



## **LAND SOUTH OF EAST MIDLANDS AIRPORT**

**UPDATED ES**

VOLUME II, CHAPTER 13: BUILT HERITAGE & ARCHAEOLOGY

October 2025

# 13. Built Heritage & Archaeology

## 13.1. Introduction

### 13.1.1. Chapter Purpose

This chapter of the ES forms part of the ES Update and reports the outcome of the assessment of the likely significant built heritage and archaeological effects of the proposed development during the construction stage and completed development stage. The chapter and its supporting appendices describe the planning policy context; the assessment methodology; the baseline conditions at the application site and surroundings; the likely significant effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the inter-project cumulative effects.

### 13.1.2. Appendices

The chapter is supported by the following technical appendices in ES Volume IV:

- Appendix 13.1: Heritage Statement; and
- Appendix 13.2: Archaeological Desk-Based Assessment.

## 13.2. Methodology

### 13.2.1. Guidance

The following guidance is relevant to and has been used to inform the assessment presented in this chapter:

- Principles of Selection for Listed Buildings (DCMNS 2013);
- Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008);
- Design Manual for Roads and Bridges LA 106 ‘Cultural heritage assessment’ (Highways Agency 2019);
- Historic Environment Good Practice Advice in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015);
- Historic Environment Good Practice Advice in Planning Note 3 ‘The Setting of Heritage Assets’ (Historic England 2017);
- Standard and Guidance for Historic Environment Desk-based Assessments (CIfA 2020); and
- Historic England Advice Note 7 – Local Listing: Identifying and Conserving Local Heritage.

### 13.2.2. Legislation and Policy

The following guidance is relevant to and has been used to inform the assessment presented in this chapter:

#### National Legislation and Policy:

- Ancient Monuments and Archaeological Areas Act 1979;
- Planning (Listed Buildings and Conservation Areas) Act 1990; and
- National Planning Policy Framework (2024).

#### Local Policy:

- The North West Leicestershire Local Plan 2011-2031 (amended March 2021);
- The emerging North West Leicestershire Local plan 2020-2040 (draft policies); and
- Diseworth Village Design Statement SPD.

### 13.2.3. Consultation

Consultation was undertaken with the Leicestershire Senior Planning Archaeologist prior to and in parallel with the EIA Scoping process in order to seek agreement on the proposed assessment methodology and to seek access to any relevant information pertaining to the application site. Through this process, it was advised that a geophysical survey have been undertaken across the application site and a copy of the corresponding report was made available. It was also indicated that a programme of evaluation trenching had been undertaken across the application site, although a copy of the resulting report was not available via the Historic Environment Record (HER).

#### Scoping

The EIA Scoping Report (Appendix 2.1 ES Volume IV) was submitted to NWLDC on 12 January 2024. The proposed scope of the building heritage and archaeology ES chapter was set out in Appendix B7: Built Heritage & Archaeology.

The subsequent Scoping Opinion was received from NWLDC on 27 March and is included in Appendix 2.1, Volume IV.

Table 13.2.1 summarises the key EIA Scoping Opinion comments with respect to the built heritage and archaeology assessment and how and where these have been addressed in the chapter.

Table 13.2.1  
Comments Provided in Scoping Opinion

Scoping Comments	How addressed in the ES chapter
<p>Historic England: Comments related to the requirement to seek guidance from the NWLDC Conservation Officer and the Leicestershire County Council Archaeological Advisors</p>	<p>Comments previously received from the NWLDC Conservation Officer have informed the scoping radius for assessment as part of the technical appendices and this chapter. A geophysical survey results report was received from the HER which related to the application site, the results of which have been drawn upon as part of the Archaeological Desk-Based Assessment and to inform the baseline characterisation section of this chapter. .</p>
<p>NWLDC Conservation Officer: The built heritage section and archaeology section of the Scoping Report does not make any reference to the LVIA section. Comments largely related to the LVIA assessment methodology and the selection of viewpoints. The parish churches at Breedon on the Hill and Diseworth should be identified as representative viewpoints.</p>	<p>This chapter, and the associated technical appendices will make reference to the LVIA assessment, where relevant and appropriate. Comments in relation to the LVIA assessment are dealt with in the LVIA chapter (Volume III of this ES and Update).</p>
<p>Leicestershire County Council Senior Planning Archaeologist: Confirmed that desk-based assessment is suitable for the scope of this assessment.</p>	<p>N/A</p>

#### Post-submission of Planning Application

The ES was submitted as part of the planning application in June 2024. Following the submission a number of additional comments were received which this chapter of the ES Update seeks to address.

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Table 13.2.2 summarises the comments received from consultees and discussion with technical experts since the June 2024 submission with respect to built heritage and archaeology, and how and where these have been addressed in this chapter of the ES Update.

Table 13.2.2  
Comments and Discussion since June 2024

Comments/Discussion	How addressed in the ES chapter
LCC Senior Planning Archaeologist: Comments received on 28 <sup>th</sup> June 2024 noted that “prior to the impact of development upon the identified heritage asset(s) the applicant must make arrangements for and implement an appropriate programme of archaeological investigation. This will involve a controlled archaeological excavation of the impacted areas of archaeology”.	N/A
NWLDC Conservation Officer: Comments received on 1 <sup>st</sup> July 2024 noted that the “principal effect would be upon the Diseworth conservation area” and that the impact upon the conservation area (and other designated heritage assets) could not be fully assessed (by the Senior Conservation Officer) as previous advice given in relation to representative viewpoints (included as part of the LVIA) was not acted upon	A rebuttal was prepared on 9 <sup>th</sup> August 2024 to confirm that the assessments within the Heritage Statement and Archaeological DBA were prepared according to the proper guidance and principles. The assessments within this reports remain valid and continue to inform the assessments made within this chapter of the ES Update.
NWLDC Conservation Officer: In a meeting on 31 <sup>st</sup> July 2024, the Senior Conservation Officer requested the consideration of additional viewpoints at the following locations: • “Breedon parish church – from the beacon at NGR 440615 323300 • Diseworth parish church – from the churchyard at NGR 445385 324550 • Diseworth conservation area – on Hyams Lane at about NGR 44553 32475 • Long Whatton moated site – from south of the moat at about NGR 44785 32365”	Viewpoints from these locations were considered in the rebuttal dated to 9 <sup>th</sup> August 2024 and it was confirmed that the inclusion of these viewpoints would not alter the assessments within the Heritage Statement and Archaeological DBA. The assessments within this reports remain valid and continue to inform the assessments made within this chapter of the ES Update.
Stephenson Halliday: Ongoing discussion cross-referencing the built heritage and archaeological assessment with the landscape and visual assessment.	Cross-referencing of assessments and impacts of additional viewpoints as reported above have confirmed that the assessments within the Heritage Statement and Archaeological DBA remain valid and continue to inform the assessments made within this chapter of the ES Update.

## 13.2.4. Assessment Scope

### Technical Scope

The technical scope of the assessment reported in this ES chapter comprises the following:

- Direct effects upon below ground archaeological deposits during the construction stage. Such impacts would be expected to be permanent and long-term in nature; and
- Indirect effects on built heritage assets during construction as a result of:
  - Plant noise;
  - Partially constructed new built form; and
  - Movement of Construction Vehicles.
- Potential setting changes to nearby heritage assets as a result of completed and operational stage impacts, including:
  - Introduction of new built form within the views; and
  - Increased noise.

As impacts upon the archaeological resource would be confined to the construction stage of the proposed development during which the sub-surface impacts that have the potential to affect buried remains would occur, a completed development stage assessment has been excluded from the scope of this assessment. The operation of the proposed development would not result in further ground disturbance that could impact upon archaeological assets and therefore all impacts would be limited to the construction stage. Accordingly, this assessment has not considered the completed development stage of the proposed development in relation to below ground archaeological remains.

Additionally, no assessment of the effects of the proposed development and Cumulative Schemes within the area upon below ground archaeological deposits is necessary. The nature of the archaeological resource is that it is unique to each location, no two archaeological sites/ monuments are the same. Other than contributing to the loss of the region’s below-ground archaeological resource, there will be no effects of the proposed development in combination with other cumulative schemes within the surrounding area.

### Spatial Scope

A 1 km search area from the application site boundary was adopted for identifying non-designated heritage assets which might be directly or indirectly impacted by the proposed development and to inform the potential for previously unrecorded archaeological remains. A radius of 2.5 km from the boundary of the application site has been used for assessing indirect effects on built heritage assets. The area beyond this 2.5 km radius was also reviewed and the following designated heritage assets were identified as meriting further consideration in this assessment:

- The Bulwarks (Scheduled Monument, NHLE 1003606);
- The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364); and
- The Grade II\* Listed Church of St John the Baptist (NHLE 1074123).

## 13.2.5. Assessment Scenario

### Built Heritage

- Scenario 1: Baseline
- Scenario 2: Baseline + Proposed Development
- Scenario 4: Baseline + Proposed Development + Cumulative Schemes

### Archaeology

- Scenario 1: Baseline
- Scenario 2: Baseline + Proposed Development
- Scenario 4: Baseline + Proposed Development + Cumulative Schemes

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## 13.2.6. Baseline Characterisation Approach

### Desk Study

Data was obtained from the following sources in order to establish the baseline conditions within the study area:

- Leicestershire Historic Environment Record, including the report following a geophysical survey across the application site;
- National List for England;
- Areas of importance identified in local planning policy;
- Leicestershire Archives;
- The National Archives;
- The British Library;
- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held online;
- Assessment of LiDAR data and aerial photography; and
- Published and unpublished sources.

