



GA2, Land north of Great Ashby Environmental Statement

Chapter 8: Built Heritage

Iceni Projects on behalf of
Picture Estates Limited

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8. HERITAGE

Introduction

- 8.1 This chapter of the ES has been prepared by Icen Projects and presents an assessment of the likely significant effects of the Proposed Development with respect to built cultural heritage. Mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects. Taking into account the mitigation measures, the nature and significance of the likely residual effects are reported.
- 8.2 This chapter is supported by the following technical appendices:
- **Appendix 8.1:** Heritage Statement, Icen Projects (authored by Hugo Tomassi, Senior Consultant, April 2025).

Competence

- 8.3 For a summary of the competency of the authors of this chapter, please refer to **Appendix 1.6**.

Legislation and Policy Context

Legislation Context

- 8.4 The following legislation is relevant to the Proposed Development:
- Planning (Listed Buildings and Conservation Areas Act) 1990, Section 66 (1).

National Planning Policy

- 8.5 The following national planning policy is relevant to the Proposed Development:
- National Planning Policy Framework (2025) (As amended). The following sections within this policy are of relevance; Section 12, 'Achieving well-designed places' and Section 16, 'Conserving and enhancing the historic environment'.

Regional and Local Planning Policy

- 8.6 The following regional planning policies are relevant to the Proposed Development:
- North Hertfordshire, Local Plan 2011 – 2031.
 - Policy SP13: Historic Environment
 - Policy HE1: Designated Heritage Assets

- Policy HE3: Non-Designated Heritage Assets
- Policy 18: Site GA2 Land of Mendip Way Great Ashby
- Policy SP9: Design and Sustainability.

Guidance

8.7 The following guidance is relevant to the Proposed Development:

- National Design Guide (September 2021);
- Principles of Cultural Heritage Impact Assessment in the UK' (Institute of Sustainability and Environment Professionals (ISEP), Institute of Historic Building Conservation (IHBC), Chartered Institute for Archaeologists (CIfA), 2021);
- Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015);
- Historic England Good Practice Advice in Planning 3 (GPA3): The Setting of Heritage Assets (2nd Edition) (December 2017); and
- Listed Buildings and Curtilage. Historic England Advice Note 10.

Assessment Methodology and Significance Criteria

8.8 This section presents the methodology used to assess the potential effects of the Proposed Development in relation to built heritage.

Consultation

8.9 The Proposed Development has been informed by discussions with Officers at North Herts District Council (NHDC) during pre-application consultation held between September 2024 and January 2025. Consultation feedback has steered design progression and is fully documented within supporting Planning Statement.

8.10 The key elements of this feedback, relevant to this assessment, are set out below in **Table 8.1**

Table 8.1 Summary of Comments Raised in the Scoping Opinion

Consultee	Comment	Response
North Herts Council (22 nd June and 4 th August 2023)	The Local Planning Authority would wish to see Built Heritage Matters scoped into the Environmental Statement. Great Ashby Community Council and Weston Parish Council are of the view that Built Heritage matters are scoped into the Environmental Impact Assessment.	Built Heritage Chapter Scoped into the Environmental Statement and a Heritage Impact Assessment features as an appendix to the Environmental Statement.
North Herts Council (12 th September 2023)	It accurately provides a description of the setting and significance of the 11 designated assets that have been identified. The description of assets would benefit from a short “recommendations” paragraph informing the masterplan development and bridging to the measures identified on the map at p.18.	Addressed within the Heritage Impact Assessment (HIA) located within Appendix 8.1
	The Assessment does not presently explicitly consider the presence (or otherwise) of any non-designated heritage assets or assess these appropriately; the methodology identifies the approach to be taken but does not follow this through into identification and evaluation.	The Local Planning Authority (LPA) have no local list for the area and there are no buildings located within the Site boundary that could be classed as Non Designated Heritage Assets (NDHA), as no buildings stand within the Site itself. As such, there is no potential for direct impact on any NDHA of built form. If the Proposed Development is located within the setting of NDHAs this would have a minor-to-neutral bearing within the overall planning balance of the masterplan. Where historic buildings are found within proximity to the Site, the vast majority are protected through statutory designation. This ensures the assets are protected to a higher degree and reduces the number of potential NDHA requiring assessment.
	As per the arboriculture report, the baseline does not presently identify important hedgerows under the relevant regulations which would be considered a non-designated asset. There may be other elements of the historic or built landscape which merit consideration; the masterplan document, for example, makes reference to the ‘non designated Weston Park’ (p.15).	Further historic cartographic research and analysis has been undertaken. The findings of this research are included within this Appendix 8.1 page 11.

Historic England (26 th April 2023)	Irongate Farm (grade II*) which lies approximately 950 m north-east of the site boundary ; and The remains of the Church of St Etheldreda (grade II* listed building and scheduled monument) which lies approximately 950 m west of the site boundary.	Further assessment undertaken on the potential effects to Irongate Farm and the Church of St Etheldreda and scoped out due to lack of potential change to their setting. This has been informed by assessment of topographic mapping, GIS data sets, and drawn buffer zone from the Site.
	Historic England (HE) expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed.	The proposed 1km buffer radius during consultation raised no concerns and 11 assets were acknowledged to be scoped in. This has informed the robust Heritage Impact Assessment which features as an appendix to the Environmental Statement.
	The potential impacts of the development should be carried out in accordance with established policy and guidance, including the National Planning Policy Framework and Historic Environment Good Practice Advice in Planning Note 3: <i>The Setting of Heritage Assets</i> .	Robust Heritage Impact Assessment features as an appendix to the Environmental Statement and makes assessment based on GPA 3's 5 step process. National policy and relevant guidance underpins the assessment methodology of this ES chapter [see paragraphs 8.15 – 8.30]
	We recommend that a Landscape and Visual Impact Assessment (LVIA) provides heritage specific viewpoints with both photographs and photomontages that illustrate the EIA and supports the results of the heritage assessment - with regards to the key designated assets mention above.	Heritage assets captured within LVIA photographs and photomontages. LVIA photos are referenced within the Chapter as an aid to assessment.

