

10. CULTURAL HERITAGE

10.1 INTRODUCTION

10.1.1 This chapter has been prepared by CgMs Consulting and provides an assessment of heritage assets on the Proposed Development site and considers the likely effects of the Proposed Development on these assets.

10.1.2 This chapter describes the methods used to establish baseline conditions currently existing on the Proposed Development site; the methodology used to determine potential impacts and the mitigation measures required to prevent, reduce or offset (where possible) any significant adverse impacts and the likely effects after these measures have been implemented.

10.1.3 The Proposed Development is for provision of a Strategic Rail Freight Interchange with associated highways development and improvements, and includes discrete elements on several parcels of land or sites which are being assessed by the ES. The terminology used to describe these sites is included in Section 10.5 of this chapter. A full description of development is provided in Chapter 2.

10.1.4 Cultural heritage includes a wide range of features resulting from human intervention and activity or development, and for the purpose of this assessment, cultural heritage can be divided into the following two categories:

- Archaeology: including archaeological finds and sites and the historic landscape.
- Built Heritage: including Listed Buildings, Conservation Areas and Registered Parks and Gardens

10.2 RELEVANT POLICY GENERAL APPROACH

10.2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002. Legislation for Built Heritage is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.2.2 Unlike a planning application where the National Planning Policy Framework (NPPF) would form the mainstay of national policy, for an NSIP application it is the National Networks National Policy Statement which provides the policy and guidance with regards to considering the potential impacts of development proposals. The National Networks National Policy Statement (NPS), sets out the need for, and Government's policies to deliver, development of nationally significant infrastructure projects (NSIPs) on the national road and rail networks in England. It provides planning guidance for promoters of nationally significant infrastructure projects on the road and rail networks, and the primary basis of policy for the examination by the Examining Authority and decisions by the Secretary of State.

- 10.2.3 Regarding the historic environment, the NPS includes the following in Section 5 regarding ‘Generic Impacts’ :

5.120 The construction and operation of national networks infrastructure has the potential to result in adverse impacts on the historic environment.

The historic environment includes all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest are call ‘heritage assets’. Heritage assets may be buildings, monuments, sites, places, areas or landscapes. The sum of the heritage interests that a heritage asset holds is referred to as its significance. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

Some heritage assets have a level of significance that justifies official designation. Categories of designated heritage assets are: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Protected Military Remains; Registered Parks and Gardens; and Registered Battlefields; Conservation Areas.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets. The absence of designation for such heritage assets does not indicate lower significance.

The Secretary of State should also consider the impacts on other designated heritage assets (as identified either through the development plan process by local authorities, including ‘local listing’, or through the nationally significant infrastructure project examination and decision making process) on the basis of clear evidence that the assets have a significance that merit consideration in that process, even though those assets are of lesser value that designated heritage assets.

Applicant’s Assessment

Where the development is subject to EIA the applicant should undertake an assessment of any likely significant heritage impacts of the proposed project as part of the Environmental Impact Assessment and describe these in the environmental statement.

The applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted with the heritage assets assessed using appropriate expertise. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, the applicant should include an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 10.2.4 The NPS also sets out key considerations and issues for the Secretary of State in taking heritage assets into account when determining NSIP applications. The NPS is clear that the conservation of assets should be given weight, with greater weight given in response to the increased importance of the assets affected (paragraph 5.131). Substantial harm to many designated assets is described as “exceptional” or “wholly exceptional” in the case of grade I and II* Listed Buildings, Registered Battlefields, and grade I and II* Registered Parks and Gardens. Any harmful impacts on the significance of designated heritage assets should be weighed against the public benefit of development (NPS, paragraph 5.132).

- 10.2.5 Where there is high probability that a development site may include as yet undiscovered heritage assets with archaeological interest, the Secretary of State should consider requirements to ensure that appropriate procedures are in place for the identification and treatment of such assets discovered during construction (NPS paragraph 5.142).

10.3 LOCAL PLANNING POLICY

- 10.3.1 The adopted Joint Core Strategy covers the administrative areas of Daventry District, Northampton Borough and South Northamptonshire District, and sets out the long-term vision and objectives for the period up to 2029. The Core Strategy contains the following policies relating to heritage.

POLICY BN5 - THE HISTORIC ENVIRONMENT AND LANDSCAPE

DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS AND THEIR SETTINGS AND LANDSCAPES WILL BE CONSERVED AND ENHANCED IN RECOGNITION OF THEIR INDIVIDUAL AND CUMULATIVE SIGNIFICANCE AND CONTRIBUTION TO WEST NORTHAMPTONSHIRE'S LOCAL DISTINCTIVENESS AND SENSE OF PLACE.

IN ENVIRONMENTS WHERE VALUED HERITAGE ASSETS ARE AT RISK, THE ASSET AND ITS SETTING WILL BE APPROPRIATELY CONSERVED AND MANAGED.

IN ORDER TO SECURE AND ENHANCE THE SIGNIFICANCE OF THE AREA'S HERITAGE ASSETS AND THEIR SETTINGS AND LANDSCAPES, DEVELOPMENT IN AREAS OF LANDSCAPE SENSITIVITY AND/OR KNOWN HISTORIC OR HERITAGE SIGNIFICANCE WILL BE REQUIRED TO:

- 1. SUSTAIN AND ENHANCE THE HERITAGE AND LANDSCAPE FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA INCLUDING:**
 - **CONSERVATION AREAS;**
 - **SIGNIFICANT HISTORIC LANDSCAPES INCLUDING HISTORIC PARKLAND, BATTLEFIELDS AND RIDGE AND FURROW;**
 - **THE SKYLINE AND LANDSCAPE SETTINGS OF TOWNS AND VILLAGES;**
 - **SITES OF KNOWN OR POTENTIAL HERITAGE OR HISTORIC SIGNIFICANCE;**
 - **LOCALLY AND NATIONALLY IMPORTANT BUILDINGS, STRUCTURES AND MONUMENTS.**
- 2. DEMONSTRATE AN APPRECIATION AND UNDERSTANDING OF THE IMPACT OF DEVELOPMENT ON SURROUNDING HERITAGE ASSETS AND THEIR SETTING IN ORDER TO MINIMISE HARM TO THESE ASSETS; WHERE LOSS OF HISTORIC FEATURES OR ARCHAEOLOGICAL REMAINS IS UNAVOIDABLE AND JUSTIFIED, PROVISION SHOULD BE MADE FOR RECORDING AND THE PRODUCTION OF A SUITABLE ARCHIVE AND REPORT;**
- 3. BE SYMPATHETIC TO LOCALLY DISTINCTIVE LANDSCAPE FEATURES, DESIGN STYLES AND MATERIALS IN ORDER TO CONTRIBUTE TO A SENSE OF PLACE. THE RETENTION AND SENSITIVE RE-USE OF DISUSED OR UNDERUSED HERITAGE ASSETS AND STRUCTURES IS ENCOURAGED IN ORDER TO RETAIN AND REFLECT THE DISTINCTIVENESS OF THE ENVIRONMENT, CONTRIBUTE TO THE SENSE OF PLACE AND PROMOTE THE SUSTAINABLE AND PRUDENT USE OF NATURAL RESOURCES;**

PROPOSALS TO SUSTAIN AND ENHANCE THE AREA'S UNDERSTANDING OF HERITAGE ASSETS, FOR TOURISM AND HISTORIC INTEREST AS PART OF CULTURAL, LEISURE AND GREEN NETWORKS WILL BE SUPPORTED.

10.3.2 In addition, the local planning context is also provided by saved policies of the South Northamptonshire District Local Plan 1997. These will remain a material consideration until the adoption of the emerging Part 2 Local Plan. Policies within this document will be accorded weight according to their consistency with the NPS. The 1997 Local Plan contains no saved policies relating to archaeology. There are three policies relevant to built heritage.

POLICY EV10

THE COUNCIL WILL SEEK TO PRESERVE OR ENHANCE THE SPECIAL CHARACTER OR APPEARANCE OF CONSERVATION AREAS BY:

- **RESISTING THE LOSS OF BUILDINGS, WALLS, TREES, HEDGES OR OTHER FEATURES OF IMPORTANCE TO THAT CHARACTER OR APPEARANCE**
- **STRICTLY CONTROLLING ADVERTISEMENTS**
- **REMOVING UNSIGHTLY WIRES AND SIGNS WHERE APPROPRIATE AND PRESSING STATUTORY UNDERTAKERS AND UTILITIES TO UNDERGROUND THEIR SERVICES;**
- **ENCOURAGING THE DEVELOPMENT AND IMPROVEMENT OF UNDER-UTILISED LAND AND BUILDINGS;**
- **IMPROVING THE VISUAL QUALITY OF ROADS, FOOTPATHS, STREET FURNITURE, LIGHTING AND SIGNS THROUGH ITS ENVIRONMENTAL PROGRAMME;**
- **RETAINING OPEN SPACES AND IMPORTANT VIEWS, WHERE THEY CONTRIBUTE TO THE CHARACTER OF THE AREA.**

POLICY EV11

PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT PROPOSALS OUTSIDE A CONSERVATION AREA WHICH HAVE AN ADVERSE EFFECT ON THE SETTING OF THE CONSERVATION AREA OR ON ANY VIEWS INTO OR OUT OF THE AREA.

