheme of 13/00688/FUL), in accordance with application ref: 13/01539/FUL, dated 11 October 2013	7km	Allowed at appeal (Appeal B) 20.03.2015	
12/04597/OUT	Site at land south of Hallbrook Primary School, Crowfoot Way, Broughton Astley	outline planning permission for the erection of 111 dwellings, a sports hall, a neighbourhood centre, sports pitches and associated parking, open space, access and landscaping	7km	Allowed at appeal, called in by Secretary of State and approved 17/04/2014	
2009/1488/03	Sutton Lodge Farm, Broughton Astley	Application for the erection of an anaerobic digestion facility with associated infrastructure and landscaping	7km	Approved 22.10.2010	



### **Other Developments Accounted**

- 11.7.2 At each of these locations the impact on below ground archaeological remains would be site-specific. In each case intrusive ground works associated with their development could lead to the fragmentation of below ground archaeological assets. However, these developments would be subject to appropriate archaeological mitigation measures, approved by the local planning authority to ensure an appropriate level of archaeological protection and preservation. The resulting impacts of these developments would, therefore, be Minor Adverse to Negligible.

### **Multiple Issues Resulting in Cumulative Effects**

- 11.7.3 The cumulative impact of the present scheme, consequently, must be considered in terms of its incremental impact on the archaeological resource of the region. The archaeological mitigation measures required at each of these sites would enhance the archaeological resource and the Leicestershire and Rutland Historic Environment Record or Warwickshire Historic Environment Record. The potential cumulative impact of the proposed scheme is therefore considered to be beneficial.

## 11.8 Summary

- 11.8.1 The Proposed Development Site contains one area protected through designation as a Scheduled Monument; Bittesby Deserted Medieval Village. There are no Conservation Areas, Registered Parks, Registered Battlefields or Listed Buildings within the site. There is one designated heritage asset in the vicinity that is considered to be sensitive to development proposals, the Scheduled Monument of the 'Moat, fishponds and shifted village earthworks at Ullesthorpe. This is a nationally important Monument.
- 11.8.2 The results of geophysical survey, fieldwalking, metal detecting and trial trenching across the site, has identified twenty-five hitherto unknown areas of heritage assets within the site. The study site contains archaeological remains of a probable Iron Age settlement (Heritage Asset A15), an Iron Age trackway and boundary (Assets A5 and A17), possible Iron Age boundaries and ditches (Assets A2, A3, A6, A20 and A27), two early Roman settlements (Assets A7, A8 and A9, Asset A10 and Asset 13), a possible early Roman settlement (Asset A10), early Roman field systems (Assets A1 and A23), a probable Roman ditch (A28), Medieval ditches and possible hollow-way associated with the Scheduled Monument (Asset A18), a Medieval trackway (Asset 16), the designated and non-designated remains of Bittesby Deserted Medieval Settlement, a Post-Medieval quarry site (Asset 22) and non-settlement related undated ditches, post-holes and pits (Assets A11, A24, A25 and A26). The Heritage Assets identified as settlement (Assets A10, A13, A15 and A18) are assessed as of regional importance. The remaining Archaeological Assets (Assets A1-A4, A6, A11, A16, A17, A20-A28) are considered to be of local importance.
- 11.8.3 Archaeological Assets A5, A7, A8 and A9 comprise a Roman ladder-type settlement site with limited evidence for Iron Age activity. The Roman ladder-type settlement, with associated enclosures and trackways are likely to be of Regional Importance. These features occupy the north-western extent of the ridge, east of the Scheduled Monument. These features contribute to the significance and setting of the Scheduled Monument and the ridge into which they are cut limits the extent of the setting of the Monument that contributes positively to its significance. These assets have therefore, been removed from the areas of Proposed Development and taken out of cultivation, effectively preserving these features in situ. The impact on these archaeological assets is therefore deemed to be beneficial. The remaining Archaeological Assets are not of such significance to prohibit development. There will be a requirement for additional archaeological mitigation through archaeological excavation and recording of all assets that cannot be preserved in situ prior to development. With appropriate mitigation the impact of the development upon these assets is assessed as Minor.
- 11.8.3 This assessment as identified that unmitigated, the Proposed Development is likely to have a Moderate impact upon the setting of the Scheduled Monument. The mitigation measures incorporated in the scheme design will be achieved through tapered light cladding treatments of the buildings, the building parcel siting away from sensitive locations, intervening existing vegetation and landform which screens sensitive views, the use of maximum building height restrictions and appropriate additional planting, which, once mature, will mitigate the majority of the visual intrusion on the Scheduled Monument from the Proposed Development.
- 11.8.4 The significance of the features on the ridge (Assets A5, A7, A8 and A9) is not vested in their setting, but they do make a positive contribution to the setting of the Scheduled Monument. The effect of development will be to increase the visual intrusion, together with noise and commercial activity, into the setting of these features. The impact of the development will be Moderate and therefore, even with the proposed planting there will continue to be a Moderate impact upon the setting of the Scheduled Monument. This impact is significantly less than 'substantial harm' (NPPF para 134). Tim Allen stated in his consultation response (23<sup>rd</sup> October 2015):
- 'The proposed outline element of this hybrid application, has through a process of pre-application and discussion and pre-determination archaeological investigation, arrived at a scheme which preserves under grass the rising ground to the east of the medieval village (as visual and archaeological historic landscape setting) and retains views and connectivity along

the Claybrook Stream. These measures arguable constrain the harm of the scheme to a level below substantial harm as set out in the National Planning Policy framework (Para 132). However as set out in paragraphs 132 and 134 all harm must be clearly justified and weighed against public benefits.'

- 11.8.5 There will be visual intrusion on the 'Moat, fishponds and shifted village earthworks at Ullesthorpe' by the upper limits of the proposed development within the western portion of the study site. However, the impact of the mitigated development is considered to be low.
- 11.8.6 There will be a minor impact on the significance of Ullesthorpe Mill (Grade II). The Proposed Development will result in additional buildings apparent in the distance as viewed from the upper two windows of the Mill which have a southerly aspect. No residual effects have been identified upon the Conservation Area of Ullesthorpe or Claybrooke Parva, or the remaining Listed Buildings in the search area as they are partially or fully screened from the Proposed Development by intervening built development, mature trees and local topography. Where the Proposed Development can be seen from listed buildings mitigation will include increased or enhanced planting and building cladding treatments.
- 11.8.7 The Proposed development will not involve significant change to run off rates into the river, nor will it create significant changes to soil chemistry or hydrology. The construction and operation phases of the development will not affect the hydrology of the Scheduled Monument or the Listed Buildings at Claybrooke Mill.
- 11.8.8 Any residual effects following mitigation are considered to be remain as moderate on the setting of the Scheduled Monument, although this is considered to be less than 'substantial harm'. As all archaeological remains will be removed by the construction phase of the development there will be no further impacts upon the archaeological resource from the completed development.
- 11.8.9 Bittesby House and its associated outbuildings, Bittesby Cottages and the former lodge to Bittesby House are 'non-designated heritage assets'. The proposed development will result in the loss of these buildings. They are of low significance; therefore their loss constitutes moderate change. This will be mitigated by historic building recording prior to and during their demolition.

## 11.9 References

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## List of Technical Appendices in ES Volume 3

Appendix 11 1: Archaeological desk-based assessment  
Appendix 11.2: Heritage Statement