### Field Study

A site visit was undertaken on 10 October 2023 to gain a greater understanding of the application site, as well as assessing the setting of designated and relevant non-designated heritage assets within the search area.

## 13.2.7. Assessment Method

The assessment has been based on the scheme information and planning application drawings presented in ES Chapter 5: Proposed Development and the construction methodology presented in ES Chapter 6: Construction Strategy. The maximum development option has been assessed as this represents a worst case from an archaeological point of view as it would lead to the greatest loss of below ground archaeological assets and would lead to the greatest physical change resulting in a greater potential impact to the setting of built heritage receptors.

### Built Heritage

The assessment methodology outlined below is applicable to the construction stage, the completed development stage and the cumulative development stage.

The assessment has been carried out using a combination of fieldwork and documentary research. Assets were visited to ascertain an understanding of the topography, condition, views, landscape surroundings and key features of the setting of the designated assets, including visiting areas overlooking historic settlements and conservation areas and gaining views from and toward scheduled monuments and listed buildings.

The assessments of setting and significance (and the assessments of effects) has been made with primary reference to the four main elements of special significance identified in the NPPF, but there are other elements of setting which may be relevant to varying degrees. In many cases it is also appropriate to consider aspects such as:

- Landscape and topography: The landscape surrounding the heritage asset, including past changes;
- Routes: Important routes to and from the heritage asset, past and present;
- Character: The character of the heritage asset and its surroundings, including past changes;

- Views in/out/across the asset: An assessment of key views, which are a component of the setting of the heritage asset, including past changes; and
- Context: This is described in English Heritage’s Conservation Principles 2008 as a concept which embraces any relationship between a place and other places. It is different from setting, which relates to the surroundings of the asset.

A Heritage Statement (Appendix 13.1), inclusive of a settings assessment in accordance with GPA3 guidelines, has been undertaken, using a combination of fieldwork and documentary research, in order to further and assess the level of any harm posed.

The basis for the methodology is drawn from multiple guidance documents relating to Environmental Impact Assessment (EIA) and the assessment of setting. First and foremost Good Practice Advice (GPA) 3, and its stepped approach to assessment:

- Step 1: Identifying the assets affected;
- Step 2: Assessing the contribution setting makes to heritage significance;
- Step 3: Assessing the effect of the Development for both the construction and completed development stages;
- Step 4: Maximising enhancement and minimising harm; and
- Step 5: Making and documenting the decision and monitoring outcomes.

It should be noted that the above is not a prescriptive methodology and that it forms the basis of advice given by Historic England within its guidance.

### Archaeology

An Archaeological Desk-Based Assessment (Appendix 13.2) has been prepared which has drawn upon the data sources set out above, including the results of a geophysical survey undertaken across the application site, the results of which are drawn upon as part of this assessment, following receipt of the resulting report from the HER.

The potential impact on Archaeological Heritage Assets during the construction stage of the proposed development have been assessed. The assessment was based on the information presented within Chapter 6: Demolition and Construction Description in terms of the likely construction techniques, as well as the Parameter Plan shown in ES Chapter 5: Proposed Development Description, to inform the areas most likely to be impacted by the construction stage works.

The assessment has been undertaken in line with the principles set out in Section 16 of the NPPF, based on the combination of the potential importance of any assets identified and the level of harm. The assessment has also been undertaken in line with the policies set out in the North West Leicestershire Local Plan 2011-2031.

The assessment presents a strategy for further proportionate site investigation where necessary; and outlines suitable mitigation measures, where possible at this stage, to avoid, reduce, or remedy adverse impacts.

### Cumulative Development Stage

The details considered for cumulative impacts are set out in Tables 13.9.1 and 13.9.2 below. There are no best practice guidelines for assessing cumulative effects. In terms of potential indirect cumulative effects, this comprises effects to the setting of non-designated and designated heritage assets during the construction and operational phases. However, Historic England’s five stage setting assessment provides a suitable framework (Good Practice Advice GPA 3).

## 13.2.8. Assessment Criteria

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The criteria that will be used to assess if an effect is significant or not, is set out in the subsequent sub-sections. This will be determined by considering the sensitivity of the receptor, magnitude of impact and scale of the effect.

The following tabular methodology is a guide adapted from Design Manual for Roads and Bridges Volume 11: Section 3: Part 2 'Cultural Heritage' (Highways Agency 2019).

The methodology looks first at the heritage significance (value or sensitivity) of the heritage assets, then at sources of effects, then at factors in the assessment of magnitude of change, from which the significance of the effect in EIA terms can be determined.

Heritage assets constitute elements (a building, monument, site, place or area) within the wider landscape and may include small components of the wider landscape, such as houses or barns, but may also include larger areas such as areas of parkland or subsurface archaeological deposits. Heritage assets can vary widely in character and include designated sites and areas such as world heritage sites, conservation areas, registered parks and gardens, registered battlefields and heritage coasts, but also places like new towns, historic orchards and canals that may be recognised for their heritage significance.

It is recognised that settings can be multi-layered and combined. Conservation areas containing listed buildings will form part of the setting of those buildings and will have a setting in themselves. Historic towns, which may contain conservation areas are also recognised as having settings (through greenbelt policy).

Heritage significance, as defined in Annex 2 of the NPPF, applies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. However, in the context of EIA, in general terms, the term 'significance' is used to denote the relative scale of an environmental effect, therefore the significance of the heritage assets has been referred to as the sensitivity of the asset to align with the EIA terminology used elsewhere within this ES.

## Receptor Sensitivity Criteria

Table 13.2.3 sets out the scale of sensitivity that has been applied to receptors identified and considered within this assessment.

Table 13.2.3  
Receptor Sensitivity Criteria

Sensitivity	Type of Asset
Very High	Archaeological sites or monuments of international importance, including World Heritage Sites. Structures and buildings inscribed as of universal importance as World Heritage Sites. Other buildings or structures of recognised international importance.
High	Ancient monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria. Listed Buildings. Non-designated archaeological assets of national importance, assessed with reference to the Secretary of State's published Principles of Selection for Listing Buildings.
Medium	Archaeological sites and remains which, while not of national importance, score well against most of the Secretary of State's criteria Conservation Areas.
Low	Archaeological sites that score less well against the Secretary of State's criteria. Historic buildings on a 'local list'. Non-designated built assets of local significance.

Sensitivity	Type of Asset
Negligible	Areas in which investigative techniques have produced negligible or only minimal evidence for archaeological remains, or where previous large-scale disturbance or removal of deposits can be demonstrated.

## Magnitude of Impact Criteria

Significance will be assessed to effects relative to the importance of the resource and the magnitude of impact in accordance with best practice.

Archaeological resources are susceptible to a range of impacts during site preparation, as well as construction related activities, including:

- Site clearance activities that disturb archaeological remains;
- Excavation that extends into archaeological sequences, for example deep foundations or basements resulting in the removal of the resource;
- Piling activities resulting in disturbance and fragmentation of the archaeological resource; and
- Dewatering activities resulting in desiccation of waterlogged remains and deposits.

In terms of the impacts on built cultural heritage, the impacts of the proposed development can be direct, such as loss or damage to heritage features, or indirect, including the impact on the setting of a Listed Building or Scheduled Monument.

Determining the magnitude of impact is based on an understanding of how, and to what extent, the proposed development would impact the sensitivity of heritage assets.

The assessment has been undertaken based on the description of development contained in Chapter 5: Proposed Development Description and Chapter 6: Construction Strategy of this volume of the ES. Table 13.2.4 indicates the scale of impact magnitude that has been used in undertaking the assessment.

Table 13.2.4  
Magnitude of Impact

Magnitude	Direct Impacts	Indirect Impacts
High Adverse	Complete removal of an archaeological site.	Radical transformation of the setting of an archaeological monument. Substantially harmful change in the setting of a built heritage asset or Conservation Area.
Medium Adverse	Harmful alteration (but not demolition) of a built heritage asset or alterations to a building in a Conservation Area. Removal of a major part of an archaeological site and loss of research potential.	Less than substantial harm to the setting of a built heritage asset or Conservation Area. Partial transformation of the setting of an archaeological site e.g. the introduction of significant noise or vibration levels to an archaeological monument leading to changes to amenity use, accessibility or appreciation of an archaeological site.
Low Adverse	Alterations to a built heritage asset or Conservation Area resulting in minor harm. Removal of an archaeological site where a minor part of its total area is removed but the site retains a significant future research potential.	Minor harm to the setting of an archaeological monument or built heritage asset or Conservation Area.

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Magnitude	Direct Impacts	Indirect Impacts
Negligible/Neutral	Negligible impact from changes in use, amenity or access. Negligible direct impact to the built heritage asset or Conservation Area.	Negligible perceptible change to the setting of a building, archaeological site or Conservation Area.
Low Beneficial	Alterations to a built heritage asset or Conservation Area resulting in minor beneficial impacts. Land use change resulting in improved conditions for the protection of archaeological remains.	Minor enhancement to the setting of a built heritage asset or Conservation Area. Decrease in visual or noise intrusion on the setting of a building, archaeological site or monument.
Medium Beneficial	Alterations to a built heritage asset or Conservation Area resulting in moderate beneficial impacts. Land use change resulting in improved conditions for the protection of archaeological remains plus interpretation measures (heritage trails, etc.)	Significant reduction or removal of visual or noise intrusion on the setting of a building, archaeological site or monument. Improvement of the wider landscape setting of a built heritage asset, Conservation Area, archaeological site or monument. Improvement of the cultural heritage amenity, access or use of a built heritage asset, archaeological site or monument. Moderate enhancement to the setting of the built heritage asset and Conservation Area.
High Beneficial	Arrest of physical damage or decay to a built heritage asset or structure. Alteration to a built heritage asset or Conservation Area resulting in significant beneficial impact.	Significant enhancement to the setting of a built heritage asset. Conservation Area or archaeological site, its cultural heritage amenity and access or use.