Study Area and Scope

Study Area

- 8.11 The Regulation 19 HIA employed a 1km search radius which has been examined as part of the HIA which supports this Chapter (Technical **Appendix 8.1**, Page 13). This search radius has been reviewed during consultation and considered sufficient. The study area is shown in **Figure 8.1** below, it indicates the location of the Proposed Development in relation to the existing settlement of North East Stevenage, as well as the proximity of the Site to any listed buildings. As illustrated, there are no scheduled monuments, listed buildings or conservation areas within the Site. Aside from the close proximity of Tilekiln Farm, all identified assets stand at some distance and a 1km radius has been considered as a proportional scope of assessment during consultation.

Scope

- 8.12 The LPA have identified the historic hedgerows within the Site as NDHAs during the Scoping period and have been assessed accordingly within this Chapter. Aside from these hedgerows, there are no further NHDA's scoped in to the assessment. There are 11 designated listed buildings within 1km of the Site, all of which are Grade II.
- 8.13 The listed buildings within 1km of the Site include:
1. Farm Buildings Next the Road at Friends Green Farm (Grade II, List UID: 1347436)
 2. East Barn and Attached Outbuildings at Friends Green Farm (Grade II, List UID: 1102482)
 3. Friends Green Farmhouse (Grade II, List UID: 1102522)
 4. Barn at Warrengreen (Grade II, List UID: 1308229)
 5. Dane End Cottage (Grade II, List UID: 1308310)
 6. Barn to East of Farmhouse at Tilekiln Farm (Grade II, List UID: 1102485)
 7. Tilekiln Farm House (Grade II, List UID: 1102483)
 8. Dane End Farmhouse (Grade II, List UID: 1347416)
 9. Granary at Dane End Farm, 4 meters to west of House (Grade II, List UID: 1102518)
 10. Barn Group around Courtyard at Tilekiln Farm (Grade II, List UID: 1102484)
 11. The Thatched Cottage (Grade II, List UID: 1102495)
- 8.14 The baseline draws from the Regulation 19 HIA. The present HIA (Iceni Projects) has undertaken a refreshed assessment on significant and setting. This is to reflect the previous HIA supporting a draft Site allocation and a requirement to undertake a more robust assessment on setting as part of the submission.

Figure 8.1: Heritage Asset Map with 1 km buffer shown in orange



8.16 The Scoping Report identified the following receptors to be scoped out of the ES because the potential effects are not likely to be significant:

- The St Nicholas's Rectory Lane Conservation Area is located approximately 1.35km south-west of the Site. The two areas are separated by urban land, meaning significant impacts to this conservation area is unlikely. The scope of assessment during consultation is noted within **Table 8.1** with no concerns raised through recommended scope of 1km.

Assessment Methodology

Impact Areas

8.17 The below assessment methodology is applicable to an assessment of both the construction and operational phases of the Proposed Development. It has been informed by:

- Relevant legislation, and national and local planning policy; and
- Best practice guidance set out in:
 - PPG (Historic Environment, 2019);
 - Principles of Cultural Heritage Impact Assessment in the UK (ISEP, IHBC, CiFA, 2021);
 - Conservation Principles, Policies and Guidance (Historic England, 2008); and

- Historic England's Good Practice Advice in Planning Notes (GPAs).

8.18 Under the requirements of the above policy and guidance, the process of heritage impact assessments can be summarised as involving three parts:

- Understanding the heritage value of identified designated and non-designated heritage assets and their setting;
- Understanding the nature and extent of potential effects to heritage value and settings of identified heritage assets; and
- Making a judgement on the impact that the Proposed Development may have on heritage value and setting.

8.19 There are two ways in which the Proposed Development can affect heritage assets:

- by physical changes to the fabric, use and visual appearance of designated or non-designated heritage assets (known as direct effects); and
- by changes to the setting of designated or non-designated heritage assets in the vicinity (known as indirect effects).

Significance Criteria

8.20 The scale attributed to each effect has been determined based on the sensitivity of the receptor and magnitude of impact arising as a result of the Proposed Development. Professional judgement and experience have been drawn upon to assess the scale and significance.

Receptors and Receptor Sensitivity

8.21 For Built Heritage, significant environmental effects may arise where the Proposed Development causes harm to the 'value' of heritage assets, including the contribution that setting makes to value. To avoid confusion with the term 'significant effect', for the purposes of the ES, heritage 'significance' is described as 'value' throughout this ES chapter.

8.22 Heritage Assets are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

8.23 The setting of a heritage asset is defined as: 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF, Annex 2).

8.24 NPPF paragraph 207 requires the value of any heritage asset that may be affected by the Proposed Development to be described in a proportionate manner. The methodology used here for understanding the value draws from the approach set out in Historic England's Conservation Principles and NPPF Annex 2 by defining heritage interests. As defined in the Planning Practice Guidance (PPG) (Historic Environment,¹ para 06), the heritage interest may be:

- Archaeological;
- Architectural and artistic; and/or
- Historic.

8.25 It is important to note that understanding value is primarily a descriptive exercise. However, guidance by ISEP, IHBC and ClfA identifies that 'importance' can be defined and scaled as 'high', 'medium' or 'low' or any other simple scale that offers a form of gradation. For the purposes of this assessment, 'importance' is considered to be synonymous with 'sensitivity'. As such, designation is an obvious way of attributing sensitivity to heritage receptors, as set out in **Table 8.2**.