POLICY EV12

WHEN CONSIDERING APPLICATIONS FOR ALTERATIONS OR EXTENSIONS TO BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORICAL INTEREST WHICH CONSTITUTE DEVELOPMENT THE COUNCIL WILL HAVE SPECIAL REGARD TO THE DESIRABILITY OF SECURING THEIR RETENTION, RESTORATION, MAINTENANCE AND CONTINUED USE. DEMOLITION OR PARTIAL DEMOLITION OF LISTED BUILDINGS WILL NOT BE PERMITTED. THE COUNCIL WILL ALSO SEEK TO PRESERVE AND ENHANCE THE SETTING OF LISTED BUILDINGS BY CONTROL OVER THE DESIGN OF NEW DEVELOPMENT IN THEIR VICINITY, THE USE OF ADJOINING LAND AND, WHERE APPROPRIATE, BY THE PRESERVATION OF TREES AND LANDSCAPE FEATURES.

10.3.3 South Northamptonshire Council is currently working on the South Northamptonshire Local Plan (Part 2A). On adoption this Local Plan will sit alongside the Joint Core Strategy and will include a wide variety of policies to guide the decision making process for future planning applications across South Northamptonshire. Policies will need to accord with the NPPF policy described above.

10.3.4 The September 2017 pre-submission draft Local Plan includes Chapter 12 on 'Heritage' with a number of draft policies relating to the historic environment and heritage assets. This is an early draft document, and a Submission draft is expected for further consultation. The draft policies are therefore subject to refinement and amendment as the process continues, and they will gain 'weight' as the Local Plan preparation process continues.

10.3.5 The overarching emerging policy is provided in Historic Environment 1:

HISTORIC ENVIRONMENT 1: THE HISTORIC ENVIRONMENT

THE COUNCIL WILL SEEK TO PRESERVE WHAT IS SPECIAL ABOUT SOUTH NORTHAMPTONSHIRE'S HISTORIC ENVIRONMENT AND ITS HERITAGE ASSETS, ENSURING THAT THEIR SIGNIFICANCE IS PROPERLY UNDERSTOOD AND RECOGNISED ALLOWING THE WIDER SOCIAL, CULTURAL, ECONOMIC AND ENVIRONMENTAL BENEFITS THAT THEY BRING TO BE POSITIVELY UTILISED IN THE DELIVERY OF SUSTAINABLE DEVELOPMENT AND THE GROWTH OF THE DISTRICT. THE COUNCIL WILL ENSURE THAT THE SIGNIFICANCE OF THE DISTRICT'S HERITAGE IS PROPERLY UNDERSTOOD, RECOGNISED AND PRESERVED BY:

SYSTEMATICALLY UNDERTAKING THE REVIEW OF CONSERVATION AREAS AND WHERE APPROPRIATE ENSURING THE PRODUCTION OF UP-TO-DATE CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS.

CONSIDERING THE FURTHER DESIGNATION OF ARTICLE 4 DIRECTIONS.

DEVELOPING AND MAINTAINING A LOCAL LIST OF NON-DESIGNATED HERITAGE ASSETS. IDENTIFYING HERITAGE ASSETS THAT ARE 'AT RISK' AND TAKING APPROPRIATE MEASURES TO SECURE THEIR FUTURES.

10.3.6 Other relevant policies in the emerging Part 2 Plan include:

HISTORIC ENVIRONMENT 4: HISTORIC PARKS AND GARDENS

PLANNING PERMISSION FOR DEVELOPMENT THAT PRESERVES OR ENHANCES THE SPECIAL HISTORIC LANDSCAPE CHARACTER AND INTEREST OF A REGISTERED PARK AND GARDEN INCLUDING ITS SETTING WILL BE SUPPORTED.

APPLICATIONS MUST SEEK TO PROTECT ORIGINAL OR SIGNIFICANT DESIGNED LANDSCAPES, THEIR COMPONENTS, BUILT FEATURES AND SETTING. PROPOSALS WHICH SEEK TO RESTORE OR REINSTATE HISTORIC LANDSCAPE FEATURES TO ORIGINAL DESIGNS MUST BE SUPPORTED BY APPROPRIATE EVIDENCE. SUCH PROPOSALS AND THOSE TO BETTER REVEAL THE SETTING OF HISTORIC PARKS AND GARDENS WILL BE SUPPORTED.

PROPOSALS WHICH ARE CONSIDERED TO CAUSE HARM TO A PARK OR GARDEN REQUIRE CLEAR AND CONVINCING JUSTIFICATION AND WILL NOT BE SUPPORTED UNLESS CLEAR PUBLIC BENEFITS CAN BE DEMONSTRATED THAT OUTWEIGH THAT HARM. WHERE HARM IS CONSIDERED TO BE SUBSTANTIAL THOSE BENEFITS MUST BE EXCEPTIONAL.

AS PART OF ANY PERMISSION THAT IS GRANTED, THE COUNCIL MAY SEEK THE ADOPTION OF A MANAGEMENT PLAN TO ENSURE THE LONG-TERM PRESERVATION OF THE ASSET, TO PROMOTE GOOD LAND MANAGEMENT AND TO ENCOURAGE BEST USE OF RESOURCES.

HISTORIC ENVIRONMENT 6: LISTED BUILDINGS

PROPOSALS TO ALTER OR EXTEND A LISTED BUILDING INCLUDING ITS CHANGE OF USE OR DEVELOPMENT WITHIN ITS SETTING WILL BE PERMITTED WHERE THEY:

- CONTRIBUTE TO THE PRESERVATION OF THE BUILDING AND ARE NOT DETRIMENTAL TO THE BUILDINGS CHARACTER OR ANY FEATURES THAT CONTRIBUTE TOWARDS ITS SPECIAL INTEREST.
- ARE OF AN APPROPRIATE SCALE, FORM, MASSING AND DESIGN AND USE APPROPRIATE MATERIALS AND METHODS OF CONSTRUCTION WHICH ARE COMPATIBLE WITH THE CHARACTER AND CONSTRUCTION OF THE BUILDING.
- HAVE REGARD TO THE HISTORIC LAYOUT OF THE BUILDING AND OTHER INTERNAL FEATURES OF SIGNIFICANCE.
- RESPECT THE SETTING OF THE LISTED BUILDING INCLUDING INWARD AND OUTWARD VIEWS, BEING MINDFUL THAT THE SETTING MAY EXTEND BEYOND THE IMMEDIATE CURTILAGE OF THE BUILDING AND INCLUDE A STREET SCENE AND A WIDER URBAN OR RURAL CONTEXT.
- PROPOSALS THAT CAUSE HARM TO A LISTED BUILDING WILL NOT BE SUPPORTED UNLESS CLEAR PUBLIC BENEFITS CAN BE DEMONSTRATED THAT OUTWEIGH THAT HARM. SUBSTANTIAL HARM TO OR LOSS OF A GRADE II LISTED BUILDING SHOULD BE EXCEPTIONAL. SUBSTANTIAL HARM TO OR LOSS OF GRADE I AND II* LISTED BUILDINGS, SHOULD BE WHOLLY EXCEPTIONAL.

HISTORIC ENVIRONMENT 7: CONSERVATION AREAS

WITHIN A CONSERVATION AREA PROPOSALS FOR DEVELOPMENT INCLUDING ALTERATION, EXTENSIONS AND CHANGE OF USE OR THE DISPLAY OF ADVERTISEMENTS WILL NORMALLY BE PERMITTED WHERE:

- THEY RESPECT THE CHARACTER AND APPEARANCE OF THE AREA IN TERMS OF, SCALE, FORM, MASSING. DESIGN, MATERIALS AND DETAILING;
- BETTER REVEAL THE SIGNIFICANCE OF THE ASSET;
- IN THE CASE OF AN INTENSIFICATION OF USE OR A CHANGE OF USE THE PROPOSAL WILL BE IN SCALE WITH AND NOT HARM THE ESTABLISHED CHARACTER OF THE AREA.

THE COUNCIL WILL SEEK TO PRESERVE OR ENHANCE THE SPECIAL CHARACTER AND APPEARANCE OF ITS CONSERVATION AREAS BY:

- RESISTING THE LOSS OF ATTRACTIVE BUILDINGS, WALLS, TREES, HEDGES AND OTHER FEATURES OF IMPORTANCE TO THE SIGNIFICANCE OF THE AREA.

PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT PROPOSALS OUTSIDE OF A CONSERVATION AREA WHICH HAVE AN ADVERSE EFFECT ON THE SETTING OF THE CONSERVATION AREA, ANY VIEWS INTO OR OUT OF THE AREA OR OTHERWISE WOULD RESULT IN HARM BEING CAUSED TO ITS SPECIAL INTEREST.

HISTORIC ENVIRONMENT 8: NON-DESIGNATED HERITAGE ASSETS

DEVELOPMENT PROPOSALS WHICH POSITIVELY SUSTAIN OR ENHANCE THE SIGNIFICANCE OF ANY LOCAL HERITAGE ASSET AND ITS SETTING WILL BE PERMITTED.

ALTERATIONS, ADDITIONS AND CHANGES OF USE SHOULD RESPECT THE CHARACTER APPEARANCE AND SETTING OF THE ASSET IN TERMS OF DESIGN, MATERIALS, FORM, SCALE AND MASSING.