### Scale of Effect Criteria

The assessment of significance within this chapter has been based on the scale of effect matrix presented in Table 13.2.5. The table below assesses the magnitude of the change in relation to the sensitivity of the heritage asset. Like the other tables, it requires professional judgement in order to make the assessment, and the matrix is a tool, not a mechanical system in itself.

Table 13.2.5  
Scale of Effects (Significance Matrix)

Magnitude of Impact	Receptor Sensitivity				
	Very High	High	Medium	Low	Negligible
High	Major	Major/ Moderate	Moderate	Minor	Negligible
Medium	Major/ Moderate	Moderate	Minor	Minor/Negligible	Negligible
Low	Moderate	Minor	Minor/Negligible	Negligible	Negligible
Negligible	Minor	Minor/Negligible	Negligible	Negligible	Negligible

Where the effect is Negligible/Minor or Minor/Moderate, professional judgement will be applied to determine the appropriate scale of effect.

Any effect falling within the Major or Moderate categories within this matrix are considered to be a significant effect within the EIA definition. Those identified as minor or negligible are generally not considered to be significant in EIA terms

In determining the scale of effect and its significance, consideration has also been given to the duration of the effect, i.e. short term (< 5 years) and medium term (5-10 years) and temporary, or long term (>10 years) and permanent.

The nature of the effect has been described as either adverse or beneficial as follows:

- Beneficial – An advantageous effect to a receptor;
- Adverse – A detrimental effect to a receptor; and
- Neutral – An effect that is on balance both beneficial and adverse.

In some instances, no effect may be used.

Whether the effect is direct, indirect or secondary has also been considered.

### 13.2.9. Human Health

Human health is not considered relevant to this assessment and has therefore not be discussed further within this ES chapter.

### 13.2.10. In-Combination Climate Change Impact (ICCI) Assessment

The UKCP18 climate projections for the UK, as set out in Chapter 2: *EIA Methodology* of this volume of the ES, have been reviewed in the context of this assessment. None of the climate change trends are expected to alter the sensitivity of the receptors included within this assessment or are they anticipated to affect the assessment of the effects of the proposed development on existing archaeology or built heritage assets, as reported in this ES chapter, and, as such, completion of an ICCI assessment is not considered necessary.

### 13.2.11. Assumptions / limitations

There are no notable limitations to undertaking the built heritage and archaeological assessment of the application site and wider surrounding area.

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## 13.3. Baseline Conditions

### 13.3.1. Existing Baseline

This section provides a summary of the built heritage and archaeological baseline conditions of the application site. Further detail is presented within the Heritage Statement (Appendix 13.1) and Archaeological Desk-Based Assessment (Appendix 13.2).

#### Built Heritage

A radius of 2.5 km from the boundary of the application site has been used for assessing indirect effects on built heritage assets. A Grade II listed Registered Park and Garden, 143 Listed Buildings, of which one is Grade I listed, eight are Grade II\* Listed and 134 are Grade II listed, five Conservation Areas and nine Locally Listed Buildings are located within the 2.5km search radius.

The area beyond this 2.5 km radius was also reviewed and the following designated heritage assets were also identified as meriting further consideration in this assessment:

- The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364); and
- The Grade II\* Listed Church of St John the Baptist (NHLE 1074123).

Although there are no non-designated built heritage assets within the application site, Bleak House (located immediately to the west of the application site), a 19<sup>th</sup>-century house, is considered as a non-designated heritage asset and is considered as part of this assessment.

#### Archaeology

A 1 km search area from the application site boundary was adopted for identifying non-designated heritage assets which might be directly or indirectly impacted by the proposed development and to inform the potential for previously unrecorded archaeological remains. A radius of 2.5 km from the boundary of the application site has been used for assessing indirect effects on designated heritage assets. The area beyond this radius was also reviewed and the following designated heritage assets were identified as meriting further consideration in this assessment:

- The Bulwarks (Scheduled Monument, NHLE 1003606)

#### SCHEDULED MONUMENTS

The Bulwarks (1003606), c. 5km to the south west of the application site, includes the remains of a late Iron Age hillfort. There were at least two phases of fortification and Iron Age occupation. Some Roman finds have also been recorded across the monument which indicates occupation continuing after the Iron Age. Originally much larger, the fort's earthworks have been reduced by quarrying. The moated site with fishpond and flood banks at Long Whatton (1008551) comprises a rectangular moated site, a fish pond and a series of flood banks. The moated site is located on higher lying ground and there is evidence of dams being constructed across its central access with the purpose of retaining water in the southern and western parts of the moat.

#### NON-DESIGNATED HERITAGE ASSETS

##### Prehistoric and Roman

There are no records of prehistoric or Roman date recorded within the application site. The earliest period to be represented is the Neolithic, although evidence is limited to the find spot of an axe (MLOE17368), c. 350m to the south-west of the application site. There are no records of Bronze Age or Iron Age date within the search area. The approximate route of a Roman road linking Tamworth to Sawley (MLE20490) runs through the western extent of the search area. A geophysical survey undertaken across the application site has identified potential activity of possible Iron Age and Roman date. It is considered that there is a low potential for archaeological remains of Palaeolithic to Bronze Age data and a high potential for archaeological remains of Iron Age to Roman date.

##### Saxon/Early Medieval and Medieval

There are no records of Saxon/early medieval or medieval date recorded within the application site. The only evidence of Saxon/early medieval activity is a possible moot site (MLE15726), c. 290m north-west of the application site. The historic core of Diseworth (MLE5936) is located to the south-west of the application site. Evidence of medieval activity within the settlement comprises the remains of a manorial site (MLE4759) and four pits and postholes (MLE22825), with evidence of agricultural activity indicated by an area of ridge and furrow (MLE23740). It is considered there is a low potential for non-agricultural remains of Saxon/early medieval and medieval date.

##### Post-Medieval to Modern

There are no records of post-medieval to modern date recorded within the application site. The majority of records of post-medieval to modern date recorded within the search area comprise extant buildings and structures. Although a predominantly agricultural economy, two brickyards (MLE24224 & MLE8851) reflect an increase in the brick making industry within Diseworth. Castle Donington Airfield was (MLE15963) was located immediately to the north-west of the

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application site, which was used as a Bomber Station during World War Two and is now East Midlands Airport. A World War Two decoy site (MLE24466) was located c. 460m to the south-east of the application site. It is considered there is low potential for non-agricultural remains of post-medieval to modern date.

## Undated

Records of unknown date recorded within the search area comprise ditches (MLE23385), a bridge (MLE4725) and a mound (MLE4744).

## Cartographic Evidence and Historic Landscape Characterisation

Historic mapping indicates that the application site has been formed by agricultural land from at least the 19<sup>th</sup> century, if not earlier. This historic landscape character of the application site has been assessed as fields and enclosed land/planned enclosure (HLE3287).

## Aerial Photography and LiDAR Data

The historic aerial photography available show the agricultural nature of the application site, with a small area of ridge and furrow visible within the north-western extent of the application site. The LiDAR data indicates the location of a ploughed out bank towards the northern boundary of the application site, possibly the remains of a headland associated with the ridge and furrow. Further ploughing trends and banks associated with the natural topography are also visible on the LiDAR data.

## Previous Archaeological Investigations

A geophysical survey has been undertaken across the application site, which also encompassed a wider area. A copy of the resulting report has been received from the HER and has been reviewed as part of this assessment. With the application site the geophysical survey identified possible enclosures and other linear and curvilinear features which may represent Iron Age or Roman archaeological remains. Agricultural features, including ploughing trends and former field boundaries, have also been recorded within the application site. The geophysical survey was followed by a programme of trial trenching which indicated that the anomalies recorded on the geophysical survey related to Iron Age and Roman activity.

Other records of previous archaeological investigations across the search area comprise desk-based assessments, the production of Heritage Statements, further geophysical surveys, trial trenching evaluations and watching briefs.

### 13.3.2. Sensitive Receptors

Not all heritage assets within the study area will require full assessment for impacts on an individual basis. The Heritage Statement (Appendix 13.1) and Archaeological Desk-Based Assessment (Appendix 13.2) set out a clear justification for the heritage assets which have been excluded from further assessment. The following designated heritage assets were assessed as part of the Heritage Statement, however, they have been excluded from further assessment in this chapter owing to a lack of intervisibility and historic functional or ownership links:

- the Grade II Listed barn approximately 10 metres to south west of Old Hall Farmhouse (NHLE 1075160);
- the Grade II Listed barn approximately 10 metres to south of Old Hall Farmhouse (NHLE 1359387);
- the Grade II Listed barn approximately 30 metres to south east of Old Hall Farmhouse (NHLE 1076677);
- the Grade II Listed Number 4 with railings (NHLE 1359386);
- the Grade II Listed Stables at Number 4 (NHLE 1343627);
- the Grade II Listed 1 and 3, Clements Gate (NHLE 1068769); and
- the Grade II Listed 13 Clements Gate (NHLE 1064260).

Table 13.3.1 identifies the built heritage and archaeological assets that have been identified as sensitive receptors to the proposed development and which are considered as part of this assessment.