8.26 As identified in NPPF paragraph 208, value can also derive from the setting of a heritage asset. HE's GPA3 guidance gives general advice on understanding setting and how it may contribute to the value of heritage assets. This assessment follows the staged approach set out in GPA3 guidance to making decisions on the level of the contribution which setting and related views make to the value of heritage assets.

Table 8.2 Receptor Sensitivity Description

Sensitivity	Description
Very High	World Heritage Site or site acknowledged of international importance.
High	Grade I or Grade II* Listed Building. Scheduled Monument.
Medium	Grade II Listed Building. Conservation Area.
Low	Locally Listed Buildings or other Non-Designated Heritage Assets of higher local importance. Designated Heritage Assets compromised by poor preservation.
Very Low	Non-Designated Heritage Assets of lower local importance. Non-Designated Heritage Assets compromised by poor preservation.

Magnitude of Impact

- 8.27 The magnitude of impact to a receptor has been determined by considering the estimated deviation from baseline conditions both before, and, if required, after mitigation. The scale used for determining the magnitude of an impact has been based on **Table 8.3**.

Table 8.3 Magnitude of Impact Description

Impact Magnitude	Description
High	Total loss, major alteration or fundamental change to key characteristics or features of the baseline.
Medium	Partial loss, noticeable alteration or material change to key characteristics or features of the baseline.
Low	Minor loss, modest alteration or discernible but non-material change to key characteristics or features of the baseline.
Very Low	Barely distinguishable or very limited change from baseline conditions.
No Change	No change from baseline conditions.

Assessing Significance

- 8.28 **Table 8.4** provides a matrix for determining the significance of an effect based on the sensitivity of the receptor and the magnitude of impact.

Table 8.4 Significance of Effect Matrix

Receptor Sensitivity	Magnitude of Impact				
	High	Medium	Low	Very Low	No Change
Very High / High	Major	Moderate	Moderate / Minor	Minor	No Effect
Medium	Moderate	Moderate	Minor	Minor / Negligible	No Effect
Low	Moderate / Minor	Minor	Minor / Negligible	Negligible	No Effect
Very Low	Minor	Minor / Negligible	Negligible	Negligible	No Effect

- 8.29 For this assessment, significant effects are considered to be major and moderate effects.

8.30 Legislative and policy requirements for the assessment of effects on heritage assets require the assessor to establish whether the value is preserved, better revealed/enhanced or harmed as a result of the Proposed Development. As such, once the significance of the potential effect has been classified, consideration is given to the extent mitigation and/or enhancement has been achieved through design and whether the qualitative nature of the resultant effect is, therefore, 'beneficial', 'adverse' or 'neutral'.

- Beneficial effects occur when the Proposed Development would give rise to enhancement to the value or contribution of the setting to value of heritage assets.
- Adverse effects occur when the Proposed Development would give rise to harm to the value or contribution of the setting to value of heritage assets. Within the NPPF (paras.212-215), impacts affecting the value of heritage assets are considered in terms of harm, and there is a requirement to determine whether the level of harm to designated heritage assets amounts to 'substantial harm' or 'less than substantial harm'. There is no direct correlation between the significance of effect and levels of harm, however in general terms, major adverse may equate to substantial harm and moderate or minor adverse may equate to different levels on the spectrum of less-than-substantial harm. For any harm to non-designated heritage assets, NPPF paragraph 216 requires balanced judgement with regard to scale of harm or loss and value.
- Neutral effects occur when the Proposed Development would preserve (or not materially affect) the setting or value of heritage assets. Neutral effects may also occur where there is an equal balance of beneficial and adverse heritage effects. As established in *Bramshill (2021)*¹ and *Whitechapel Bell Foundry (2021)*², it is possible to undertake an internal heritage balancing exercise where heritage harms and heritage benefits can be balanced to come to a 'net' position.

8.31 The meaning of 'neutral' is distinct from the meaning of 'negligible' and these terms should not be conflated by the reader. As established in *James Hall (2019)*³, it is understood that a negligible effect is still a material effect and therefore can be qualified as beneficial, adverse or neutral.

8.32 Pursuant to NPPF paras 213-215, any harmful impact to the value and contribution of setting to significance of a designated heritage asset should require a clear and convincing justification and be weighed against the public benefits of the Proposed Development. The greater the harmful impacts to value, the greater the benefits that will be needed to justify approval.

¹ *City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors* [2021] EWCA Civ 320 (09 March 2021)

² Called-in Decision: *THE BELL FOUNDRY, 32-34 WHITECHAPEL ROAD, 2 FIELDGATE STREET, AND LAND TO THE REAR, LONDON E1 1EW* APPLICATION REFS: PA/19/00008 & PA/19/00009 (2021)

³ *James Hall v City of Bradford* [2019] EWHC 2899 (Admin)

Limitations and Assumptions

- 8.33 The assessment of effects is based on the parameter plans (September 2025) due to the nature of the application being hybrid. Further assessments on the detailed design will be undertaken in future reserved matters applications.
- 8.34 The assessment of setting has been conducted from outside of the legal freeholds of the assets due to them being private dwellings. The assessment has been supported through historical research which includes map regression and archival investigations, as well as present day satellite imagery.

Baseline Conditions

Establishing Baseline Conditions

- 8.35 This ES Chapter has been informed by a full survey of the Site and its surroundings in November 2024, and research has involved consultation of the Historic Environment Record for North Herts and the National Heritage list for England (Historic England), as well as a study of Ordnance Survey and historic estate mapping regression.