PROPOSALS INVOLVING THE FULL OR PARTIAL LOSS OF A NON-DESIGNATED ASSET WILL BE RESISTED UNLESS SUFFICIENT JUSTIFICATION AS TO WHY THE ASSET IS NOT CAPABLE OF REUSE OR ADAPTATION IS PROVIDED TO ALLOW A THOROUGH UNDERSTANDING OF THE PROPOSED SCHEME AND HOW ITS PUBLIC BENEFITS WOULD OUTWEIGH THE HARM THAT WOULD BE CAUSED BY THE LOSS OF THE ASSET. WHERE LOSS IS PERMITTED A FULL RECORDING OF THE ASSET IS LIKELY TO BE REQUESTED.

10.4 ASSESSMENT METHODOLOGY

10.4.1 This section provides an assessment of the method(s) used to establish the baseline and sources of baseline data.

Relevant Guidance

10.4.2 The assessment of impact on cultural heritage assets on the Proposed Development site has been conducted in line with the latest and most comprehensive guidance provided in:

- The NPS for National Networks (2014)
- National Planning Policy Framework (NPPF) (2012) Section 12 Conserving and enhancing the historic environment, Paragraphs 126 to 141;
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets: Historic England Guidance published 2015, updated 2017;
- Design Manual for Roads and Bridges Volume 11; Section 3; Part 2 'Cultural Heritage' (DMRB) published by the Highways Agency in 2007;
- Conservation Principles, Policies and Guidance published by English Heritage 2008;
- Annex 1 of 'Scheduled Monuments: Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' that sets out a series of criteria against which the national importance, or otherwise, of any recorded archaeological remains can be judged; and
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment: Historic England Guidance published 2015

These documents do not provide a prescriptive approach to assessment but identify principles and good practice that have been applied in the methodology for this assessment.

Study Area

10.4.3 In order to identify the potential heritage assets that may be affected by the project, the Zone of Theoretical Visibility (ZTV) which was produced as part of the ES was used in order to assess potential for visual impacts. In addition, a 1km radius from the Main Site and the bypass site was used to assess potential for impact arising from functional associations. The ZTV can be seen at Figure 4.10 in Chapter 4 of this ES.

Baseline Methodology

10.4.4 A series of baseline studies have been completed to inform the preparation of this chapter. These were undertaken in accordance with the National Planning Policy Framework (2012); ‘Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’ (Historic England 2015); Chartered Institute for Archaeologists (CIfA) ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ (CIfA 2014); ‘Standard and Guidance for Archaeological Geophysical Survey’ (CIfA 2013) and ‘Standard and Guidance for an Archaeological Watching Brief’ (CIfA 2013), and comprise:

- An Archaeological Desk-Based Assessment (DBA) undertaken in October 2014, updated 2017 (Appendix 10.2), that comprised examination and assessment of available archaeological, topographic and land-use information in order to clarify the archaeological potential of the application site and the Roade Bypass corridor, and which incorporated the results of a walkover survey and the results of a geophysical survey and archaeological watching brief on the Proposed Development site;
- Professional judgements and consideration of available archaeological, topographic and land-use information in order to identify any potential relevance of any land included in the Highways Mitigation Works to archaeological or built heritage assets;
- A Built Heritage Assessment in October 2014, updated 2017 (Appendix 10.1) including visits to all built heritage assets within the study area.
- A geophysical survey comprising a detailed gradiometer survey (magnetometry) undertaken over the development area of the Main Site and along the route of the Roade Bypass Corridor (Appendix 10.3 and 10.4).
- Results of a programme of archaeological evaluation trenching undertaken in areas of the Proposed Development Site (Appendix 10.5). This comprised the excavation of some fifty-seven trenches. Of these, twenty-three trenches were targeted on areas of known archaeological remains identified by the geophysical survey. The other thirty-four trenches were positioned to investigate archaeologically “blank” areas in the geophysical survey data. Trenching had already been undertaken along the majority of the study site’s western boundary as part of the ‘Rail Central’ application which extends westward from the western boundary (Appendix 10.6).

Receptor Sensitivity/Value

10.4.5 The sensitivity of a cultural heritage asset will depend on factors such as the condition of the asset and the perceived heritage value/importance of the asset. The sensitivity of the receptor (heritage asset) is defined by its importance in terms of national, regional or local statutory or non-statutory protection and grading of the asset. The non-statutory criteria used by the Secretary of State for Scheduling Ancient Monuments provide relevant criteria to assist this process, as do the Historic England Listing Selection Guides and the DCMS Principles of Selection for Listing Buildings document. Table 10.1 below sets out the criteria for assessing sensitivity.

Table 10.1: Criteria for Assessing Sensitivity of Receptors

Sensitivity	Typical Descriptors
Very High	World Heritage Sites
High	Scheduled Ancient Monuments and Areas of Archaeological Importance; Archaeological sites of schedulable quality and importance; Listed Buildings and their settings; Registered Historic Landscapes and their settings
Medium	Local Authority designated sites e.g. Conservation Areas and their settings; Non-designated sites of demonstrable regional importance
Low	Sites with specific and substantial importance to local interest groups; Sites whose importance is limited by poor preservation and poor survival of contextual associations
Negligible	Sites with no surviving archaeological or historical component
Unknown	Importance cannot be ascertained

Magnitude of Impact

10.4.6 The determination of magnitude of change is based on the level of impact upon cultural heritage assets e.g. temporary or permanent land take or excavation, ground disturbance and compaction; and the current state of survival/condition of the receptor e.g. the nature of past development or management effects.

10.4.7 Development impacts can be characterised as to whether they would be:

- Direct or Indirect;
- Short, Medium or Long Term;
- Reversible or Irreversible; and/or
- Cumulative.

10.4.8 The magnitude of impact is assessed by taking into consideration the extent/proportion of the asset affected, its type, its existing degree of survival/condition, and its potential amenity value. In considering the above factors, the criteria for assessing the magnitude of predicted change on cultural heritage assets are given in Table 10.2 below.

Table 10.2: Criteria for Assessing Magnitude of Change on Receptors

Magnitude	Typical Descriptors
High	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements (Adverse).
	Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (Beneficial).
Medium	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements (Adverse).
	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality (Beneficial).

Magnitude	Typical Descriptors
Low	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements (Adverse).
	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (Beneficial).
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements (Adverse).
	Very minor benefit to or positive addition of one or more characteristics, features or elements (Beneficial).
No change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Significance of Effects

10.4.9 The sensitivity of the receiving environment, together with the magnitude of change, defines the significance of effects as set out in Table 10.3. Effects of ‘moderate’ or ‘major/substantial’ significance are considered to equate to significant effects highlighted in the context of EIA Regulations. Scheduled Ancient Monuments, Listed buildings and their settings are all of high sensitivity and so even low levels of predicted magnitude of change to these features will be significant in EIA terms. Assessment of the effect of development on the setting of heritage assets follows the guidance issued by Historic England in 2015.

Table 10.3: Criteria for Assessing Significance of Effect

Sensitivity	Magnitude of Impact				
	No Change	Negligible	Low	Medium	High
Negligible	No change	Negligible	Negligible or Minor	Negligible or Minor	Minor
Low	No change	Negligible or Minor	Negligible or Minor	Minor	Minor or Moderate
Medium	No change	Negligible or Minor	Minor	Moderate	Moderate or Major
High	No change	Minor	Minor or Moderate	Moderate or Major	Major or Substantial
Very high	No change	Minor	Moderate or Major	Major or Substantial	Substantial

10.5 BASELINE CONDITIONS

Site location and context

- 10.5.1 The Proposed Development site comprises separate sites. These comprise “The Main Site” including the new site access from the A508, the “Bypass Corridor”, and the “Highways Mitigation Works”.
- 10.5.2 The **Main Site** is located to the southwest of M1 Junction 15, approximately 6km from Northampton Town Centre. It is bounded to the northeast by the M1 Motorway, to the east by the A508, to the north by Collingtree Road, and by the Northampton Loop line of the West Coast Mainline railway to the west.
- 10.5.3 The proposals include new and improved infrastructure including a Bypass extending around the western side of Roade to (herein referred to as the ‘**Bypass Corridor**’ or ‘**Bypass site**’).
- 10.5.4 A summary of identified heritage receptors and their sensitivity can be seen in Table 10.4 and Figure 10.1.
- 10.5.5 The proposed development also consists of land necessary to accommodate other **Highways Mitigation Works**. This includes the substantial improvements to Junction 15 of the M1 close to the Main Site, as well as improvements to Junction 15A, the A45, and to a number of junctions on the nearby local highway network focused along the A508 corridor.
- 10.5.6 These works, which are located mostly within the existing highway, will have no direct impacts on designated heritage assets or Conservation Areas.
- 10.5.7 The following section considers the individual parts of the Proposed Development where relevant to heritage assets given the separation that exists between the defined areas.