Table 13.3.1  
Baseline Conditions

Sensitive receptors	Description	Sensitivity	Further information
<b>Built Heritage</b>			
Diseworth Conservation Area	The northern boundary of the Diseworth Conservation Area is located c. 100m to the west of the application site, c. 290m to the west of the plateau of the proposed development within the application site. An appraisal for the Conservation Area notes that its special character is derived from the informal grouping of farmhouses, outbuildings and the former tied cottages along the curvatures of the principal streets.	Medium	Appendix 13.1
Long Whatton Conservation Area	The Long Whatton Conservation Area is located c. 1.7km to the south-east of the application site beyond the M1 motorway. An appraisal for the Conservation Area notes that its special character is derived from the informal grouping of farmhouses, outbuildings and the former agricultural related cottages along the principal linear thoroughfare.	Medium	Appendix 13.1

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Sensitive receptors	Description	Sensitivity	Further information
The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364)	The Church of St Mary and St Hardulph is located c. 5km to the south-west of the application site and is a parish church whose origins date to the 12 <sup>th</sup> century when it was constructed as part of an Augustinian Priory, which itself was constructed on the site of a Saxon monastery on a former Iron Age hillfort. The church underwent repairs in 1784 and 1900.	High	Appendix 13.1
The Grade II* Listed Church of St John the Baptist (NHLE 1074123)	The Church of St John the Baptist is located c. 4km to the south of the application site and is a parish church whose origins date to the 14 <sup>th</sup> century. Alterations were made to the church in the 15 <sup>th</sup> and 19 <sup>th</sup> centuries.	High	Appendix 13.1
The Grade II* Listed Langley Priory and attached railings (NHLE 1083563)	Langley Priory is located c. 2.5km to the south-west of the application site and is a house whose origins date to the 16 <sup>th</sup> century when it was constructed on the site of a Benedictine nunnery. Alterations were made to the house in the 19 <sup>th</sup> and 20 <sup>th</sup> centuries.	High	Appendix 13.1
The Grade II* Listed Church of St Michael (NHLE 1068865)	The Church of St Michael is located c. 300m to the south-west of the application site and is a parish church whose origins date to the 11 <sup>th</sup> or 12 <sup>th</sup> century. The church is substantially 13 <sup>th</sup> century in date with a 14 <sup>th</sup> century tower, and has seen additions and restorations throughout the 17 <sup>th</sup> , 19 <sup>th</sup> and 20 <sup>th</sup> centuries.	High	Appendix 13.1
The Grade II Listed Old Hall Farmhouse (NHLE 1064263)	Old Hall Farmhouse is located c. 150m to the west of the application site and is a farmhouse dated to the late 17 <sup>th</sup> century which features 19 <sup>th</sup> and 20 <sup>th</sup> century additions.	High	Appendix 13.1
The non-designated Bleak House	Bleak House is located c. 200m to the west of the application site and is a house dated to the late 19 <sup>th</sup> century at the latest, based on its historic footprint across Ordnance Survey mapping dating from 1883 onwards.	Low	Appendix 13.1
<b>Archaeology</b>			
Previously unrecorded archaeological deposits	A review of the available evidence has indicated that the application site has a high potential for archaeological deposits of Iron Age and Roman date and a low potential for archaeological deposits dating to all other periods.	Low-Medium	Appendix 13.2
The Bulwarks (Scheduled Monument, NHLE 1003606)	The Bulwarks is located c. 5km to the south west of the application site and includes the remains of a large Iron Age hillfort. There were at least two phases of fortification and Iron Age occupation. Some Roman finds have also been recorded across the monument which indicates occupation continuing after the Iron Age. Many of the fort's earthworks have been reduced by quarrying.	High	Appendix 13.2
Moated site with fishponds and flood banks at Long Whatton (Scheduled Monument, NHLE 1008551)	The moated site is located c. 1.8km to the south east of the application site and comprises a rectangular moated site, a fishpond and a series of flood banks. Excavations revealed four stone built rooms and a yard with fragments of stained glass representing a chapel located near what was thought to be a gatehouse. The finds indicated use of the moated site from the 13 <sup>th</sup> century prior to abandonment in the 15 <sup>th</sup> century.	High	Appendix 13.2

## 13.4. Potential Impacts

The impacts considered to have the potential to result in significant effects (prior to inclusion of any embedded mitigation) are reported in Table 13.4.1.

Table 13.4.1  
Potential significant Impacts

Stage	Description of Potential Impacts	Adverse/beneficial
Construction	The construction stage of the proposed development has the potential to impact on designated heritage assets which include: <ul style="list-style-type: none"> <li>– Visual intrusion and disruption to access during construction;</li> <li>– Creation of increased noise/dust during construction;</li> <li>– Temporary structures, including signage, hoarding, and fencing associated with construction;</li> <li>– Temporary works including compounds;</li> <li>– Use of increased artificial lighting;</li> <li>– Vibrations;</li> <li>– Diversion or alteration of existing services and installation of new services; and</li> <li>– Landscaping and planting.</li> </ul>	Adverse
Construction	General intrusive works, including excavations, ground disturbance and compaction and completion of associated works (such as service trenching, excavations and piling for building foundations and excavations for drainage and attenuation ponds) and construction activities such as (use of plant and machinery, building up site levels) which could lead to the:	Adverse

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Stage	Description of Potential Impacts	Adverse/beneficial
	<ul style="list-style-type: none"> <li>- Total or partial loss/ damage of the above- and/ or below-ground archaeological remains;</li> <li>- Long-term burial of archaeological remains;</li> <li>- Severance or loss of features such that the physical or visual integrity of a site is compromised and the ability to understand and appreciate the remaining elements is diminished; and</li> <li>- Temporary alteration and/ or visual intrusion into the setting of a designated site or undesignated site of national or regional significance.</li> </ul>	
Completed Development	The built form and operation of the proposed development would represent a change in the setting or the wider context of the relevant designated and non-designated heritage assets.	Adverse

## 13.5. Embedded Mitigation

Table 13.5.1 identifies those design interventions and that have been incorporated into the design of the proposed development, as well as any control methods that have been incorporated into the proposed development to mitigate the potential impacts identified during the course of the design evolution process. These measures are collectively referred to as embedded mitigation. No embedded mitigation is proposed in respect of archaeological remains relevant to the proposed development.

Table 13.5.1  
Embedded Mitigation

Embedded Mitigation	Description	Reason for Intervention	Further information
Landscaping proposals	While the development parcels provide flexibility regarding the development footprint, location and orientation, key areas dedicated for landscaping and open spaces have been set out as part of the parameter plan, where no built development would be permitted. These dedicated landscaping and open space areas will wrap around the perimeter of the application site and act as a strategic landscaping buffer.	The primary reason for this mitigation measure is to mitigate visual and acoustic impacts on Diseworth, but this will also reduce intervisibility between the proposed development and designated heritage assets.	ES Chapter 5 and Volume III
Building Colour Palette and Design	At the detailed design stage (reserved matters submissions), careful consideration would be given to the use of colour on the proposed buildings. This would be guided by Design Principles proposed in the Design and Access Statement (DAS), plus the Design Code.	Proposed buildings will break the skyline when viewed from some directions and as such the selection of colour palette and building design will be key in mitigating views I. For the purposes of assessment, it has been assumed that the design of the buildings will follow similar design principles to form a cohesive development when viewed from the surrounding area and that the colour of the buildings will seek to minimise the visual impact of the buildings.	ES Chapter, Parameter Statement, Design and Access Statement

## 13.6. Assessment of Effects (including Embedded Mitigation)

### 13.6.1. Construction Stage

The assessment of the likely built heritage and archaeological effects of the proposed development during the construction stage is set out in Table 13.6.1

Table 13.6.1  
Construction Stage Assessment

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of Impact	Scale of Effect and Significance	Additional Mitigation proposed?	Further information
Built Heritage						

# 13. Built Heritage & Archaeology

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of Impact	Scale of Effect and Significance	Additional Mitigation proposed?	Further information
Diseworth Conservation Area	Medium	<p>Direct impacts – None.</p> <p>Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the setting of the Conservation Area through the addition of construction machinery and activity and associated noise disturbance. The construction stage would result in a visual change to the landscape setting of the Conservation Area, however, the contribution the application site makes to the significance of the Conservation Area is considered to be limited and therefore the magnitude of impacts is considered to be Medium.</p>	Medium	Minor Adverse (not significant)	No	Appendix 13.1
Long Whatton Conservation Area	Medium	<p>Direct impacts – None.</p> <p>Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the wider context of the Conservation Area through the addition of construction machinery and activity and associated noise disturbance., Although the application site makes no contribution to the significance of the Conservation Area the construction stage will result in a perceptible visual change to the wider landscape context of the Conservation Area. The magnitude of impact is considered to be Low. Although this will lead to a Minor Adverse/Negligible scale of effect (as per Table 13.13.2.4), it is considered that the temporary nature of this impact means that the effect would, on balance, be Negligible.</p>	Low	Negligible (not significant)	No	Appendix 13.1
The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364)	High	<p>Direct impacts – None.</p> <p>Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the setting of the church through the addition of construction machinery and activity and associated noise disturbance. The construction stage will result in a negligible visual change to the landscape setting of the church. The application site makes no more than a neutral contribution to the significance of the church and is considered to be sufficiently distant. The magnitude of impact is considered to be Negligible. Although this will lead to a Minor Adverse/Negligible significance of effect (as per Table 13.13.2.4), it is considered that the temporary nature of this impact means that the effect would, on balance, be Negligible.</p>	Negligible	Negligible (not significant)	No	Appendix 13.1
The Grade II* Listed Church of St John the Baptist (NHLE 1074123)	High	<p>Direct impacts – None.</p> <p>Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the setting of the church through the addition of construction machinery and activity and associated noise disturbance. The construction stage will result in a negligible visual change to the landscape setting of the church. The application site makes no more than a neutral contribution to the significance of the church and is considered to be sufficiently distant. The magnitude of impact is considered to be Negligible. Although this will lead to a Minor Adverse/Negligible significance of effect (as per Table 13.13.2.4), it is considered that the temporary nature of this impact means that the effect would, on balance, be Negligible.</p>	Negligible	Negligible (not significant)	No	Appendix 13.1
The Grade II* Listed Langley Priory and attached railings (NHLE 1083563)	High	<p>Direct impacts – None.</p> <p>Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the wider context of</p>	Negligible	Negligible (not significant)	No	Appendix 13.1