Baseline Conditions

- 8.36 The HIA (**Appendix 8.1**) sets out the baseline conditions as of Spring 2025. It was prepared in accordance with the guidance published by Historic England as of April 5 including Conservation Principles; Historic Environment Good Practice Advice (GPA 3): The Setting of Heritage Assets, as well as best practice. It includes a detailed summary of the historical development of the area (Section 3) and identified heritage assets (Section 4). The HIA sets out a description of value and the contribution made by setting, where relevant, of all identified heritage assets, in line with NPPF Paragraph 207.

Site Description

- 8.37 The Site extends approximately 62.9 hectares and is wholly located within the NHDC administrative boundary. The Site is located to the northeast of Great Ashby and located at OS Survey National Grid Reference (NGR) TL262278.
- 8.38 Presently, the Site accommodates agricultural land, which is actively farmed, in addition to hedgerows and areas of woodland. The majority of woodland areas within the Site have been identified as Ancient Woodland, including areas of woodland not identified on the national inventory.
- 8.39 The Site has a number of footpaths and bridleways running through, and adjacent to, the Site. The Site also accommodates a pylon corridor located within the central section, which intersects the Site in an east west direction.

Receptors

- 8.40 As there are no designated built heritage assets located within the Site boundary, the assessment focuses on the setting of nearby listed buildings, the contribution the Site makes to those settings, and the potential impact of the Proposed Development. Heritage assets have been grouped together where their value, settings, and potential impact are considered to be interlinked.
- 8.41 A list of existing and future receptors is included in **Table 8.5**.

Table 8.5 Existing and Future Sensitive Receptors

Receptor	Sensitivity
Existing Receptors	
Farm Buildings Next the Road at Friends Green Farm (Grade II), Friends Green Farmhouse (Grade II), & East Barn and Attached Outbuildings at Friends Green Farm (Grade II)	Medium
Dane End Cottage (Grade II)	Medium
Dane End Farmhouse (Grade II) & Granary at Dane End Farm, 4 meters to west of House (Grade II)	Medium
Tilekiln Farm House (Grade II) & Barn to East of Farmhouse at Tilekiln Farm (Grade II) & Barn Group around Courtyard at Tilekiln Farm (Grade II)	Medium
The Thatched Cottage (Grade II)	Medium
Barn at Warrensgreen (Grade II)	Medium
Historic Hedgerows within the Site	Very Low

- 8.42 The value and contribution of setting to each receptor's value is summarised in the accompanying HIA (Technical **Appendix 8.1**, pages 14 -16) and not repeated here for expediency.

Future Baseline

- 8.43 The future baseline for the Site would be its maintained status as a collection of open fields, unoccupied by buildings. The Site would continue to form part of the rural landscape surrounding North East Stevenage.

Assessment of Effects (Construction and Operational)

Environmental Design and Management

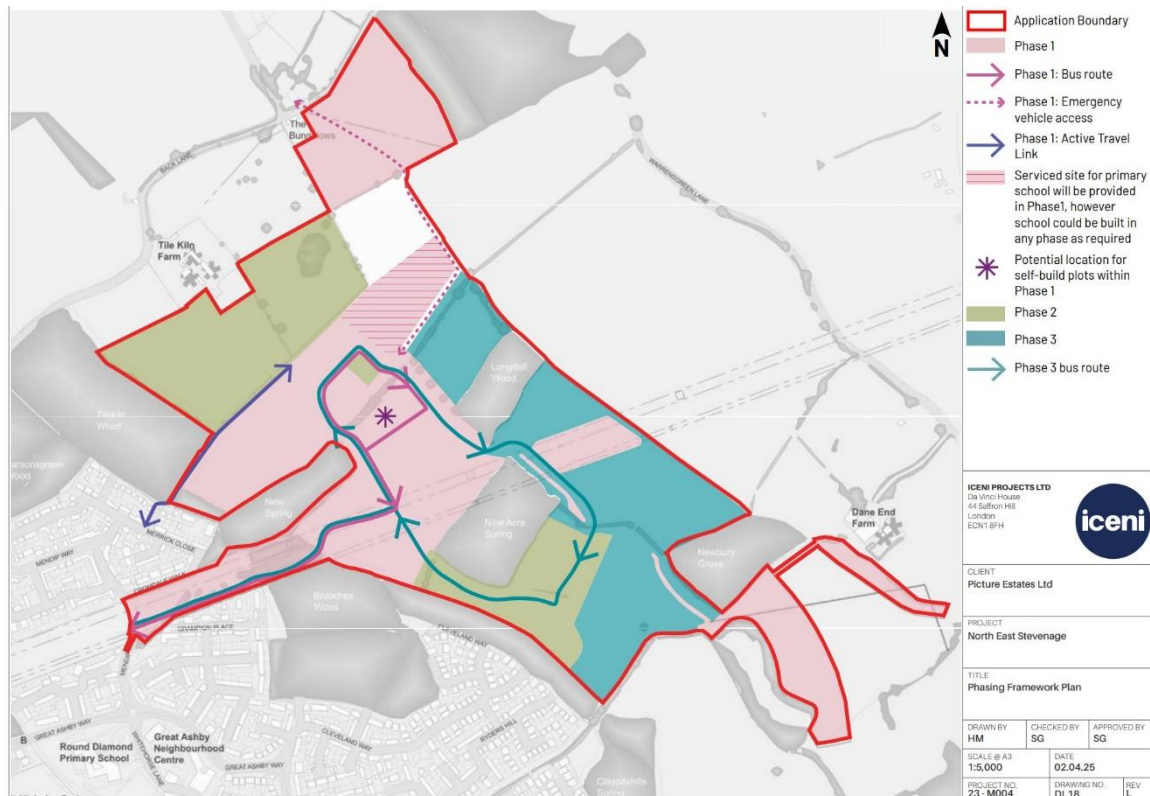
Construction Mitigation

- 8.44 Phase 1 will see the construction of the main access road into the development off Mendip Way, and northwards towards the site for the primary school. This will allow the housing alongside the spine

street within the north of the Site to be built. This also allows the play area and parks along the new access road to be delivered, as well as part of the parkland within the central green space. This allows for the creation of the western drainage basin. The emergency vehicle link will be built in Phase 1. The bus route is also proposed to be implemented as soon as possible during Phase 1. At this stage, it is proposed that the bus accesses the Site from Mendip Way and then turns into the northern part of the Site along the spine street up to the school site. It is then possible for the bus to turn around south and east and then exit back out of the Site.

