



**BUILT HERITAGE
STATEMENT**

**LAND OFF J15,
COLLINGTREE
NORTHAMPTON**

**OCTOBER 2014
UPDATE SEPTEMBER 2017**

**Planning Authority:
SOUTH
NORTHAMPTONSHIRE
DISTRICT COUNCIL**

**Site centred at:
SP 74678 255017**

**Author:
SIMON ROPER-PRESSDEE BSc
(Hons), PG CERT, IHBC, PIFA**

**FLORENCE MAXWELL BA (HONS)
MA**

**Approved by:
JASON CLEMONS BA (Hons)
Dip.UD MA MSC MRTPI IHBC**

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1.0 INTRODUCTION

- 1.1 This report was first prepared by CgMs Consulting on behalf of Roxhill Developments Ltd in 2014 in the context of a planning application on land adjacent to (west of) Junction 15 of the M1. It has been updated in 2017 in the context of the application for a Development Consent Order to reflect changes to the site area, and to the policy context for the development proposals. This Report assesses the potential impact of the proposed development of land to the south-west of Collingtree, Northamptonshire (hereafter referred to as 'the Site') on the surrounding historic built environment, in addition to the impact of the proposed Bypass to the west of Roade, hereafter referred to as 'the Bypass Site'.
- 1.2 This report addresses the requirement of the National Policy Statement for National Networks ('the NPS') for development proposals for Nationally Significant Infrastructure Projects (NSIPs). The NPS provides specific guidance for NSIP projects and requires applicants to consider the implications for 'the historic environment' including consideration of the importance of any heritage assets affected, and the scale of any harm likely to be caused. It also responds to Paragraph 128 of the National Planning Policy Framework (NPPF) which requires applicants to explain the significance of the particular heritage assets likely to be affected by development and demonstrate the impact that proposals will have upon that significance.
- 1.3 This assessment makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of historical research, a site walkover survey and assessment conducted from publicly accessible locations around the Site, map studies and the application of professional judgement.
- 1.4 A site visit was undertaken in September 2014, and a further visit in November 2016. The weather was clear and sunny on both occasions, allowing for good viewing and analysis of the sites and their surroundings.

- 1.5 The Site includes no nationally designated buildings within its boundary, however there are two barns considered to be worthy of non-designated heritage asset status within the boundary. In addition, there are a number of Listed Buildings within the vicinity of the Site which have the potential to be impacted, along with a Registered Park and Garden and two conservation areas. Within the boundary of the Bypass Site, there is one listed building, and there are two within close proximity which have the potential to be impacted by the proposed development. Roade Conservation Area also has the potential to be impacted by the proposed Bypass.
- 1.6 This Built Heritage Statement meets the requirements of the NPS, the NPPF, and local planning policy. It is considered that no further information is required beyond this Statement, which is appended to the ES Chapter alongside an Archaeological desk-based assessment and results from geophysical and other surveys in regard to built heritage considerations. The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 5 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2.0 PLANNING POLICY CONTEXT

- 2.1 Unlike a planning application where the National Planning Policy Framework (NPPF) would form the mainstay of national policy, for an NSIP application it is the NPS which provides the policy and guidance with regards to considering the potential impacts of development proposals.
- 2.2 Although the NPS makes some cross-references to the NPPF, and there are many similarities and consistent references in both documents, the NPS is geared specifically to NSIP applications.