# 13. Built Heritage & Archaeology

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of Impact	Scale of Effect and Significance	Additional Mitigation proposed?	Further information
		the house through the addition of construction machinery and activity and associated noise disturbance. The construction stage will result in a negligible visual change to the wider surroundings of the house. The application site makes no more than a neutral contribution to the significance of the house and is considered to be sufficiently distant. The magnitude of impact is considered to be Negligible. Although this will lead to a Minor Adverse/Negligible significance of effect (as per Table 13.13.2.4), it is considered that the temporary nature of this impact means that the effect would, on balance, be Negligible.				
The Grade II* Listed Church of St Michael (NHLE 1068865)	High	Direct impacts – None. Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the setting of the church through the addition of construction machinery and activity and associated noise disturbance. The construction stage will result in a visual change to the landscape setting of the church, however, the contribution the application site makes to the significance of the church is considered to be limited. The magnitude of impact is considered to be Low.	Low	Minor Adverse (not significant)	No	Appendix 13.1
The Grade II Listed Old Hall Farmhouse (NHLE 1064263)	High	Direct impacts – None. Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the setting of the farmhouse through the addition of construction machinery and activity and associated noise disturbance. The construction stage will result in a visual change to the landscape setting of the farmhouse, however, the contribution the application site makes to the significance of the farmhouse is considered to be limited. The magnitude of impact is considered to be Low.	Low	Minor Adverse (not significant)	No	Appendix 13.1
The non-designated Bleak House	Low	Direct impacts – None. Indirect impacts – The construction stage of the proposed development would represent a limited, short-term and temporary change within the setting of the house through the addition of construction machinery and activity and associated noise disturbance. The construction stage will result in a visual change to the landscape setting of the house, however, the contribution the application site makes to the significance of the house is considered to be limited and the asset itself has a low degree of sensitivity in relation to its heritage value. The magnitude of impact is considered to be Low.	Low	Negligible (not significant)	No	Appendix 13.1
<b>Archaeology</b>						
Non-designated archaeological deposits (known and unknown)	Low-Medium	Direct impacts – The desk-based assessment has indicated that archaeological finds and features within the application site are likely to be of low to medium sensitivity. The construction of the proposed development will result in the complete removal of an archaeological site or removal of a major part of an archaeological site and loss of research potential/significance resulting in a medium to high magnitude of impact. Indirect impacts – There are no anticipated indirect impacts on non-designated archaeological deposits.	High- Medium	Minor (not significant) – <b>Moderate Adverse (significant)</b>	Yes	Table 13.7.1 & Appendix 13.2
The Bulwarks (Scheduled Monument, 1003606)	High	Direct impacts – None.	Negligible	Negligible (not significant)	No	Appendix 13.2

# 13. Built Heritage & Archaeology

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of Impact	Scale of Effect and Significance	Additional Mitigation proposed?	Further information
		Indirect impacts – Negligible perception change to the significance of the Scheduled Monument due to a change in setting. The construction stage of the proposed development would represent a limited, short-term and temporary change to this setting through the addition of construction machinery and activity and associated noise disturbance. The contribution the application site makes to the significance of The Bulwarks is considered to be limited and therefore the construction stage will not result in a substantial change to the sensitivity of the Scheduled Monument or how it is experienced. The magnitude of impact is considered to be Negligible.				
Moated site with fishponds and flood banks at Long Whatton (1008551)	High	<p>Direct impacts – None.</p> <p>Indirect impacts – Negligible perception change to the significance of the Scheduled Monument due to a change in setting. The construction stage of the proposed development would represent a limited, short-term and temporary change to this setting through the addition of construction machinery and activity and associated noise disturbance. The application site is not considered to contribute to the sensitivity of the moated site and therefore the construction stage will not result in a substantial change to the sensitivity of the Scheduled Monument or how it is experienced. The magnitude of impact is considered to be Negligible.</p>	Negligible	Negligible (not significant)	No	Appendix 13.2

## 13.6.2. Completed Development Stage

The assessment of the likely effects of the proposed development upon heritage assets during the completed development stage (including embedded mitigation) is set out in Table 13.6.2.

Table 13.6.2  
Completed Development Stage Assessment

# 13. Built Heritage & Archaeology

Receptor(s) affected	Description of Impact	Receptor Sensitivity	Magnitude of Impact	Scale of Effect and Significance	Additional Mitigation proposed?	Further information
<b>Built Heritage</b>						
Diseworth Conservation Area	Direct impacts – None. Indirect impacts – The proposed development is located within the setting of the Conservation Area and the operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The contribution the application site makes to the significance of the Conservation Area is considered to be limited, however the proposed development will result in a visual change to the landscape setting of the Conservation Area and how it is experienced. The magnitude of impact is considered to be Medium.	Medium	Medium	Minor Adverse	Yes	Appendix 13.1, Volume III, LVIA Figures 1.10, 1.11
Long Whatton Conservation Area	Direct impacts – None. Indirect impacts – The proposed development is located within the wider context of the Conservation Area and the operation of the proposed development would represent a change to this wider context through the presence of buildings, light, noise and traffic associated with the development. The application site makes no contribution to the significance of the Conservation Area, and is considered to be sufficiently distant, although the proposed development will result in a perceptible visual change to the wider landscape context of the Conservation Area and how it is experienced. The magnitude of impact is considered to be Low.	Medium	Low	Minor Adverse /Negligible	Yes	Appendix 13.1, Volume III, LVIA Figure 1.23
The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364)	Direct impacts – None. Indirect impacts – The proposed development is located within the setting of the church and the operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The application site makes no more than a neutral contribution to the significance of the church, and is considered to be sufficiently distant. The proposed development will result in a negligible visual change to the landscape setting of the church and how it is experienced. The magnitude of impact is considered to be Negligible.	High	Negligible	Minor Adverse/Negligible	Yes	Appendix 13.1 and Volume III, LVIA Figure 1.21
The Grade II* Listed Church of St John the Baptist (NHLE 1074123)	Direct impacts – None. Indirect impacts – The proposed development is located within the setting of the church and the operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The application site makes no more than a neutral contribution to the significance of the church, and is considered to be sufficiently distant. The proposed development will result in a negligible visual change to the landscape setting of the church and how it is experienced. The magnitude of impact is considered to be Negligible.	High	Negligible	Minor Adverse/Negligible	Yes	Appendix 13.1
The Grade II* Listed Langley Priory and attached railings (NHLE 1083563)	Direct impacts – None. Indirect impacts – The proposed development is located within the wider context of the house and the operation of the proposed development would represent a change to this wider context through the presence of buildings, light, noise and traffic associated with the development. The application site makes no more than a neutral contribution to the significance of the house, and is considered to be sufficiently distant. The proposed development will result in a negligible visual change to the wider surroundings of the house and how it is experienced. The magnitude of impact is considered to be Negligible.	High	Negligible	Minor Adverse/Negligible	Yes	Appendix 13.1
The Grade II* Listed Church of St Michael (NHLE 1068865)	Direct impacts – None. Indirect impacts – The proposed development is located within the setting of the church and the operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The contribution the application site makes to the significance of the church is considered to be limited, however the proposed development will result in a visual change to the landscape setting of the church and how it is experienced. The magnitude of impact is considered to be Low.	High	Low	Minor Adverse	Yes	Appendix 13.1
The Grade II Listed Old Hall Farmhouse (NHLE 1064263)	Direct impacts – None. Indirect impacts – The proposed development is located within the setting of the farmhouse and the operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The contribution the application site makes to the significance of the farmhouse is considered to be limited, however the proposed development will result in a visual change to the landscape setting of the farmhouse and how it is experienced. The magnitude of impact is considered to be Low.	High	Low	Minor Adverse	Yes	Appendix 13.1

# 13. Built Heritage & Archaeology

Receptor(s) affected	Description of Impact	Receptor Sensitivity	Magnitude of Impact	Scale of Effect and Significance	Additional Mitigation proposed?	Further information
The non-designated Bleak House	Direct impacts – None. Indirect impacts – The proposed development is located within the setting of the house and the operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The contribution the application site makes to the significance of the house is considered to be limited, and the asset itself has a low degree of sensitivity in relation to its heritage value, although the proposed development will result in a visual change to the landscape setting of the house and how it is experienced. The magnitude of impact is considered to be Low.	Low	Low	Negligible	Yes	Appendix 13.1
<b>Archaeology</b>						
Non-designated archaeological deposits (known and unknown)	Direct impacts – None, as the effects during construction would be permanent. Indirect impacts - There are no anticipated indirect impacts on non-designated archaeological deposits.	Low-Medium	N/A	N/A	N/A	N/A
The Bulwarks (Scheduled Monument, 1003606)	Direct impacts – None. Indirect impacts – Limited perception change to the significance of the Scheduled Monument due to a change in setting. The proposed development is located within the setting of The Bulwarks and the operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The contribution that the application site makes to the significance of the Scheduled Monument is limited and the proposed development will not result in a substantial change to its sensitivity or how the monument is experienced. The magnitude of impact is considered to be Negligible.	High	Negligible	Minor Adverse	Yes	Appendix 13.2 and Volume III, LVIA Figure 1.21
Moated site with fishponds and flood banks at Long Whatton (1008551)	Direct impacts – None. Indirect impacts – Negligible perception change to the significance of the Scheduled Monument due to a change in setting. The operation of the proposed development would represent a change to this setting through the presence of buildings, light, noise and traffic associated with the development. The application site is not considered to contribute to the significance of the moated site and therefore the operation stage will not result in a substantial change to the sensitivity of the Scheduled Monument or how it is experienced. The magnitude of impact is considered to be Negligible.	High	Negligible	Negligible	Yes	Appendix 13.2

## 13.7. Additional Mitigation & Enhancement Measures

Table 13.7.1 identifies the additional mitigation measures that have been proposed in order to address the effects identified in Section 13.6, as well as the effectiveness of those measures, and how they would be secured. Possible enhancement measures have also been identified where relevant.