Designated Heritage Assets within or adjacent to the Proposed Development

- 10.5.8 The Bypass Corridor of the proposed development is identified to contain a single recorded designated heritage asset; this comprising the grade II listed Roade Aqueduct. Beyond this asset, no other statutory protected heritage assets are noted within the application site.
- 10.5.9 The Collingtree, Milton Malsor, Blisworth, Roade, Courteenhall and Stoke Bruerne Conservation Areas are identified to lie in the immediate and wider area of the Main Site, all of which contain a number of listed buildings, these designated grade II to grade II*. Of these, only the Collingtree, Milton Malsor and Roade Conservation Areas are considered likely to be affected, with the ZTV having identified that Blisworth Conservation Area lies outside of the visible limits of the proposals. In addition, it has been considered that it will not be functionally impacted and therefore is considered no further here.
- 10.5.10 The north western and south western limits of the grade II Registered Park and Garden of Courteenhall, with grade II* listed buildings within, is also noted to lie immediately adjacent to the Proposed Main Development site.
- 10.5.11 The Scheduled Monuments of a Roman Villa at Stokegap Lodge and the Medieval moated site of Ashton Manor situated c.400m and c.1.4km to the south-east of the Bypass Corridor respectively.
- 10.5.12 The Highways Mitigation Measures are mostly small in scale and do not have any direct implications for designated heritage assets. They are focused largely in the highway, with limited additional land required. As part of these works, the kerblines will be altered past Courteenhall War Memorial (BH15) and a footway created running some distance to its west; however it is not considered that these works will pose any material harm to the asset. None of the proposed works are within Conservation Areas, or physically affect listed buildings or other assets. Therefore, the following sections do not include or require many references to the Highways Mitigation Works with regard to the baseline conditions.

Built Heritage

Main Site

10.5.13 There are 51 listed buildings located within 1km of the Main Site, along with two buildings located within the Main Site which are considered to be non-designated heritage assets. There are also three Conservation Areas and a Registered Park and Garden located within 1km of the Main Site. On inspection it is identified that the majority of these assets will not be affected by proposed development due to a lack of any visual or functional association with it. Where the proposed development has the potential to result in effects to assets, they are considered further below (see also Fig. 10.1).

Mortimers (Grade II listed, BH1)

10.5.14 The Grade II listed Mortimers was designated in 1968, with amendments to the designation in 1988. It is largely hidden from publically accessible locations and therefore the description is based largely on the Listed Building citation. The building is an eighteenth century house, with 19th century alterations. It is constructed in ironstone ashlar, with a slate roof. The building is 2 storeys and attic and is a seven window range. The building has a central panelled door with a moulded stone surround and key block, which sits within a gabled nineteenth century stone porch. The windows are largely consistent across the property, with 2 light casements with moulded stone sills and surrounds and key blocks. The building also has three segmental-headed roof dormers with stone coped gables and kneelers.

10.5.15 The immediate setting of the building is made up of its surrounding grounds, which are heavily treed and prevent most views of the building. This creates an enclosed and secluded character for the asset. The immediate setting contributes to the importance of the building as it demonstrates the importance of the building historically, placed within its large grounds. The wider setting is comprised of the village of Milton Malsor, which places the building within its historical setting. Rectory Lane in particular, along which the property is located, has a number of other large residences, and this is characteristic of this street. The buildings therefore possess group value. The wider setting also includes the surrounding agricultural fields, which whilst largely not visible from the asset, show the rural location of the village and the house specifically. The wider setting includes the Main Site, from which there are some very limited glimpses of the roofline of the building. It is not considered that this makes any particular contribution to the overall importance of the building, other than as part of the wider rural setting.

10.5.16 The importance of the asset is principally derived from its architectural and historic special interest, which is embodied within the fabric of the house. It has clear aesthetic value, along with architectural value, demonstrating building practices at the time of its construction. This also provides illustrative value, through demonstrating the wealth of the owners at the time. Any contribution made by the wider setting to this importance is secondary, and the Main Site itself makes at most a negligible contribution to the significance of the asset.

The Church of Holy Cross (Grade II listed, BH2)

10.5.17 The Grade II* Church of the Holy Cross (NHL 1040957) (LB2, Figure 11.1) is sited on the north side of Collingtree Road, Milton Malsor. Dating to the 13th to 14th century, and restored during the 19th century, the building is constructed in a coursed ironstone and limestone, with a mix of slate and lead roofs.

10.5.18 The setting of the church at an immediate level is defined by the stone wall surrounding the church yard, which in turn surrounds the church and provides a raised burial ground. Collingtree Road provides a hard boundary to the south of the churchyard, beyond which lie fields and a small amount of residential development. To the east, Church Close provides a hard boundary with some modern development around the close, and further to the east is the settlement boundary. Housing development lies to the north of the church, whilst the west is defined by an open field

leading to the main area of settlement. The wider setting is that of the settlement of Milton Malsor to the north, south and west and the rural surroundings of the settlement to the east and beyond the settlement boundary. A railway creates a hard visual and physical boundary separating the application site from this listed building.

10.5.19 The importance of the church primarily arises from its architecture and its date of construction, as an early example of a parish church. Its setting, at both local and parish level, contributes to its importance through provision of context. At an immediate level, the church also forms an important landmark within the settlement, and is often the only element of architecture visible from many areas within and outside the Conservation Area, and thus its immediate setting contributes to its importance as a central focal point and landmark of Milton Malsor, emphasised by its relative seclusion from the main centre of settlement. However, whilst the Main Site falls within the wider setting, as part of the parish, the degree to which this contributes to the importance of the church is negligible.

Milton Malsor Conservation Area (BH3)

10.5.20 The Milton Malsor Conservation Area (CA3, Figure 10.1) was designated in 1991. A Conservation Area Appraisal was written in 2015. The character of the Conservation Area can be summarised as:

- A good proportion of its buildings being built of traditional materials within the Conservation Area, with the predominant external wall material is ironstone, with some limestone and a small percentage of Victorian red brick and render.
- Welsh blue-black slate is the major roofing material, some of it probably having replaced thatch in the 19th century, but there are still nine examples of thatch within the Conservation Area and a small number of roofs in plain clay tiles or orange red clay pantiles.
- The character of the Conservation Area varying between densely developed narrow streets, houses in large landscaped gardens and a mixture of development adjoining open paddocks. There are four sections of the Conservation Area identified with distinctive characteristics (Rectory Lane, the western section dominated by the Parish church, the historic core, and the southern section of High Street.)

10.5.21 Important elements of setting of the Conservation Area are also noted in the statement as the partially wooded section to the west, with views opening up toward the parish church across the paddock in front of the church; views across the pasture land from the east towards the close-knit centre of the village highlighting the diversity of building materials and periods evident throughout the Conservation Area. Other views of note are those along Collingtree Road, in both directions, and looking both into and out of the Conservation Area – this view in particular is a linear view, focused by the tree and hedge cover to the roadside, which in turn limits the degree of experience of the wider rural landscape to glimpses rather than full views.

10.5.22 The Main Site, as part of the wider setting of the Conservation Area, makes some degree of contribution as part of the wider rural landscape, but through the separation of the site and the Conservation Area by the railway line, the degree to which this element of setting specifically contributes to its importance is minimal, in particular when considering the degree of existing rural landscape present to the north, south and west.

Collingtree Conservation Area (BH4)

10.5.23 The Collingtree Conservation Area (CA2, Figure 10.1) was designated in 1978, with a Conservation Area Appraisal and a review of the boundary undertaken in 2008. The overall characteristics and special interest of the Conservation Area is identified in the appraisal as including:

- The many architecturally and historically important buildings mainly arranged on each side of the High Street;
- The concentration of historic buildings from the 17th to the 19th century within the core of the village, particularly along the High Street, gives the area visual coherence;
- This is an important collection of buildings which demonstrates the evolution of a small village over time. The village contains 10 listed buildings which are nationally listed in recognition of their architectural and historic interest. Many more buildings have been identified as being of sufficient quality to be of local interest;
- The overall scale, the layout of the buildings and boundary walls, the spaces and relationship between them and importantly, the use of local stone, combine to create a distinctive location with a strong sense of place worthy of protection and enhancement.

10.5.24 The setting of the Conservation Area is largely defined by the golf course surrounding three sides (north, east and west) of the settlement, which although providing green space, has a more manicured appearance than an agricultural landscape. Whilst this still makes a positive visual contribution to the Conservation Area, the contextual evidence and historic relationship of the settlement with the landscape has largely been lost and as such it is only considered to make a moderate visual contribution to the overall importance of the designated heritage asset. The M1, forming the hard boundary to the south and west, limits the setting in these directions, and although muffled, the sound of the traffic makes a negative contribution to the conservation area. The motorway also creates a hard boundary and area of separation between the Main Site and the conservation area. The Main Site therefore makes no clear contribution to the setting or significance of the asset.

Non-designated Barn Number One (BH5)

10.5.25 The first barn which is considered to be worthy of non-designated heritage asset status is located immediately to the south of the central wooded area within the Main Site. It therefore falls within the application site boundary. The building is constructed from limestone, with a corrugated iron gabled roof. It appears to have been largely rebuilt, although does appear on the 1884 OS map of the area as Rectory Farm. It is a single storey building which appears to be in some form of outbuilding use. It has three elements, the western element, which forms the principal building, a central low level timber weather boarded element, and the eastern element which is lower lying than the main element. The western element has a number of timber framed casement windows, along with a stone chimney stack, and a timber plank door. The eastern element has a double plank door, more suitable for machinery.