National Policy

The National Policy Statement (NPS) for National Networks (Department for Transport, December 2014)

- 2.3 The NPS provides the policy context for the development proposals for a Strategic Rail Freight Interchange NSIP application. The Secretary of State will use this NPS as the primary basis for making decisions on development consent applications for national networks nationally significant infrastructure projects in England.
- 2.4 Section 5 of the NPS includes information about how to approach the assessment of 'generic impacts' including those on 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example Listed Buildings and Conservation Areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record. The term heritage assets in the NPS is defined as including "*buildings, monuments, sites, places areas or landscapes*" (paragraph 5.122)
- 2.5 Applicants are required to describe the significance of any heritage assets, including any contribution made by their setting. Existing sources of evidence and records should be accessed, and new desk and field-based assessments may be required as part of an application,

- 2.6 The NPS is clear that the conservation of assets should be given weight, with greater weight given in response to the increased importance of the assets affected (paragraph 5.131). Substantial harm to many designated assets is described as “*exceptional*” or “*wholly exceptional*” in the case of grade I and II* Listed Buildings, Registered Battlefields, and grade I and II* Registered Parks and Gardens. Any harmful impacts on the significance of designated heritage assets should be weighed against the public benefit of development (NPS, paragraph 5.132).
- 2.7 In weighing up the relative harm against the benefits, the NPS requires the Secretary of State to consider the viability of the proposed development, and where loss in whole or in part of a heritage asset is considered justified, applicants should be required to record and advance understanding of the asset before it is lost (NPS paragraph 5.140).
- 2.8 Where there is “high probability” that a site may contain as yet undiscovered assets of interest the NPS provides pragmatic policy advice (at paragraph 5.142). In this scenario measures should be required or agreed to identify and treat any assets discovered during construction.

National Planning Policy Framework (Department of Communities and Local Government (DCLG), March 2012)

- 2.9 The National Planning Policy Framework (NPPF) is the principal document that sets out the Government’s planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans respectively. Such Plans consequently reflect the needs and priorities of their communities.
- 2.10 When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the ‘golden thread’ that is expected to run through the plan-making and decision-making process. Where a development plan is absent, silent or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole; or where specific policies contained

within the NPPF (including those with regard to designated heritage assets) indicate that development should be restricted to some degree.

- 2.11 The NPPF defines a heritage asset as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. This includes both designated and non-designated heritage assets.
- 2.12 Section 7 Requiring Good Design reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. Paragraph 58 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.
- 2.13 Section 12 Conserving and Enhancing the Historic Environment contains paragraphs which relate to development proposals that have an affect upon the historic environment. Such policies provide the framework for LPAs to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.
- 2.14 The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - The desirability of new development in making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 2.15 These considerations should be taken into account when determining planning applications and, in addition, the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.
- 2.16 In order to determine applications Paragraph 128 states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made by their setting. The level of detail provided should be proportionate to each heritage asset's significance and sufficient to understand what impact will be caused upon their significance. This is supported by Paragraph 129 which requires LPAs to take this assessment into account when considering applications.
- 2.17 Paragraphs 132-134 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 132 states that where a development is proposed that would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 133 states that where a development would lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits or certain criteria are met. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.
- 2.18 Paragraph 135 is concerned with the impacts on non-designated heritage assets and states that where a proposal will affect a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.19 In addition Paragraph 137 states that local planning authorities should look for opportunities for new development within conservation areas that enhance or better reveal their significance. While Paragraph 138 stresses that the loss of a building or feature that makes a positive contribution to the significance of a conservation area

should be treated as either substantial harm (under Paragraph 133) or less than substantial harm (under Paragraph 134) taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.20 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.21 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.22 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.23 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

2.24 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016), HEA2: Making Changes to Heritage Assets (February 2016), HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEA4: Tall Buildings (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

2.25 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.26 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;

- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (July 2015)

- 2.27 This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.28 As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.29 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour. Setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

2.30 This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

- 1) Identification of heritage assets which are likely to be affected by proposals;
- 2) Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
- 3) Assessing the effects of proposed development on the significance of a heritage asset;
- 4) Maximising enhancement and reduction of harm on the setting of heritage assets; and,

- 5) The final decision about the acceptability of proposals.