**Table 13.7.1**  
Proposed Mitigation & Enhancement Measures

Stage	Receptor(s) affected	Possible effect being mitigated	Mitigation/Enhancement measure	How secured / trigger	Further information
Construction	Non-designated archaeological deposits (known and unknown)	Direct impacts on non-designated archaeological deposits through complete removal or removal of a major part of archaeological site and loss of research potential/significance	Consultation with the Leicestershire County Council Senior Planning Archaeologist will be required in order to agree a scope of archaeological work to be undertaken prior to the construction of the proposed development, which will preserve archaeological deposits by record. This is assumed to be secured by means of an appropriately worded planning condition. Whilst the resulting research will contribute to the increased knowledge and understanding of the Iron Age and Roman landscape within the application site, this offsets, rather than alters, the overall effects on archaeological deposits as they will still be removed.	Planning condition	Appendix 13.2

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Stage	Receptor(s) affected	Possible effect being mitigated	Mitigation/Enhancement measure	How secured / trigger	Further information
Operation	<p>The Bulwarks (Scheduled Monument, NHLE 1003606)</p> <p>Moated site with fishponds and flood banks at Long Whatton (NHLE 1008551)</p> <p>Diseworth Conservation Area</p> <p>Long Whatton Conservation Area</p> <p>The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364)</p> <p>The Grade II* Listed Church of St John the Baptist (NHLE 1074123)</p> <p>The Grade II* Listed Langley Priory and attached railings (NHLE 1083563)</p> <p>The Grade II* listed Church of St Michael (NHLE 1068865)</p> <p>The Grade II Listed Old Hall Farmhouse (NHLE 1064263)</p> <p>The non-designated Bleak House</p>	Indirect impacts upon the setting of receptors.	None identified.	N/A	N/A

Whilst no additional mitigation measures have been proposed in relation to indirect impacts upon the setting of heritage assets, other methods of reducing effects will be explored at the Reserved Matters application stage, including further consideration of appropriate colour banding and the strengthening of landscape designs to assist with visual screening which will further reduce the invisibility between the application site and the affected heritage assets and to ensure the proposed development is as visually recessive as possible within the wider landscape.

## 13.8. Residual Effects

Table 13.8.1 provides a tabulated summary of the outcomes of the built heritage and archaeology assessment of the proposed development.

# 13. Built Heritage & Archaeology

Table 13.8.1  
Residual Effects

Stage	Receptor (sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
			Magnitude post-mitigation	Scale of Effect and Significance	ADV / BEN	ST / MT / LT	D/IND	P/T	R/IRR
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible									
Built Heritage									
Construction	Diseworth Conservation Area (medium)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a medium magnitude of impact upon the Diseworth Conservation Area	Medium	Minor (not significant)	ADV	ST	IND	T	R
Construction	Long Whatton Conservation Area (medium)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a low magnitude of impact upon the Long Whatton Conservation Area.	Low	Minor/Negligible (not significant)	ADV	ST	IND	T	R
Construction	The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364) (high)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a negligible magnitude of impact upon the Church of St Mary and St Hardulph.	Negligible	Minor/Negligible (not significant)	ADV	ST	IND	T	R
Construction	The Grade II* Listed Church of St John the Baptist (NHLE 1074123) (high)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a negligible magnitude of impact upon the Church of St John the Baptist.	Negligible	Minor/Negligible (not significant)	ADV	ST	IND	T	R
Construction	The Grade II* Listed Langley Priory and attached railings (NHLE 1083563) (high)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a negligible magnitude of impact upon Langley Priory and attached railings.	Negligible	Minor/Negligible (not significant)	ADV	ST	IND	T	R
Construction	The Grade II* Listed Church of St Michael (NHLE 1068865) (high)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a low magnitude of impact upon the Church of St Michael.	Low	Minor (not significant)	ADV	ST	IND	T	R
Construction	The Grade II Listed Old Hall Farmhouse (NHLE 1064263) (high)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a low magnitude of impact upon the Old Hall Farmhouse.	Low	Minor (not significant)	ADV	ST	IND	T	R
Construction	The non-designated Bleak House (low)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development would lead to a low magnitude of impact upon Bleak House.	Low	Negligible (not significant)	ADV	ST	IND	T	R
Archaeology									

# 13. Built Heritage & Archaeology

Stage	Receptor (sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect						
			Magnitude post-mitigation	Scale of Effect and Significance	ADV / BEN	ST / MT / LT	D/IND	P/T	R/IRR
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible									
Construction	Non-designated archaeological deposits (known and unknown) (medium – low)	Undertake a programme of archaeological mitigation in order to increase knowledge and understanding of the Iron Age and Roman landscape within the application site. Residual impact would remain unchanged with a loss of archaeological remains leading to a high to medium magnitude of impact.	High - Medium	Minor (not significant) – Moderate (significant)	ADV	LT	D	P	IRR
Construction	The Bulwarks (Scheduled Monument, NHLE 1003606) (high)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development will lead to a negligible magnitude of impact upon The Bulwarks.	Negligible	Negligible (not significant)	ADV	ST	IND	T	R
Construction	Moated site with fishponds and flood banks at Long Whatton (Scheduled Monument, NHLE 1008551) (high)	No additional mitigation measures are proposed in respect of construction phase effects. The construction of the proposed development will lead to a negligible magnitude of impact upon the moated site with fishponds and flood defences at Long Whatton.	Negligible	Negligible (not significant)	ADV	ST	IND	T	R
<b>Built Heritage</b>									
Operation	Diseworth Conservation Area (medium)	No additional mitigation measures are proposed in respect of operation phase effects. The operation of the proposed development will lead to medium magnitude of impact upon Diseworth Conservation Area.	Medium	Minor (not significant)	ADV	LT	IND	P	R
Operation	Long Whatton Conservation Area (medium)	No additional mitigation measures are proposed in respect of operation phase effects. The operation of the proposed development will lead to a low magnitude of impact upon Long Whatton Conservation Area.	Low	Minor/Negligible (not significant)	ADV	LT	IND	P	R
Operation	The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364) (high)	No additional mitigation measures are proposed in respect of operation phase effects. The operation of the proposed development will lead to a negligible magnitude of impact upon the Church of St Mary and St Hardulph.	Negligible	Minor/Negligible (not significant)	ADV	LT	IND	P	R
Operation	The Grade II* Listed Church of St John the Baptist (NHLE 1074123) (high)	No additional mitigation measures are proposed in respect of operation phase effects. The operation of the proposed development will lead to a negligible magnitude of impact upon the Church of St John the Baptist.	Negligible	Minor/Negligible (not significant)	ADV	LT	IND	P	R
Operation	The Grade II* Listed Langley Priory and attached railings (NHLE 1083563) (high)	No additional mitigation measures are proposed in respect of operation phase effects. The operation of the proposed development will lead to a negligible magnitude of impact upon Langley Priory and attached railings.	Negligible	Minor/Negligible (not significant)	ADV	LT	IND	P	R

# 13. Built Heritage & Archaeology

Stage	Receptor (sensitivity)	Description of Residual Effect and Any Additional Mitigation	Residual Effect							
			Magnitude post-mitigation	Scale of Effect and Significance	ADV / BEN	ST / MT / LT	D/IND	P/T	R/IRR	
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible										
Operation	The Grade II* Listed Church of St Michael (NHLE 1068865) (high)	No additional mitigation measures are proposed in respect of operation phase effects The operation of the proposed development will lead to a low magnitude of impact upon the Church of St Michael.	Low	Minor (not significant)	ADV	LT	IND	P	R	
Operation	The Grade II Listed Old Hall Farmhouse (NHLE 1064263) (high)	No additional mitigation measures are proposed in respect of operation phase effects The operation of the proposed development will lead to a low magnitude of impact upon Old Hall Farmhouse.	Low	Minor (not significant)	ADV	LT	IND	P	R	
Operation	The non-designated Bleak House (low)	No additional mitigation measures are proposed in respect of operation phase effects The operation of the proposed development will lead to a low magnitude of impact upon Bleak House.	Low	Negligible (not significant)	ADV	LT	IND	P	R	
<b>Archaeology</b>										
Operation	Non-designated archaeological deposits (known and unknown) (medium – low)	None – the effects during construction would be permanent.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Operation	The Bulwarks (Scheduled Monument, NHLE 1003606) (high)	No additional mitigation measures are proposed in respect of operation phase effects The operation of the proposed development will lead to a negligible magnitude of impact upon The Bulwarks.	Negligible	Minor (not significant)	ADV	LT	IND	P	R	
Operation	Moated site with fishponds and flood banks at Long Whatton (Scheduled Monument, NHLE 1008551) (high)	No additional mitigation measures are proposed in respect of operation phase effects The operation of the proposed development will lead to a negligible magnitude of impact upon the moated site with fishponds and flood banks at Long Whatton.	Negligible	Minor (not significant)	ADV	LT	IND	P	R	

## 13.9. Building Heritage and Archaeology: Inter-Development Cumulative Effects

### 13.9.1. Other Cumulative Schemes

The assessment of inter-development cumulative effects broadly takes place over two stages, the first of which is screening. The screening exercise undertaken for the cumulative schemes identified in Chapter 2: EIA Methodology of this volume of the ES, is included in Section 13.9.1.