10.5.26 The immediate setting of the building is made up of the small area of woodland which it immediately backs on to, in addition to the immediately adjacent farmland which it fronts. There are no boundaries separating the asset from the rest of the application site, however there is a small area of hardstanding in front of the building. This immediate setting contributes as it places the building within its historical setting, and demonstrates the connection of the building to the surrounding landscape. The loss of the other buildings shown on the OS maps remove some understanding of the building, preventing a clear appreciation of the building as part of a farm complex.

10.5.27 The wider setting is made up of the wider farmland, which contributes to the asset through showing the historical functional use of the asset as part of a farm. This is largely made up of the Main Site.

10.5.28 The importance of the asset is principally derived from its low level of architectural and historic interest. This has been reduced through the apparent rebuilding or renovation of the building. Whilst the setting does make a positive contribution to the asset, through providing rural and isolated context, this is only to a building of low (local) interest.

Non-designated Barn Number Two (BH6)

10.5.29 The second non-designated barn is located 450m to the south-west of Junction 15 of the M1 within the Main Site. It is located immediately adjacent to some later 20th century barns of no particular interest. The structure appears on the 1884 OS map, along with a courtyard of farm buildings. It is a limestone built barn, with what appears to be a corrugated asbestos roof. It is in poor condition, with large cracks, holes in the roof, and the gable appearing to be pulling away from the main building. It is derelict and not in use. At the south there is a large double height central doorway which is covered with corrugated iron sheeting. To the east of the barn is an attached smaller single storey projection. To the north elevation there is a further double height doorway, which is open. There are also a number of arrow slit windows.

10.5.30 The immediate setting of the barn is made up of the small area of hardstanding on which it sits, along with the adjacent 20th century barns. This contributes to the importance of the asset, through placing it within its functional setting, and through demonstrating the continued use of the asset, at least until relatively recently, as an agricultural building. Whilst the other barns make no aesthetic contribution, they do therefore contribute to the functional importance of the asset. The wider setting of the asset is comprised of the surrounding farmland, which is largely made up of the Main Site. This contributes to the asset through placing it within its historical agricultural setting. It also contributes to the apparent isolation of the building, with very little development within the surrounding area.

10.5.31 The importance of the asset is principally derived from the architectural and aesthetic values of the building, with it demonstrating farming practices in the nineteenth century. It shows the movement away from the central farmhouse complex, with barns placed in more remote locations, suitable for their function. The building has aesthetic value, despite its poor condition, due to the clear quality of the asset, the scale, and the material usage. The building is however, only of low (local) importance. The Main Site contributes to the importance through providing a rural and isolated setting for the asset.

Courteenhall Registered Park and Garden (BH7), with Courteenhall House and attached Offices(Grade II* listed, BH8), The School and School House (Grade II* listed, BH9) and Courteenhall Stable Block (Grade II* listed, BH10)

10.5.32 With regards to the Registered Park & Garden, the principal building, Courteenhall (NHL 1189193) (BH8, Figure) is a Grade II* country house, constructed at the end of the eighteenth century, and designed by Samuel Saxon. The house is double-fronted, constructed in ashlar and set over three storeys. The principal front elevation facing north is divided into five bays, with the piercings at ground floor set within arched recesses. The central three bays project forward, and the ground floor is separated from the first by a projecting string course. The secondary elevation, facing south, is divided into seven bays, the central three of which project forward under a pediment, and again the ground floor piercings are set within arched recesses.

10.5.33 The position of the principal building was suggested by Repton in his Red Book in 1791, partially to take advantage of the higher ground on which it sits, as well as to compliment and dominate the views across the Park and Garden, whilst creating the central focal point of an arc created by the stables, the house and planted woodland.

- 10.5.34 The School and the School House (NHL 1040984) (BH9) lie to the west of the principal house, and to the north of the Home Farm. Sited within the shrubbery area to the south of the entrance drive, the building is a T-Plan building, constructed in stone and ashlar with red clay plain tiles covering the roof. The building dates to the 1680s, and has several 20th century alterations. The building was constructed to serve as a school for pupils within the vicinity but has been converted to residential use during the 20th century.
- 10.5.35 The Stables (NHL 1371591) (BH10) lie to the south-west of the principal house, and form the bottom or southern end of the arc mentioned in the previous paragraph. Pre-dating the house by about 50 years, the building was designed by John Carr, the Yorkshire architect known for works such as Newark Town Hall, the grandstands at both York and Doncaster and the Crescent at Buxton. Following his trend of Palladianism, the stables are set over two floors and fifteen bays with a pediment stretching across the central three projecting bays. A squared turret exists to each side, set in at the third bay. The ground floor windows are set within arched piercings, whilst the upper floors are within squared piercings, and a carved coat of arms sits central to the pediment.
- 10.5.36 The setting of the Hall, the School and the Stables consists of the Park and Garden, covered below, with the wider rural landscape forming an extended setting. Of particular note is the transition from parkland to agricultural land, in particular to the north where the transition is softened by the use of scattered trees in the fields beyond the woodland. This does therefore in part include the Main Site which forms a part of the open agricultural landscape. The Main Site however makes limited contribution, with there being no visual connection between the listed buildings and the Main Site, and no remnant functional connection. This is clearly demonstrated in Viewpoint 26 of the Landscape assessment which shows that there is no view of the site from the upper storeys of the Hall.
- 10.5.37 The Park & Garden (NHL 1001029) (BH7) was largely designed by Repton, although as was his practice, he had no involvement in the actual construction of the Park and Garden. The formal gardens are comparatively small in relation to the rest of the parkland, and are restricted to the south-eastern side of the principal house. The remainder of the land forming the designation is parkland, although the character of this changes the further from the house it lies. At its heart are several areas dedicated to shrubberies, generally planted with specimen trees, and which provide a curved landscape framework for the house. Beyond this lies arable land, which in particular to the north was included into the design of the parkland, and several trees remain scattered across the field systems.
- 10.5.38 The setting of the Park and Garden is that of the agricultural landscape surrounding the asset, the wider setting of which includes the Main Site. However, it is the immediate setting, consisting of field systems bound to the north and east by the M1, to the west by the A508 (Northampton Road) and to the south by wider landscape and the settlement of Roade which makes the most significant contribution to the overall special interest of the Park and Garden through the continuation of the transition between parkland, formal gardens and agricultural landscape. The wider setting, including the Main Site, whilst contributing to the overall character of the setting, only makes a negligible contribution to the importance or special interest of this designated heritage asset.

Bypass Corridor

- 10.5.39 The heritage assets relevant to the Bypass Corridor are assessed in detail in the baseline Built Heritage Statement (Appendix 10.1) of which those considered to have a potential to be affected by proposed development are considered further below.

Hyde Farmhouse, Grade II listed building

- 10.5.40 Hyde Farmhouse was nationally designated in 1968 as a Grade II listed building. It is formed of a former Manor House and farmhouse, which was constructed in the 14th century but was heavily altered in the 17th 18th and 19th centuries. Although included within the site visit, it was not visible from publicly accessible locations, and as such this description is taken from the Listed Building Description. It is constructed from coursed limestone rubble, and has a plain tile roof. The building is two storeys in height, and is a four window range. It also has a two storey gabled porch to the left of the centre with a round-arched doorway with a chamfered stone head and hood mould. The fenestration is irregular with a range of casements, one of which is a bay. To the left of the principal building is a seventeenth century extension with a gabled roof. This also has a mix of casement windows.
- 10.5.41 The immediate setting of the building is made up of its garden to the south-east, along with the farmyard to the north-east. This contributes to the overall importance of the asset, as it demonstrates the farm use of the building historically. It therefore provides a clear functional connection. The garden has been domesticated, but also contributes to the importance of the asset, and the trees within provide a high level of screening, which allows for a secluded setting. The wider setting is made up of the surrounding rural landscape, which includes the Bypass Site. This provides functional value, due to forming farmland which was historically associated with the farm. The wider setting also includes the settlement of Roade. Those buildings closest to the asset are 20th century and only make a connection in so much as they demonstrate the separation between the asset and the rest of the settlement.
- 10.5.42 The importance of the asset is principally derived from its architectural and historical special interest, which is embodied within the fabric of the asset. The building demonstrates farming practices through from the fourteenth to nineteenth centuries. There is therefore clear illustrative value. In addition, there is the potential for the building to reveal fabric from its earlier construction, now hidden behind the later fabric, which demonstrates evidential value. There was no clear view of the asset from publically accessible locations, however it is assumed that the building possesses a high degree of aesthetic value.
- 10.5.43 The setting of the asset does contribute to the importance of the building, in particular the immediate setting. The wider setting has some functional contribution, however visually it is very detached from the asset. The Bypass Site forms a small part of the wider agricultural setting, and therefore makes a positive functional contribution to the importance of the asset, however does not contribute visually. This makes only a minor contribution to the overall significance of the heritage assets.

Remains of Dovecote, Grade II listed building

- 10.5.44 The remains of the Dovecote at Hyde Farm is Grade II listed, and was designated in 1968. As with Hyde Farmhouse, it was not visible from publically accessible locations, and so the below description is from the Listing citation. The Dovecote is probably late Medieval in date, presumably dating to the original construction of the Manor, now farmhouse in the fourteenth century. It is constructed from coursed limestone rubble. The building is circular in plan, and probably had a domed stone roof, however this no longer remains. There are some roostings which survive on the inner walls of the building.