- 8.45 Phase 1 also sees the delivery of the serviced primary school site. The swales and drainage basin within the east and south of the Site are required to serve this Community Hub area, and these will therefore be built during Phase 1.
- 8.46 Phase 2 includes the housing at the north west of the Site, as well as housing within the south west of the Site. It also includes the creation of the allotments at Dell Spring, and the provision of the Community Hall.
- 8.47 Phase 3 sees the remainder of the housing and open spaces within the development built. The spine street is completed, and the bus route is now proposed to link through the Site in a clockwise direction along the spine street.

Figure 8.2 Indicative Construction Phasing



Operational Mitigation

- 8.48 The Proposed Development has an inherent focus on delivering the highest quality design in line with local and national policy and guidance. This includes consideration for the way in which the Proposed Development visually and physically integrates into, and relates, to the existing environment.
- 8.49 The arrangement of height and scale will be managed to minimise any impact on the setting of nearby heritage receptors, with built development focused within the centre of the Site, set back from the Site's boundaries, behind landscape buffers. Lower density housing is proposed in the areas of the Site closest to heritage assets with additional buffering and setbacks embedded into the design.
- 8.50 An offset of development to the south of TileKiln Farm House has been included which also seeks to substantially reinforce the field boundary with native hedgerow and tree species, whilst the housing in nearest proximity to TileKiln Farm House is of lower density.
- 8.51 Across the Site, where possible, there will be retention and reinforcement of historic hedgerows. The Proposed Development has been organised around the historic landscape setting to minimise harm to historic hedges.
- 8.52 An offset of developable area is provided to the north of the Site to prevent encroachment of the development onto Back Lane/ Damask Green Road.

- 8.53 Retention of historic PRow within the Site and provision of vegetation to screen the Proposed Development when progressing along the footpaths.
- 8.54 Arable land in closest proximity to Dane End Farm is to be retained and the scale of Proposed Development to the immediate south of the asset is limited to new drainage basins of rural characteristics.

Effects During Construction

Farm Buildings Next the Road at Friends Green Farm (Grade II), Friends Green Farmhouse (Grade II), & East Barn and Attached Outbuildings at Friends Green Farm (Grade II)

- 8.55 It is considered that the baseline setting of these assets during the construction of the Proposed Development would be maintained. At the very most, temporary visual impacts may be caused by the presence of cranes – unattractive, tall structures likely arranged in a messy cluster – within south-eastern views from the setting of the receptor along Damask Green Road. However, any such impacts would only result in **low magnitude of change** due to the distance to the Site and the existing mitigation provided by the obscuring presence of trees lining the roads and field boundaries. As such, the construction phase would result in only glimpsed views of the cranes and a **minor adverse effect (not significant)** which would be temporary and reversible.

Dane End Cottage (Grade II)

- 8.56 There is considered to be no meaningful magnitude of change to the setting of this asset during the construction of the Proposed Development. At the very most, temporary visual and audial impacts may be momentarily caused by the construction activity within the wider setting but would low.
- 8.57 The presence of cranes – unattractive, tall structures likely arranged in a messy cluster may be temporarily seen within forced views of the wider setting which hold little-to-no contribution to the receptors value. Equally, noise disturbance from the construction activity may result in a temporary change to the wider setting and would be mitigated by controlled construction hours and the existing woodlands which would dissipate any noise. As such, the construction activities are considered to hold a **low magnitude of change** due to the distance to the Site and the existing mitigation. This would result in a **negligible adverse effect (not significant)** which would be temporary and reversible.

Dane End Farmhouse (Grade II) & Granary at Dane End Farm, 4 meters to west of House (Grade II)

- 8.58 The area of Proposed Development will stand within the informative wider setting of the receptor. The closest area of the Site is located to the immediate west and south of Newbury Grove which stands beyond the developable area. Instead, within this proportion of the Site the construction activities will only relate to the re-enforcement of the existing field boundaries with native species

and the creation of a new drainage basin. These activities will create a level of noise and hold some intervisibility which is assessed to be similar to the baseline arable farming of the land.

- 8.59 The wider setting to the further south west, is proposed as the developable area of the Site and the construction phase will result in an increase of noise, dust, and intervisibility with construction equipment. This is considered to result in loss of the wider arable land that holds a minor informative contribution to the receptors setting and historic value. The existing woodland of Newbury Grove will help to mitigate against the construction impacts through screening of the Proposed Development, dissipating construction noise, and limiting dust. As such, taller elements of the construction equipment (e.g. cranes) will be the only visible element of the construction phase and stand somewhat contextualised within the wider setting by the existing pylons.
- 8.60 As such, the construction phase of the Proposed Development is considered to hold an overall **low magnitude of change** to the wider setting of the asset which will be mitigated through the screening afforded by present woodland block of Woodbury Grove and the phased construction approach. This would result in a **minor adverse effect (not significant)** which would be temporary and reversible.