#### Screening of Cumulative Schemes

In terms of direct cumulative effects, no assessment of the effects of the proposed development and the other remaining Cumulative Schemes within the area is considered to be necessary in relation to archaeology. The nature of the archaeological resource is that it is unique to each location, no two archaeological sites/ monuments are the same. Other than contributing to the loss of the region’s below-ground archaeological resource, there will be no effects of the

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proposed development in combination with the cumulative schemes within the surrounding area. The exception to this is archaeological deposits which extend beyond the application site which have the potential to be impacted by cumulative schemes, however, this potential is considered to be extremely low given the distance of the cumulative schemes from the application site.

The assessment has therefore focused on the potential for cumulative effects on Built Heritage Assets.

Table 13.9.1

Built Heritage and Archaeology: Inter-development Cumulative Effects Assessment: Cumulative Scheme Screening

Reference:	Cumulative scheme	Scheme Description	Potential for cumulative effects?	Considered within assessment?
22/01116/FULM	Land Between A453 and M1 J23A Ashby Road Kegworth	Erection of four E(g)/B2/B8 units including access, parking, service yard, landscaping and associated works.	A built heritage assessment was not submitted as part of the application. Therefore, it is not possible to assess cumulative effects.	No
23/01712/FULM	Donnington Park Service Area Junction 23A Ashby Road Castle Donnington Derby DE74 2TN	Construction and operation of a ground mounted solar-farm	The submitted Archaeology and Heritage Assessment identified the potential for impacts upon Diseworth Conservation Area, which is also assessed as part of this ES chapter. However, the submitted assessment identified no change to the Conservation Area and cumulative effects are not anticipated.	No
14/00541/OUTM; 19/00878/REMM; 19/01757/REMM	Site Adjacent Computer Centre and Junction 24 Derby Road Kegworth DE74 2DF	Development of up to 150 dwellings with open space, landscaping, access and other infrastructure work	No archaeological and/or built heritage assessments were submitted as part of the application. Therefore, it is not possible to assess cumulative effects. However, cumulative effects are not anticipated due to a combination of intervening topography, vegetation and development between the application site and these cumulative developments.	No
18/01115/FULM; as amended by 19/01823/NMA	Site of Former Sawley Crossroads Service Station	Erection of 5 no. industrial units		
09/01226/OUTM; 16/00465/VCUM	Land North and South of Park Lane, Castle Donington	Residential development of up to 895 dwellings		
19/01404/FULM	East Midlands Gateway Development Ashby Road Castle Donington			
23/00090/FULM	East Midlands Gateway, Zone B (Intermodal Area) East Midlands Airport Castle Donington DE74 2SA	Intermodal area (Zone B) with containers stored at up to 15 metres high		
20/00718/FULM	Plot 12 East Midlands Gateway Development Ashby Road Castle Donington	Construction of B8 warehouse with ancillary buildings		
19/00779/FULM as amended by 23/00128/VCUM	Zone C East Midlands Gateway Development Castle Donington	Erection of Rail Terminal Building		
18/01527/FULM	Zone C East Midlands Gateway Development Castle Donington	Container storage area with containers stored up to 15 metres high		
22/00867/FULM	Zone C East Midlands Gateway Development Castle Donington	Container storage area with containers stored up to 15 metres high		
17/01515/FULM	Land at Cargo East North of Beverley Road East Midlands Airport Castle Donington Derby DE74 2SA	Erection of airport gateway logistics centre		

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Reference:	Cumulative scheme	Scheme Description	Potential for cumulative effects?	Considered within assessment?
15/00319/FULM	DHL Cargo Terminal Ashby Road Castle Donington Derby DE74 2SA	Part demolition of building and structures and development to provide an extension to the existing warehouse and distribution hub		
00/00867/FUL	East Midlands Airport Beverley Road Castle Donington Derby DE74 2SA	Extension to runway		
18/02227/FULM, as amended 22/01939/VCUM	EM Point Finder Farm J23A M1 Castle Donington	Erection of 3 no. office buildings		
12/003223/OUTM; 13/00394/REMM	Land adjoining 90 1ashby Road, Kegworth	Residential development of up to 110 dwellings		
19/01496/OUTM	Land South of Junction 1 of the A50 Castle Donington Leicestershire	Development of up to 92,5000 sqm GIA of storage and distribution units	The submitted historic environment desk-based assessment and/or Heritage Statement did not identify any in common heritage assets which also have the potential to be affected by the Proposed Development.	No
21/00869/FULM	Plot 3, East Midlands Distribution Centre, Castle Donington DE74 2HL	Construction of 2 units to be used for storage or distribution		
22/00054/FULM	Plot 4, East Midlands Distribution Centre, Castle Donington DE74	Construction of a storage and distribution to be used for B8 use class		
P/14/1833/2	Land at West of Loughborough, Leicestershire Known as Garendon Park	Outline planning permission for residential development up to 3,2000 dwellings		
15/00015/FULM; 17/00366/VCIM	Land at Sawley Crossroads, Sawley, SE72 2HP	Construction of regional distribution centre and associated development		
20/00316/OUTM 22/00954/REMM 24/00575/VCIM	Land at Netherfields Lane, Sawley	Demolition of existing structures and the erection of new building to accommodate up to 78,967sqm of storage and distribution		
24/01200/FULM 24/00582/EIA	Sawley Interchange Tamworth Road Sawley Nottingham	Development of the site to provide unit for employment purposes within use classes B2/B8 with ancillary offices, car parking, landscaping, service yard areas, ancillary structures and associated works including changes to ground levels and formation of new attenuation tanks		
23/00680/FUL	International Passenger Terminal Beverley Road East Midlands Airport Castle Donington Derby DE74 2SA	Proposed extension to passenger terminal security hall and associated alterations		
P/07/2740/2	Land at Holywell Park Ashby Road Loughborough Leicestershire	Site for the erection of science and enterprise park		
Ratcliffe-on-Soar EMF Tax Site		A 273 hectare industrial and manufacturing redevelopment opportunity.	This includes a very small increase in floorspace for the passenger terminal, with an already developed area of the airport and therefore archaeological and built heritage impacts are not anticipated.	
8/20/12826/CTY	Ratcliffe-on-Soar Power Station, Nottingham, Ratcliffe-on-Soar, NG11 OEE	Proposed development of the East Midlands Energy Re-Generation Centre	Distance between the application site and this scheme means that significant cumulative effects are not anticipated.	No

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Reference:	Cumulative scheme	Scheme Description	Potential for cumulative effects?	Considered within assessment?
23/01697/EAS 25/00865/OUTM	Land south of Donnington Park and East Midlands Airport, Isley Woodhouse	Outline application with all matters except part access reserved for a new settlement of up to 4,250 new houses, including employment space with ancillary offices, a local centre and two neighbourhood centres, a new secondary school and two new primary schools, residential institutions, hotels, demolition of existing structures, with associated infrastructure, including strategic highway improvements, drainage, ground modelling, landscaping, open space, sports facilities with changing and parking facilities.		
The submitted ES chapter identified in-common effects and it is considered that there is the potential for likely cumulative effects on the in-common assets.				Yes

## 13.9.2. Land south of Donnington Park and East Midlands Airport, Isley Woodhouse – 23/01697/EAS & 25/00865/OUTM

Table 13.9.2  
Built Heritage & Archaeology: Inter-development Cumulative Effects Assessment

Stage	Receptor	Potential Cumulative effect	Additional Mitigation (if Required)	Cumulative Residual Effect					
				Scale of Effect and Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible									
Built Heritage									
Construction	Diseworth Conservation Area (medium)	The construction of the proposed development and the cumulative scheme would represent a limited, short-term and temporary change within the setting of the Conservation Area through the addition of construction machinery and activity and associated noise disturbance. Although the contribution the application site and the cumulative scheme makes to the significance of the Conservation Area is considered to be limited, the construction stage of both schemes would result in a visual change to the landscape setting of the Conservation Area. The magnitude of impact is considered to be negligible.	No	Negligible	ADV	ST	IND	T	R