10.5.45 The immediate setting of the asset is now formed of an enclosed garden, with a farm building forming the north-western boundary, and hedges forming the other three boundaries. This creates a domesticated setting, and has limited contribution to the importance of the asset. The immediate setting also extends to the surrounding farm houses, including Hyde Farmhouse. This contributes to the asset, as it demonstrates the historic setting and functionality of the building. The wider setting extends to the farmland around the asset and its setting, which includes the Bypass Site. It is considered that this makes some degree of contribution, through providing a rural and isolated wider setting for the building. There is also some functional historical connection, with the application site forming part of the farmlands of the house, and therefore the Dovecote. There is no visual connection between the asset and the Bypass site.

10.5.46 The importance of the asset is principally derived from its architectural and historic special interest. It has a high degree of illustrative value, demonstrating the use of dovecotes in the late Medieval period, and their decline in use through to the present day. The building may also possess illustrative value, although this was not visible from publically accessible locations. The contribution that wider setting, and in particular the Bypass Site, makes is secondary to the significance derived from the architectural and historical value of the building itself. The low level of contribution, derived from the isolated and rural setting the application site provides, is positive.

Roade Aqueduct, Grade II listed building

10.5.47 Roade aqueduct is a Grade II listed building which was designated in 1988. It was constructed in c.1837, with repairs carried out later. The aqueduct is constructed with sandstone piers and a cast iron channel to allow for a small stream to pass over the Roade Cutting. The aqueduct spans the cutting, which is 65 ft deep. It forms part of Robert Stephenson's pioneering London-Birmingham lines, and represents an important step in the industrialisation of Britain.

10.5.48 The immediate setting of the aqueduct is comprised of the surrounding track below, in addition to the wooded ground to either side of the cutting. This immediate setting makes a high level of contribution to the importance of the asset, proving a secluded surround, preventing long distance views from the aqueduct. The track directly contributes to the importance of the asset, through being functionally connected. The wider setting is limited, due to the relative seclusion of the asset, however it extends for some distance down the railway line, which has a high level of contribution to the importance of the asset due to the connected functionality of the tracks and the aqueduct.

10.5.49 The importance of the asset is principally derived from its architectural and historic special interest, which is embodied within its fabric. Its construction is symbolic of the industrialisation of Britain and is an early example of aqueduct construction in England. It therefore forms an important historical structure, and has a high level of illustrative value. The asset also has aesthetic value, which can be appreciated from the twentieth-century foot bridges across the cutting.

10.5.50 Setting makes some degree of contribution to the asset, in particular the connection to the trackside below. The Main Site does not contribute to the importance of the asset in any way. The Bypass Site does contribute to the setting of the asset, crossing the cutting. This contributes as part of the infrastructure which makes up the railway tracks, and therefore makes a positive contribution to the asset.

Archaeology

Main Site

- 10.5.51 With the exception of recording the former presence of partial Medieval/early Post Medieval cultivation remains (ridge and furrow) on the Main Site, no other archaeological heritage assets dating to any period are noted on either the HER or Historic England Archive (HEA formerly the National Monuments Record (NMR) within it. However, previous field investigations conducted in advance of proposed widening works along the M1 carriageway, that included parts of the Main Site's eastern extent, noted the recovery of three surface pottery sherds within it, these dating from the Roman to Middle Saxon periods.
- 10.5.52 Multi-period settlement and associated activity spanning the Prehistoric to Saxon periods is noted in the immediate vicinity of the Main Site, this having apparent foci to the east, north-east and west of the Main Site. In the later Saxon, Medieval and Post-Medieval periods, documentary and cartographic evidence would indicate the Main Site to occupy a peripheral location to the foci of any settlement, it likely having remained an area in agricultural use as evidenced by the presence of former cultivation remains within it.
- 10.5.53 Geophysical survey and archaeological trial trench evaluation (Appendices 10.3-10.6) undertaken within the Main Site to date has identified a number of below ground remains (**AR1-AR6**). The trenching showed that Archaeological Receptors 1, 3 and 5 all comprised ditched enclosures relating to Iron Age/Romano-British settlement activity. **AR6** was shown to comprise a series of pits and ditches dating of a Romano-British origin.
- 10.5.54 The buried remains of former Medieval/Post Medieval ridge and furrow cultivation and its orientation across the Main Site has been recorded by the geophysical survey (**AR13**). The presence of ridge and furrow cultivation remains within geotechnical trial pits was further confirmed during the course of the archaeological trial trenching and watching brief, although no further archaeological finds or features were noted during the course of these works.
- 10.5.55 Baseline studies have therefore shown the Main Site area to contain below-ground archaeological remains (see Appendix 10.5 and 10.6). These remains relate to ditched enclosures representative of Iron Age and Romano-British settlement activity. The archaeological trenching has shown that these remains are not of the highest level of preservation or particularly finds-rich. Furthermore, they conform to a pattern of late Prehistoric and Romano-British settlement commonly found in Northamptonshire and which have been the subject of previous investigation in advance of development in the wider local landscape. On this basis, the archaeological remains known to be present within the Main Site are considered to be of no more than local importance and therefore of low sensitivity.

Bypass Corridor

- 10.5.56 The HER and HEA record the presence of an undated cropmark enclosure (**AR11**) within the southern area of the Bypass Corridor and the site of a former Second World War monitoring post and potential associated military activity (**AR11**) in its central limits. The route of a former Turnpike Road corresponds with the corridor's northern and southern limits (**AR10**). The Road cutting of the current railway (**AR12**) is recorded by the HER in the northern part of the corridor, and a former railway (**AR9**) is located in the southern region).
- 10.5.57 The geophysical survey (Appendix 10.3 and 10.4) of the Bypass Corridor confirmed the presence of the cropmark enclosure **AR11**. In consideration of further noted activity recorded within the wider study area of the Bypass Corridor and the similar enclosure activity identified by survey on the Main Site area, the form of the enclosure would suggest that it is likely to relate to activity of Romano-British date. The geophysical survey also identified a number of sub-surface anomalies (**AR8** and **AR10**).

10.5.58 Desk study confirms that no designated archaeological heritage assets lie within the Bypass Corridor. Of those identified within the wider area, such as the Roman villa near Stokegap (**SM1**) and the Medieval Moated Site (**SM2**), the Bypass Corridor does not contribute to their setting or significance and as such proposed development would not result in any harm.

Historic Landscape

10.5.59 The Proposed Development is identified as lying within a landscape created predominantly as a result of fragmentary parliamentary enclosure of the 18th and 19th centuries.

10.5.60 Whilst the Proposed Development site is not situated within a landscape of significant historic landscape value, it is identified to contain a number of internal field boundaries (**AR17**) that reflect its pattern of use as depicted by 18th and 19th century Inclosure mapping. These may be considered important under the Hedgerow Regulations 1997.

Table 10.4: Summary of Sensitivity/Value of Identified Receptors

Sensitivity	Receptor as identified on Figures 10.1
High	SM1 – Scheduled Roman Villa SM2 – Scheduled Moated Site BH1 – Mortimers (Grade II) BH2 – Church of the Holy Cross (Grade II*) BH7 - Courteenhall Registered Park & Garden (Grade II) BH8 – Courteenhall House (Grade II*) BH9 – The School and School House (Grade II*) BH10 – Courteenhall Stables (Grade II*) BH12 – Roade Aqueduct (Grade II) BH13 – Hyde Farmhouse (Grade II) BH14 – Remains of Dovecote (Grade II) BH15 – Courteenhall War Memorial and Bench (Grade II)
Medium	BH3 – Milton Malsor Conservation Area BH4 - Collingtree Conservation Area BH11 - Roade Conservation Area
Low	AR1 – Ditched enclosure anomalies relating to Iron Age/Romano-British settlement activity AR3 – Ditch features relating to Iron Age/Romano-British settlement activity AR4 – Series of ditched enclosures relating to Iron Age/Romano-British settlement activity AR5 – Series of ditched enclosures and linear features relating to Iron Age/Romano British settlement activity AR6 – Ditch features relating to Romano-British settlement activity AR9 – Disused Railway Line AR11 – Possible former WW2 activity AR12 – Roade Rail Cutting AR13 - Buried ridge and furrow cultivation remains AR14 – Historic Hedgerows BH5 – Non-designated Barn Number One BH6 – Non-designated Barn Number Two
Negligible	AR10 – Route of former Turnpike Road
Uncertain	AR2 - Buried enclosure anomalies (Main Site) AR7 – Buried enclosure anomalies (Bypass Site) AR8 – Buried enclosure anomalies (Bypass Site)

10.6 ASSESSMENT OF LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS

Introduction

10.6.1 As described elsewhere in this ES, the Proposed Development comprises an SRFI on the Main Site, Highways Mitigation works including at motorway junctions 15 and 15A and smaller works along the A508 corridor, plus a new road forming the Bypass Corridor to the west of Roade.

10.6.2 Potential significant effects that could arise from the Proposed Development on cultural heritage assets may include:

- Soil stripping and ground re-profiling;
- Cutting of new roads, foundations and associated services;
- General hard and soft landscaping works;
- Increased traffic and construction noise;
- General construction site character; and
- Indirect visual setting impacts.