Tilekiln Farm House (Grade II) & Barn to East of Farmhouse at Tilekiln Farm (Grade II) & Barn Group around Courtyard at Tilekiln Farm (Grade II)

- 8.61 The Site stands in close proximity of this receptor and in the wider informative setting. The construction phase will result in a loss of arable land which relates to the historic identity of Tilekiln Farm.
- 8.62 The construction of the proposed housing to the south will hold direct intervisibility with the receptor and result in the loss of informative arable setting. The related construction noise and dust will also result in a loss of the baseline context but be of lesser impact due to the greater similarity to the current farming of the land. The existing hedgerow to the south of the receptor's immediate setting will help to mitigate and be lessened by the baseline context of the altered historic farmstead context and phased construction methodology. The construction of the play area and habitat creation area to the northeast is considered to be similar to the baseline farming of this proportion of the Site and result in no determinable alteration of the baseline context.
- 8.63 As such, the construction phase of the Proposed Development is considered to hold a **medium magnitude of change** to the baseline setting which is partly mitigated through the modern changes to the farmstead, existing screening, and present modern power infrastructure within the Site. This would result in a **moderate adverse significance effect** which would be temporary and reversible.

The Thatched Cottage (Grade II)

- 8.64 It is considered that the baseline setting of these assets during the construction of the Proposed Development would be maintained. There would be little-to-no visual impacts caused by the

presence of cranes – unattractive, tall structures likely arranged in a messy cluster – within south-western views out of the setting towards the Site. This is due to the enclosed and heavily screened nature of the receptor. Equally, the distance from the Site (more than 560m) and dense woodland which stands in-between will prevent construction noise or dust from holding any change to the baseline informative setting of the receptor.

- 8.65 As such, the construction phase is considered to hold a **very low magnitude of change** to the receptor's setting. This would result in a **negligible adverse effect (not significant)** which would be temporary and reversible.

Barn at Warrensgreen (Grade II)

- 8.66 It is considered that the baseline setting of this receptor would be maintained during the construction phase of the Proposed Development. There would be no change to the current informative setting due to the lack of relationship between the Site and the receptor within the baseline context.
- 8.67 The construction work will take place at a minimum distance of over 770m from the receptor which is heavily enclosed within an altered setting. The woodlands between the Site and the receptor will prevent intervisibility with construction equipment, whilst any related noise and dust will be dissipated by the dense woodland. As such, the construction phase is considered to hold a **no magnitude of change** to the receptor's setting and result in **no effect**.

Historic Hedgerows within the Site

- 8.68 The construction phase will result in the loss of some hedgerows but they are in general being maintained and strengthened with native species. This will ensure that the majority of the historic hedgerows within the Site are fully sustained for future generations. As such, the construction phase is considered to hold a very low magnitude of change to the receptor and result in a negligible adverse effect.

Effects Once the Proposed Development is Operational

Farm Buildings Next the Road at Friends Green Farm (Grade II), Friends Green Farmhouse (Grade II), & East Barn and Attached Outbuildings at Friends Green Farm (Grade II)

- 8.69 The Site is considered to make a very low contribution to the value of the asset as an example of agrarian land which was historically under the same ownership. The Proposed Development will result in a **very low magnitude of change** to wider setting through the loss of former farmland. The degree of change is reduced by the existing baseline context of the receptor's setting and the precedent of modern development (Paddock View Barn) standing to the south of the farmstead. Visually, the operational phase is likely to result in little a very low change to the informative setting of the receptor. This is due to the distance from the Site, the existing dense treeline coverage of Damask Green Lane/Back Lane, and the proposed mitigation within the Site boundaries.

- 8.70 The closest area of the Site to the receptor will be absent of built form and feature meadow/ long grassland with supporting native hedgerows to the northern boundary of the Site. This ensures that the closest aspect of Site to the receptor remains visually similar to its baseline context and prevents the loss of the current wider setting.
- 8.71 Equally, the nearest boundary of the proposed housing within the Site to the receptor will be heavily screened through strengthen of the existing field boundaries with native species. This will ensure that the open landscape context of the Site from the immediate setting of the receptor remains unchanged and potential views of development are screened to reflect the baseline appreciation of the wider setting within the baseline context.
- 8.72 As such, the operational phase is considered to result in a **very low magnitude of change and a negligible neutral effect (not significant)**.

Dane End Cottage (Grade II)

- 8.73 The Site holds no direct historic relationship with this receptor and holds no contribution to its value. The operation phase of the Proposed Development would result in a very low magnitude of change with there being no loss of appreciating the residential historic value of the receptor or encroachment on the informative rural setting to the east. As shown in LVIA View 9 (**Appendix 11.4**, Figure 11.8), the topographic variance, distance from the Site, and existing hedgerows prevent will prevent any intervisibility with the Proposed Development, whilst the proposed strengthening of the eastern field boundaries ensures the mitigation will be sustained. Any potential glimpses of the Proposed Development during a winter context is considered unlikely, and if observable, not considered to alter the baseline context which is dominated by the existing pylon corridor.
- 8.74 As such, the operational phase of the Proposed Development is considered to result in a **very low magnitude of change and negligible neutral effect (not significant)**.
- 8.75 This would result in a **moderate adverse significance effect** which would be temporary and reversible.

Dane End Farmhouse (Grade II) & Granary at Dane End Farm, 4 meters to west of House (Grade II)

- 8.76 The operational phase will result in a change to the wider informative role of the receptor through the loss of arable land which was historically associated with the farm.
- 8.77 The hedgerow to the immediate west of the asset, on the opposing side of the PRoW Weston 030, is excluded from the developable area of the Site and will be strengthened, whilst the field beyond will retain its arable use. The hedgerow is considered part of the historic context for it is shown on the 1884 OS Map (Technical **Appendix 8.1**, page 10, Figure 4.2), and the proposed strengthening

the hedgerow is considered a negligible beneficial impact. The area further south, which is to feature a drainage basement, is considered to result in a very low change from the baseline context and be in-keeping with the historic rurality of the wider setting.