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Stage	Receptor	Potential Cumulative effect	Additional Mitigation (if Required)	Cumulative Residual Effect					
				Scale of Effect and Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible									
Construction	The Grade I listed Church of St Mar and St Hardulph (NHLE 1361364) (high)	The construction of the proposed development and the cumulative scheme would represent a limited, short-term and temporary change within the setting of the church through the addition of construction machinery and activity and associated noise disturbance. Although the contribution the application site and the cumulative scheme makes to the significance of the church is considered to be limited, the construction stage of both schemes would result in a visual change to the landscape setting of the church. The magnitude of impact is considered to be negligible.	No	Negligible	ADV	ST	IND	T	R
Construction	The Grade II* Listed Langley Priory and attached railings (NHLE 1083563) (high)	The construction stage of the proposed development and the land to the south would represent a limited, short-term and temporary change within the setting of the house through the addition of construction machinery and activity and associated noise disturbance. The construction stage of both schemes will result in a negligible visual change to the landscape setting of the house. The application site and the cumulative scheme makes no more than a neutral contribution to the significance of the house and is considered to be sufficiently distant. The magnitude of impact is considered to be Negligible.	No	Negligible (not significant)	ADV	ST	IND	T	R
Archaeology									
Construction	Non-designated archaeological deposits (known and unknown) (medium – low)	In terms of direct cumulative effects, due to the physical localised character of potential sub-surface archaeological remains within the application site, the construction of cumulative developments will not generally result in cumulative impacts on below ground archaeological remains. The	None	None	N/A	L	D	P	IRR

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Stage	Receptor	Potential Cumulative effect	Additional Mitigation (if Required)	Cumulative Residual Effect					
				Scale of Effect and Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible									
		exception to this is archaeological deposits which extend beyond the application site which have the potential to be impacted by cumulative schemes, however, this potential is considered to be extremely low given the distance of the cumulative schemes from the application site. Due to the localised character of below ground archaeological deposits, cumulative impacts are not anticipated.							
Construction	The Bulwarks (Scheduled Monument, 1003606) (high)	Negligible perception change to the significance of the Scheduled Monument due to a change in setting. The construction stage of the proposed development and the cumulative scheme would represent a limited, short-term and temporary change to this setting through the addition of construction machinery and activity and associated noise disturbance. The contribution the application site and the cumulative scheme makes to the significance of The Bulwarks is considered to be limited and therefore the construction stage of the proposed development and the scheme to the south will not result in a substantial change to the sensitivity of the Scheduled Monument or how it is experienced. The magnitude of impact is considered to be Negligible.	None	Negligible (not significant)	ADV	ST	IND	T	R
<b>Built Heritage</b>									
Operation	Diseworth Conservation Area (medium)	The cumulative scheme identified a minor adverse significance of effect on the Diseworth Conservation Area. The Proposed Development is also considered to have minor adverse significance of effect upon the conservation area. The combination of the Proposed Development and the	None	Minor (not significant)	ADV	LT	IND	P	R

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Stage	Receptor	Potential Cumulative effect	Additional Mitigation (if Required)	Cumulative Residual Effect					
				Scale of Effect and Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible									
		<p>cumulative scheme will result in a noticeable visual change in the landscape setting of the conservation area and will erode agricultural land at both sides of it. This will have a medium adverse magnitude of impact upon the Conservation Areas, resulting in a minor adverse significance of effect, which is not a significant effect.</p>							
Operation	The Grade I Listed Church of St Mary and St Hardulph (NHLE 1361364) (high)	<p>The cumulative scheme identified a moderate adverse significance of effect upon the Church of St Mary and St Hardulph (NHLE 1361364). The Proposed Development, which is located a further distance in the wider context of the assets, is considered to have negligible significance of effect on the asset. Due to the separation between the two schemes, the Proposed Development will not compound the effects of the cumulative scheme. The two schemes will have a low negative magnitude of impact upon the asset, resulting in a minor adverse significance of effect, which is not a significant effect.</p>	None	Minor (not significant)	ADV	LT	IND	P	R
Operation	The Grade II* Listed Langley Priory and attached railings (NHLE 1083563) (high)	<p>The cumulative scheme identified a moderate adverse significance of effect upon Langley Priory and attached railings (NHLE 1083563). The Proposed Development is considered to have negligible significance of effect on the asset. Due to the separation between the two schemes, the Proposed Development will not compound the effects of the cumulative scheme. The two schemes will have a low negative magnitude of impact upon the asset, resulting in a minor adverse significance of effect, which is not a significant effect.</p>	None	Minor (not significant)	ADV	LT	IND	P	R

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Stage	Receptor	Potential Cumulative effect	Additional Mitigation (if Required)	Cumulative Residual Effect					
				Scale of Effect and Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR

Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible

Archaeology									
Operation	The Bulwarks (Scheduled Monument, 1003606)	The cumulative scheme identified a moderate adverse significance of effect upon The Bulwarks (NHLE 1003606). The Proposed Development, which is located a further distance in the wider context of the assets, is considered to have minor adverse significance of effect on the asset. Due to the separation between the two schemes, the Proposed Development will not compound the effects of the cumulative scheme. The two schemes will have a low negative magnitude of impact upon the asset, resulting in a minor adverse significance of effect, which is not a significant effect.	None	Minor (not significant)	ADV	LT	IND	P	R

## 13.10. In-Combination Climate Change Effects

As noted in Section 13.2.10, climate change is not expected to affect archaeological assets within the application site. Furthermore, given that the potential impacts of the proposed development on archaeological assets would be limited to the construction stage, which would be completed in 2027, any change in climate conditions would be relatively small in comparison with potential changes in climate conditions during the length of the proposed development’s completed development stage. On this basis, an ICCI assessment has not been undertaken in this ES chapter.

## 13.11. Glossary and abbreviations

Term / abbreviation	Description
Archaeology	The scientific study of historic or prehistoric peoples and their cultures by analysis of their artefacts, inscriptions, monuments and other such remains
Conservation Area	Protected areas of special architectural or historic interest, identified by Local Planning Authorities which protect the character and appearance of a whole area, not just its buildings.
Designated Heritage Assets	Buildings, archaeological remains or landscapes identified as being of importance at international, national or local levels, identified by the National Heritage List for England
HE	Historic England
HER	Historic Environment Record
LCC	Leicestershire County Council

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Term / abbreviation	Description
Listed Building	Listing gives a building statutory protection against unauthorised demolition, alteration and extension and are designated as either Grade I, Grade II* or Grade II
Non-Designated Heritage Assets	Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets
Registered Park and Garden	Landscapes listed on Historic England's register as identified by the National Heritage List for England
Scheduled Monument	Archaeological remains of national importance
WSI	Written Scheme of Investigation which sets out a programme of archaeological investigation

## 13.12. Works Cited

Chartered Institute for Archaeologists (2020). Standard and guidance for historic environment desk-based assessment.  
 Development of Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2021).  
 Planning Practice Guidance.  
 Historic England (2015). Historic Environment Good Practice Advice in Planning 2 – Managing Significance in Decision Taking in the Historic Environment.  
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 Ministry of Housing, Communities & Local Government (2024). National Planning Policy Framework.

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## 13.13. Changes to Original ES Chapter

Table 13.13.1

## Changes to Original ES Chapter

Section Number / Table Number / Figure Number in Original Chapter	Changes to Original ES Chapter	Reason
Page Headers	Change from 'Addendum' to 'Update'.	Change in terminology.
13.1.1	Change from 'ES Addendum' to 'ES Update'.	Change in terminology.
Table 13.2.1	Change from 'Addendum' to 'Update'.	Change in terminology.
13.2.2	National Planning Policy Framework reference.	To update reference to the latest National Planning Policy Framework, dated December 2024.
13.2.3 and Table 13.2.2	Addition of comments received from consultees and discussion with technical experts since the June 2024 submission with respect to built heritage and archaeology.	To illustrate the full extent of consultation to date and following the June 2024 submission.
	Changes from 'ES Addendum' to 'ES Update'.	Change in terminology.
13.2.5	Removal of reference to the SEGRO scheme.	This ES Update does not include an assessment scenario of the proposed development and land to the south of Hyam's Lane.
	Reference to cumulative schemes.	The submitted ES chapter identified in-common effects and it is considered that there is the potential for likely cumulative effects on the in-common assets.
13.2.7	Removal of reference to third-party land.	The inclusion of the third-party land is no longer relevant to the proposals.
13.2.8	Table references.	Numbers have been corrected.
13.2.11	Removal of reference to the SEGRO scheme.	This ES Update does not include an assessment scenario of the proposed development and land to the south of Hyam's Lane.
13.3.1	Inclusion of geophysical survey results.	Baseline updated with reference to geophysical survey data.
13.5.1	Reference to the Design and Access Statement and Design Code.	Correct references to the embedded mitigation in relation to design.

Section Number / Table Number / Figure Number in Original Chapter	Changes to Original ES Chapter	Reason
13.7.	Reference to mitigation by design to be outlined at the Reserved Matters stage.	Assessment relates to the outline application.
13.7.1	Inclusion of 'Mitigation/Enhancement Measures'.	To reflect the headings of the section and table.
13.9.1 and Table 13.9.1	Removal and/or addition of cumulative schemes to be screened.	To reflect the up-to-date status of the relevant schemes in the planning system.
Table 13.9.1	Changes to descriptions of development where necessary.	Project description has been updated.
	Removal of clarification that cumulative assessment had not yet been undertaken.	The submitted ES chapter identified in-common effects and it is considered that there is the potential for likely cumulative effects on the in-common assets.
Table 13.9.2	Removal of the scheme at Molehill Farm Ashby Road Kegworth.	Application refused.
	Cumulative assessment of the scheme at Land south of Donnington Park and East Midlands Airport, Isley Woodhouse – 23/01697/EAS & 25/00865/OUTM	The submitted ES chapter identified in-common effects and it is considered that there is the potential for likely cumulative effects on the in-common assets.