Construction

10.6.3 During the construction phase, the stripping of subsoil, mass excavations for foundations, landscaping and ancillary works would affect below ground levels and destroy archaeological receptors and may also have an indirect effect on the setting of heritage assets

Built Heritage

10.6.4 Baseline study identifies the proposed Main Site to contain two non-designated heritage assets of low sensitivity, these comprising two historic barns on the Main Site. The Proposed Development will require the demolition of these assets, therefore resulting in a high magnitude of change, during the construction phase, however they are not considered to be significant heritage receptors, and accordingly the proposed development would result in a direct **minor/moderate adverse** significance of effect.

10.6.5 Mortimers and The Church of Holy Cross are high sensitivity receptors due to their national designation. They are separated from the Main Site by the railway tracks. From the assets themselves, there is no visual experience of the Site. During the construction phase the proposals will result in the loss of some of the wider rural landscape, which could result in some impact to these assets. As is shown in the Lighting Chapter of this Environmental Statement, these properties are unlikely to be impacted by lighting during construction, due to any potential light spill being blocked by the buildings at the edge of Milton Malsor. The noise and vibration assessment has not identified any likely significant adverse noise or vibration effects at receptors in the vicinity of these assets. Any noise effects during the construction phase will likely be negligible. The construction phase is likely to result in at most a negligible magnitude of effect, which will therefore result in an indirect **minor adverse** environmental effect at worst.

10.6.6 The Courteenhall RPG is also a high sensitivity receptor. During the construction phase there will be no visual impact on the RPG or associated listed buildings, with there being a very limited if any visual connection with the application site from within the RPG. The Lighting assessment carried out has shown that any changes will be imperceptible due to existing screening and distance. The noise and vibration assessment has not identified any likely significant adverse noise or vibration effects at receptors in the vicinity of these assets. Any noise effects during the construction phase will likely be negligible. Therefore the construction phase will likely result in at most a negligible magnitude of effect, which will therefore result in an indirect **minor adverse** environmental effect at worst.

- 10.6.7 Hyde Farmhouse, the remains of a Dovecote and Roade Aqueduct are all considered to be high sensitivity receptors. Visually, Hyde Farmhouse and the remains of the Dovecote are likely to experience some adverse impacts associated with construction of the Bypass. Adverse effects are likely on these assets from increased noise, as demonstrated in the noise and vibration assessment; in particular, some adverse noise impacts may occur during the construction phase at Hyde Farmhouse, although will be minimised through 'best practicable means' during construction. Roade Aqueduct will also suffer some visual impact. It is considered that this will result in a low magnitude of effect, which will therefore result in a minor adverse significance of effect to these assets.
- 10.6.8 Milton Malsor, Roade and Collingtree Conservation Areas are all medium sensitivity receptors. As shown in the ZTV, none of these share visual connection with the Site, and therefore during construction they will not be impacted visually. In addition, the light survey has shown that during construction, light spillage will be limited, with there only being the potential for some light spillage to the properties at the edge of Milton Malsor prior to the mounding being formed. This will not reach the Conservation Area itself. The construction phase of the development might have a negligible impact on the areas through noise impact; however the M1 and Railway which separate these assets from the Main Site already create a high level of noise. The negligible impact to these receptors will therefore result in a **negligible adverse** significance of effect.
- 10.6.9 The highways mitigation measures included as part of the application will not result in any greater significance of effect than already identified due to distance from heritage assets, or already being assessed as part of the development at the Main Site.

Archaeology

- 10.6.10 Baseline study identifies the Main Site and Bypass Corridor to contain non-designated heritage assets of low sensitivity, these comprising buried cultivation remains of Medieval/early Post Medieval date and former Modern military activity and transport infrastructure. As low sensitivity receptors, the Proposed Development will impact upon these identified assets, however, these remains are not considered to be significant heritage receptors and accordingly, the proposed development would result in only a **Minor Adverse** environmental effect.
- 10.6.11 Baseline study has also recorded a number of ditched enclosure features relating to Iron Age and Romano-British settlement activity. These recorded assets, both on the Main Site and Bypass Corridor, can be identified to lie within the footprint of proposed development and therefore would be subject to impact arising from ground preparation works including the excavation of foundations, associated road and drainage infrastructure works and the construction of landscape bunds. The magnitude of effect on these receptors would be high; however, the sensitivity of these assets has been ascertained through trial trench excavation (where possible) and shown to be low. Therefore, the impact on the archaeological receptors is considered to be **Minor Adverse**.
- 10.6.12 A number of recorded enclosures and potential associated anomalies are identified to be retained within open space on the Main Site. A potential negligible magnitude of impact, and as such negligible environmental effect, from the Proposed Development is therefore identified on those anomalies within open space areas.

Historic Landscape

10.6.13 Baseline study identifies that a hedgerow in the southern part of the Main Site and one in the southern area of the Roade Corridor mark part of historic parish boundaries and as such are considered important under the Hedgerow Regulations 1997). Other important hedges are potentially affected by components of the Highways Mitigation works. The construction of the Proposed Development will require the removal and/or partial loss of some hedgerows; however, it is noted that the boundary hedgerow in the southern part of the Main Site is to be retained within the proposed development. A moderate to high magnitude of effect from proposed development is therefore identified, this resulting in a **Minor to Moderate Adverse** environmental effect on low sensitivity receptors. However, Ecological mitigation, proposed as part of the scheme (see Chapter 5) will involve relocation of important hedgerows, thus reducing this potential impact.

Operation

10.6.14 The following examines the effects of proposed development on cultural heritage receptors during the operational phase.

Built Heritage

10.6.15 The non-designated heritage assets located within the application site will have been wholly impacted during the construction phase and will not be affected further in its operation.

10.6.16 Mortimers and the Church of Holy Cross will lose some of their wider agricultural settings, however visually this will not impact on the assets. There will also be no functional impact, with the application site being in no way associated with these assets. The light surveys have shown that these assets will not suffer light spill, partially due to their separation from the application site, but also because of the proposed bunding which will limit light spill. The noise and vibration assessment has not identified any likely significant adverse noise or vibration effects at receptors in the vicinity of these assets. Any noise effects from road traffic noise, railway noise and operational sound will likely be negligible. This will mean that this will at most result in a negligible magnitude of effect, which will therefore result in a permanent **minor adverse** significance of effect.

10.6.17 Courteenhall RPG and associated listed buildings will have their wider settings altered as a result of the Proposed Development, with the loss of some of the wider agricultural setting. From the listed buildings and within the RPG this will be imperceptible due to existing dense screening preventing any visual connection between the assets and the Main Site. A visual assessment and photomontage assessing the proposals from the RPG, and in particular the Main house, has been prepared and demonstrates that there will be a very limited, if any, visual relationship between the Proposed Development and this heritage asset. Other elements of the ES also suggest there will be limited impacts, with the lighting assessment showing that the current screening and distance of the parkland from the Proposed Development will prevent impact. Similarly, as demonstrated by the noise and vibration assessment, the intervening distances and nature of the Proposed Development means any noise effects from road traffic noise, railway noise and operational sound will likely be negligible. This will mean that this will at most result in a negligible magnitude of effect, which will therefore result in a permanent **minor adverse** significance of effect.

- 10.6.18 Hyde Farmhouse, the remains of a Dovecote and Roade Aqueduct will be impacted by the operational phase of development, due to a loss of their secluded setting. In particular, some adverse noise impacts may occur at the listed Hyde Farmhouse during the night due to the relative changes in road traffic noise from the Roade Bypass. These impacts will be mitigated and minimised through the use of landscape bunding and fencing to screen areas from the sources of noise. The lighting assessment surveys¹ have shown that whilst the roundabouts will be lit on the bypass, most of the road will remain unlit. New road lighting units will be visible from the property however this will have a limited impact on the significance or understanding of the asset. In addition there is already light spill from other sources of light in the distance at Hyde Farmhouse and the Bypass will not increase this dramatically.
- 10.6.19 A new crossing over the Roade cutting will impact on Roade Aqueduct by increasing traffic in this location and changing the character of the setting from a cutting principally associated with rail to a more urbanised setting. The majority of the road however will be unlit so there will not be a large amount of increased light spill other than from traffic. It is considered however that setting only makes a minor contribution to the importance of these assets. The bypass will likely therefore result in a low impact, resulting in a permanent **minor adverse** significance of effect.
- 10.6.20 Milton Malsor and Collingtree Conservation Areas will potentially suffer from negligible increased noise from the proposed development from road traffic noise, railway noise and operational sound. In particular, some adverse noise impacts may occur at the eastern side of the Milton Malsor Conservation Area as a result of operational sound from the main SRFI site. Visually, the proposed development will have limited impact, with light spill from the development being limited by the bunds and tree screening. In addition, the current buildings on the edge of these settlements will already block any light spill from the Conservation Area itself. The audibility of the proposals will potentially result in a negligible impact. This will therefore result in a **negligible adverse** significance of effect.
- 10.6.21 The operational phase of the Roade Bypass will draw traffic away from the centre of the Roade Conservation Area. This will therefore result in a low beneficial effect to the asset, and this will result in a **minor beneficial** significance of effect.