- 8.78 From Year 1, the area of proposed dwellings to the north west of the asset will be entirely screened from within the immediate setting by the existing mitigation of Newbury Grove. This will result in no change to the visual baseline conditions of the receptor's immediate setting. Equally, the kinetic experience of the historic routes along the PRoW Weston 030 and the junction of PRoW 44 and 33 will not be altered from within the informative immediate setting when progressing north.
- 8.79 It is acknowledged that in Year 1 the wider kinetic experience of PRoW 44, when moving south towards the receptor's immediate setting, will be altered by the operational phase. This is considered to be a very low change to the baseline context due to the existing electricity pylons and modern outbuildings within the farmstead which have already removed appreciation of informative setting from this aspect of setting. Intervisibility with the Proposed Development along PRoW 44 will become progressively screened by the mitigation of native hedgerow species which will strengthen the existing field boundaries to the south. Nonetheless, taller elements of the Proposed Development, such as the roof pitches, are likely to remain visible at Year 15 and considered to result in a low-medium magnitude of change in context to the baseline conditions.
- 8.80 The Proposed Development will result in the loss of former arable land which was historically under the same ownership as the farmstead. This is considered as a reduction in historic setting which makes a very low contribution to the baseline contribution of the receptor's value.
- 8.81 As such, the Proposed Development is considered to result in an overall **very low magnitude of change during Year 1** and a **negligible adverse effect (not significant)** which is mitigated by the existing baseline context of both the immediate and wider setting, and the proposed strengthening of historic hedgerows with native species. The maturity of the proposed hedgerows to the south-west of the PRoW 44 will soften the appearance and contextualise the Proposed Development resulting in **no magnitude of change** and **no effect adverse effect** by Year 15 .

Tilekiln Farm House (Grade II) & Barn to East of Farmhouse at Tilekiln Farm (Grade II) & Barn Group around Courtyard at Tilekiln Farm (Grade II)

- 8.82 The operational phase will result in a loss of arable land which formerly related to the historic use of Tilekiln Farm.
- 8.83 The Proposed Development to the south of the receptor will stand beyond the immediate setting and mitigated by embedded offsets. The housing within this area of the Site will also be of the lowest density found across the developable area. This will result in the loss of informative historic arable land and modern development standing within the arable setting that informs the baseline context.

- 8.84 The historic PRoW Weston 29 would be maintained as a kinetic route through detailed design but its contribution to the experimental setting of the receptor would be reduced by the loss of open rurality and diminished intervisibility to Tilekiln Wood.
- 8.85 The rear boundary of the receptor is to be heavily strengthened with native species and the Proposed Development will become progressively mitigated. In combination with the lower density of development, by Year 15, the housing will appear more setback from the immediate setting and framed as part of the wider landscape context which is presently informed by modern pylons. The Proposed Development will result in the loss of historically associated agricultural land, however, the receptor's stronger informative setting to the north and west of the asset would remain unaffected by the Proposed Development and appreciation of its agrarian setting would remain. As such, the Proposed Development is considered to hold a **low magnitude of change** and **minor adverse effect (not significant)** with embedded mitigation provided in the setback of development and maturity of screening by Year 15.

The Thatched Cottage (Grade II)

- 8.86 It is considered that the baseline setting of this receptor would be maintained during the operational phase of the Proposed Development. The Proposed Development would stand at a minimum distance of 325m to the southwest and beyond the informative setting. There would be no visual impacts caused by the presence of the proposed housing and all lighting (including the northern eastern sports pitch) would be screened by the Warrengreen Wood.
- 8.87 The land within the Site holds no historic connection with the receptor and its modern altered agrarian form does not inform the residential functionality of the receptor. Equally, PRoW Waston 027 is not of historic value and first shown on the 1979 OS Map of the surrounding area (Technical **Appendix 8.1**, page 10, Figure 4.3). It is, therefore, not considered to be informative to the appreciation of historic setting and any intervisibility with the Site from this PRoW holds no bearing on the appreciation of value.
- 8.88 As such, the operational phase is considered to hold a **no magnitude of change** to the receptor's setting and result in **no effects**.

Barn at Warrengreen (Grade II)

- 8.89 It is considered that the baseline setting of the receptor would be maintained during the operational phase of the Proposed Development. There would be no change to the current informative setting due to the lack of relationship between the Site and the receptor within the baseline context. The built form within the Site would stand at a minimum distance of over 460m from the asset, which is heavily enclosed within its altered setting. The woodlands between the Site and the receptor will prevent intervisibility with all aspect of the development including light pollution ridgelines of

dwelling. As such, the construction phase is considered to hold **no magnitude of change** to the receptor's setting and result in **no effect**.

Historic Hedgerows within the Site

- 8.90 The operational phase will result in the loss of some hedgerows but are in general being maintained and strengthened with native species. This will ensure that the majority of the historic hedgerows within the Site are fully sustained for future generations. As such, the operational phase is considered to hold a **very low magnitude of change** to the receptor and result in a **negligible neutral effect (not significant)**.

Mitigation Measures

Mitigation During Construction

- 8.91 As part of this detailed planning submission a Construction Method Statement (CMS) (secured via a planning condition) will be prepared which will set out a proposed strategy to mitigate construction effects.
- 8.92 It is expected that the CMS would be prepared in line with best practice and provide careful control of dust, vibration, visual and noise levels during the construction phase, this will mitigate the temporary adverse somewhat effect on the surrounding designated and non-designated built heritage assets. Hoardings would also screen much of the construction activity from view in the public realm. The delivery of the development would be phased which would reduce the magnitude/intensity of effect at any one time.