Archaeology

- 10.6.22 No direct or indirect effects on buried heritage assets of archaeological interest are identified once the Proposed Development is completed (all potential effects will have occurred and been mitigated (where appropriate) at the construction phase.

¹ See Chapter 11 of this ES for Lighting Assessment details.

Table 10.5: Assessment of Likely Significant Environmental Effects (see Figure 10.1)

Asset	Sensitivity	Significance of Effect
Construction Phase		
SM1	High	None
SM2	High	None
AR1-14	Low	Minor Adverse
BH 1, 2, 7-10, 12, 13, 14	High	Minor Adverse
BH 3, 4, 11	Medium	Negligible Adverse
BH 5, 6	Low	Minor-Moderate Adverse
Operational Phase		
BH 1, 2, 7-10, 12, 13, 14	High	Minor Adverse
BH 3, 4,	Medium	Negligible Adverse
BH 11	Medium	Minor Beneficial

10.7 DESIGN OF PROPOSED DEVELOPMENT AND MITIGATION APPROACHES

10.7.1 The Proposed Development provides for the implementation of a landscape strategy, which includes proposed bunding and structured landscaping around the boundary of the Main Site. This landscaping strategy seeks to appropriately screen development and minimise its visual/noise impact on the surrounding landscape. A similar approach is taken at the Bypass Corridor, albeit to a lesser extent in terms of heights, but landscaping, earthworks and other screening is proposed to limit the visual and noise effects of the Bypass on nearby receptors.

Construction

- 10.7.2 Baseline survey has demonstrated that buried archaeological receptors are present within the application site. In order to mitigate the permanent direct environmental effects of construction on buried archaeological remains the applicant will carry out a further phased programme of post-consent archaeological works to be undertaken in advance of construction in accordance with NPS policy.
- 10.7.3 The post-consent works would commence with a further stage of archaeological trial trench evaluation across the Main Site and Bypass Corridor (beyond that which has been undertaken in the baseline). This will be followed by targeted areas of archaeological excavation prior to development. These will be carried out under Written Schemes of Investigation (WSI) that conform to recognised standards and guidance and which will have been prepared in consultation with and approved by the Local Planning Authority’s archaeological advisor.
- 10.7.4 Important hedgerows are being translocated as per the details in the Ecology Chapter (Chapter 5). No other mitigation measures are identified that would serve to reduce or off-set the Minor to Moderate Adverse environmental effect of proposed development on the low sensitivity historic hedgerow receptors that would need to be removed to facilitate its construction.
- 10.7.5 The minor/moderate significance of effect from proposed development on the non-designated barns at the centre of the Main Site can be appropriately mitigated through a programme of building recording.

10.7.6 The proposed bunds and landscaping around the Main Site will serve to reduce light spill and noise impacts on surrounding built heritage. However, the impacts are already considered to be low enough that this will not result in a reduction in the resultant significance of effect. No further mitigation has been identified which would off-set the minor adverse significance of effects identified to the listed buildings.

10.7.7 In addition, no further mitigation, other than that already built into the designs, has been identified at the Bypass Corridor which would reduce the significance of effect identified to the listed buildings.

Operation

10.7.8 It is anticipated that all necessary mitigation relating to heritage assets of archaeological significance will be undertaken prior to, or during, the construction phase of the development. Therefore, no further mitigation will be required during the operational phase as all adverse effects will already have been mitigated.

10.7.9 As with the construction phase, whilst bunding and tree screening will to some degree reduce the identified environmental effects of the proposed development on the setting of the listed buildings, no mitigation measures are identified to further off-set the minor adverse significance of effect to the built heritage assets. This will therefore still result in a minor adverse significance of effect.

10.8 RESIDUAL EFFECTS

10.8.1 It is anticipated that through the implementation of the landscape design strategy and the adoption of appropriate mitigation measures that the proposed development will result in no significant residual environmental effects on archaeological heritage assets.

10.8.2 Residual impact on the listed buildings and conservation areas is unlikely to change following mitigation, however the significance of effect to all listed buildings and conservation areas is considered to be minor.

10.8.3 A residual environmental effect from proposed development may be identified relating to the permanent Minor to Moderate Adverse environmental effect of the full and partial removal of identified historic hedgerows.

Table 10.6: Assessment of Likely Residual Environmental Effects

Description of Effect	Magnitude	Mitigation	Residual Effect
Construction and Demolition			
Removal of Archaeological Resource AR9, 12, 14-17	High	Record through archaeological excavation	Minor Adverse
Removal of Archaeological Resource AR1-8, 10-11	High	Record through archaeological excavation	Minor Adverse
Removal of Archaeological Resource AR4	Moderate Adverse	Record through archaeological excavation	Minor Adverse
Completed Development			
N/A	N/A	N/A	N/A

10.9 CUMULATIVE EFFECTS

Archaeology

- 10.9.1 Whilst this assessment concentrates on the environmental effects on heritage assets by the proposed development, consideration must also be given to the cumulative impact of the Proposed Development in relation to other proposed/consented schemes.
- 10.9.2 Archaeological investigation relating to the committed Northampton South Sustainable Urban Extension (SUE), located 100m to the north-west of the application site at its closest point, recorded evidence for Prehistoric and Roman settlement of local to regional importance.
- 10.9.3 The committed South of Brackmills SUE is located at distance from the application site and it is therefore considered that there will be no cumulative effects in terms of below ground archaeological impacts.
- 10.9.4 In relation to these committed development sites, similar findings have been made as to those within the application site. However, the cumulative impact of Proposed Development on the buried archaeological resource is considered to be negligible where effective mitigation strategies are undertaken.. The implementation of similar mitigation strategies to those proposed for the Proposed Development would serve to further enhance the understanding of the region's archaeological record, with specific regard to late Prehistoric and Romano-British settlement activity. Their physical loss would be mitigated through their preservation by record; as there would be no perceptible loss to the historic environment and the recording and analysis would fully realise their potential as sources of archaeological data, it is considered that the latter would fully address and mitigate the physical loss of such remains.
- 10.9.5 Based on currently available information (<http://railcentral.com>) updated in April 2018), the 'Rail Central' site, located immediately west of the Main Site contains several areas of archaeological activity relating to Prehistoric and Romano-British settlement, as well as Medieval and Post-Medieval agricultural activity. These findings are non-designated archaeological assets, and given their character and state of preservation, are not of the highest levels of significance or sensitivity. No designated archaeological assets (such as Scheduled Monuments) are recorded on, or in close proximity to, the Rail Central site.

Built Heritage

- 10.9.6 In relation to Built Heritage assets, as for Archaeological assets, the committed South of Brackmills SUE is considered too far removed from the Proposed Development to result in any notable or significant cumulative effects or to share any receptors.
- 10.9.7 The Northampton South Sustainable Urban Extension now has the benefit of planning approval and the applicant intends to implement a strategy incorporating the retention of existing trees and hedgerows separating the site from Collingtree Village and the provision of a further open space buffer supported by additional planting. The resultant effect on the setting and significance of the Collingtree Conservation Area will be negligible, with a similar negligible effect also identified to the Grade II* listed Church of St Columba in Collingtree and Church of the Holy Cross in Milton Malsor. The Northampton Gateway Proposed Development as assessed will result in a minor adverse significance of effect to The Church of Holy Cross, however only negligible effects are likely on the Milton Malsor and Collingtree Conservation Areas, and no impact is likely to the Church of St Columba.
- 10.9.8 Therefore, the likely cumulative effects with this committed (and approved) development will remain as assessed from the Proposed Development, resulting in a minor adverse significance of effects to The Church of Holy Cross, a negligible adverse significance of effect to the Milton Malsor and Collingtree Conservation Areas, and no impact to the Church of St Columba.

- 10.9.9 The emerging 'Rail Central' Strategic Rail Freight Terminal is not yet at application stage, nor committed, but a draft Built Heritage ES chapter and associated appendices have been prepared. An Environmental Scoping Report was produced which identified Milton Malsor Conservation Area and the Grade II listed Rectory within the Conservation Area, in addition to the Courteenhall RPG. The Conservation Officer has also identified Blisworth and the Grand Union Conservation Areas.
- 10.9.10 It is not considered that the Northampton Gateway proposals have any impact on Blisworth or The Grand Union Canal Conservation Areas and so there will be no cumulative impact to these. It is therefore considered that any cumulative impacts will be limited to the Milton Malsor Conservation Area and Mortimers Grade II listed building.
- 10.9.11 A draft Environmental Impact Statement has been produced for the Rail Central Site which identifies potential for moderate adverse effects to both the Milton Malsor Conservation Area and Mortimers listed building. Therefore, the combination of the two sites would result in the further reduction of the rural setting of these two assets and would result in increased adverse impacts. As a result, were the Rail Central scheme also approved in addition to the committed (approved) Northampton South SUE and Northampton Gateway it is considered that the cumulative significance of effect on both Milton Malsor Conservation Area and Mortimers listed building would be Moderate Adverse. This is consistent with the likely effects on those receptors identified by the applicant for the Rail Central Scheme. The primary and most apparent impact on these receptors will arise from the Rail Central scheme which would have a much more direct relationship with these assets than the Northampton Gateway scheme would have.