Mitigation Once the Proposed Development is Operational

8.93 Relevant embedded mitigation during operation includes:

- Offset of development to the south of TileKiln Farm which includes substantial re-enforcement of the field boundary with native hedgerow and tree species.
- Retention and reinforcement of historic hedgerows within the Site and organisation of the Proposed Development around the historic landscape setting.
- Offset of developable area to the north of the Site to prevent encroachment of the development onto Back Lane/ Damask Green Road.
- Low density housing to the area of the Site positioned within greater proximity to TileKiln Farm.
- Retention of historic PRow within the Site and provision of vegetation to screen the Proposed Development when progressing along the footpaths.
- Retained arable land within closest proximity to Dane End Farm and scale of Proposed Development to the south limited to new drainage basin of rural characteristics.

8.94 At present, the Masterplan is to support the hybrid application and further detailed mitigation measures, and design will accompany the Reserve Matters application.

8.95 Additional mitigation may be achieved through a detailed proposal which promotes a contextual architectural and landscape design to screen development and minimise any potential impact of additional built form within the area. Further mitigation of the Proposed Development would be anticipated through the considered use of building materials, articulation of built form and a detailed landscape design.

Residual Effects and Monitoring

8.96 The residual effects arising from the Proposed Development are summarised in **Table 8.6** below.

Table 8.6 Summary of Residual Effects

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect (Statement of Significance BEFORE mitigation)	Mitigation and Monitoring	Residual Effect
Construction Effects						
Sight of construction equipment (e.g. cranes)	Farm Buildings Next the Road at Friends Green Farm, Friends Green Farmhouse, & East Barn and Attached Outbuildings at Friends Green Farm (Medium)	Local	Low	Minor adverse	Adherence to the best practices and Phased development	Minor adverse (not significant)
Sight and noise relating to the operation of construction equipment	Dane End Cottage (Medium)	Local	Low	Negligible adverse	Adherence to the best practices and Phased development	Negligible adverse (not significant)
Sight and noise relating to the operation of construction equipment	Dane End Farmhouse & Granary at Dane End Farm, 4 meters to west of House (Medium)	Local	Low	Minor Adverse	Adherence to the best practices and Phased development	Minor Adverse (not significant)

Sight, noise, and dust relating to the operation of construction equipment	Tilekiln Farm House, & Barn to East of Farmhouse at Tilekiln Farm & Barn Group around Courtyard at Tilekiln Farm (Medium)	Local	Medium	Moderate Adverse Significant Effect	Adherence to the best practices and Phased development	Moderate Adverse (significant)
No Effect	The Thatched Cottage (Medium)	Local	No Change	No Effect	Adherence to the best practices and Phased development	No effect (not significant)
No Effect	Barn at Warrensgreen (Medium)	Local	No Change	No Effect	Adherence to the best practices and Phased development	No effect (not significant)
Minor loss and strengthening of hedgerows	Historic Hedgerows (Very low)	Local	Very low	Negligible Adverse	Adherence to the best practices and Phased development	Negligible Adverse (not significant)
Operational Effects						
Sight of modern development and loss of historic farm land that informed the receptor's wider setting	Farm Buildings Next the Road at Friends Green Farm, Friends Green Farmhouse, & East Barn and Attached Outbuildings at Friends Green Farm (Medium)	Local	Very Low	Negligible neutral	Embedded mitigation in strengthening of existing field boundaries with native species and additional mitigation to be achieved in the detailed design	Negligible neutral (not significant)

No Effect	Dane End Cottage (Medium)	Local	Very Low	Negligible neutral	Not required	Negligible neutral (not significant)
Sight of modern development and loss of historic farm land that informed the receptor's wider setting	Dane End Farmhouse & Granary at Dane End Farm, 4 meters to west of House (Medium)	Local	Very Low	Negligible adverse	Embedded mitigation in strengthening of existing field boundaries with native species and land within proximity to the asset removed from the proposed developable area. Additional mitigation to be achieved in the detailed design	Negligible Adverse (not significant)
Sight of modern development and loss of historic farm land that informed the receptor's wider setting	Tilekiln Farm House, & Barn to East of Farmhouse at Tilekiln Farm & Barn Group around Courtyard at Tilekiln Farm (Medium)	Local	Low	Minor Adverse	Setbacks of developable area, retention of historic arable land, and strengthening existing hedgerows with native species	Minor Adverse (not significant)
No effect	The Thatched Cottage (Medium)	Local	No Change	No Effect	Not required	No Effect (not significant)
No effect	Barn at Warrengreen (Medium)	Local	No Change	No Effect	Not required	No Effect (not significant)

Minor loss and strengthening of hedgerows	Historic Hedgerows (Very low)	Local	Very low	Negligible Adverse	Detailed landscape design within Reserve Matters Application	Negligible neutral (not significant)
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Likely Significant Environmental Effects

- 8.97 A significant effect would occur during the construction phase to the receptors of Tilekiln Farm House (Grade II) & Barn to East of Farmhouse at Tilekiln Farm House (Grade II) & Barn Group around Courtyard at Tilekiln Farm House (Grade II). This adverse significant effect would be temporary and fully reversible.
- 8.98 The Proposed Development, once operational, is judged to hold no significant adverse effects.

Summary and Conclusions

- 8.99 The Proposed Development presents an opportunity to continue the established and emerging pattern of development as set out by Great Ashby. Where adverse effects will result from changes to setting during construction, these would be temporary.
- 8.100 The Proposed Development, once operational, is judged to hold no significant adverse effects. The **minor adverse effect (not significant)** to Tilekiln Farm House, & Barn to East of Farmhouse at Tilekiln Farm, & Barn Group around Courtyard at Tilekiln Farm would become mitigated through in the long term as the proposed planting matures.
- 8.101 The assessment undertaken is based on 'worst-case scenario' arrangement of the Proposed Development and the resultant impacts require consideration against the public benefits of the development. Additionally, as the mitigation matures beyond Year 15, the overall effects to the setting of these receptors would continue to reduce.
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