Local Planning Policy

- 2.31 In considering the application for development consent the Examining Authority and Secretary of State may also be mindful of local Development Plan Policy and by other material considerations.
- 2.32 Local planning policy for the area is set by South Northamptonshire District Council. The current Local Plan was adopted in October 1997. A number of policies were re-saved by the Secretary of State following review in December 2014. The saved policies of the Plan will remain in force until replaced by policies in the emerging Local Plan (see below). The following are relevant to built heritage and this application:

Policy EV10

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

- o *Resisting the loss of buildings, walls, trees, hedges or other features of importance to that character or appearance*
- o *Strictly controlling advertisements*
- o *Removing unsightly wires and signs where appropriate and pressing statutory undertakers and utilities to underground their services;*
- o *Encouraging the development and improvement of under-utilised land and buildings;*
- o *Improving the visual quality of roads, footpaths, street furniture, lighting and signs through its environmental programme;*
- o *Retaining open spaces and important views, where they contribute to the character of the area.*

Policy EV11

Planning permission will not be granted for any development proposals outside a conservation area which have an adverse effect on the setting of the conservation area or on any views into or out of the area.

Policy EV12

When considering applications for alterations or extensions to buildings of special architectural or historical interest which constitute development the Council will have special regard to the desirability of securing their retention, restoration, maintenance and continued use. Demolition or partial demolition of listed buildings will not be permitted. The Council will also seek to preserve and enhance the setting of listed buildings by control over the design of new development in their vicinity, the use of adjoining land and, where appropriate, by the preservation of trees and landscape features.

- 2.33 The West Northamptonshire Joint Core Strategy was prepared and later adopted in December 2014 by Daventry District Council, Northampton Borough Council and South Northamptonshire Council, working together with Northamptonshire County Council. The document sets out the long-term vision and development objectives for the collective area for the period up to 2029. Policy BN5 is relevant to heritage:

Policy BN5 - the Historic Environment and Landscape

The historic environment and landscape designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place. In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.

In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/ or known historic or heritage significance will be required to:

1. *Sustain and enhance the heritage and landscape features which contribute to the character of the area including:*
 - *conservation areas;*
 - *significant historic landscapes including historic parkland, battlefields and ridge and furrow;*
 - *the skyline and landscape settings of towns and villages;*
 - *sites of known or potential heritage or historic significance;*
 - *locally and nationally important buildings, structures and monuments*

2. *Demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets; where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.*
3. *Be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place.*

The retention and sensitive re-use of disused or underused heritage assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.

2.32 South Northamptonshire is continuing work on their Local Plan Part 2A which will replace the South Northamptonshire Local Plan adopted in 1997. Options Consultation took place between April and June 2016; comments on the draft plan are due to be considered by Council Committee shortly. Policies relevant to heritage are emerging from this process and pre-submission was published for consultation in September 2017. .

3.0 THE SITE AND THE PROPOSED DEVELOPMENT

Site Description

- 3.1 The 'Main Site' comprises land to the west of Collingtree and to the south-east of Milton Malsor, abutting the west side of the M1 and adjacent to Junction 15. Currently the site consists of several agricultural fields. The northern boundary is formed by Collingtree Road, with the M1 and the Northampton road forming the eastern boundary. The southern boundary is formed of field boundaries. The western boundary is formed by the adjacent railway tracks.
- 3.2 The topography of the site is such that the land is gently undulating with land rising to the north. It is centred on NGR SP 74769 54656 (Figure 1).
- 3.3 The 'Bypass Site' is also formed of open fields, located to the west of the settlement of Roade. It has no existing clear boundaries, cutting across a number of fields due to the nature of the development. The Bypass forms part of a wider package of Highways Mitigation Works including improvements at Junction 15 and Junction 15A of the M1, plus improvements at a number of junctions on the A508 route.

Proposed Development

- 3.4 It is proposed to develop the site as a Strategic Rail Freight Interchange (SRFI) with warehousing and associated landscaping and infrastructure. The access is indicated to come off a new roundabout along the A508, to the south of J15 of the M1. The proposed development includes the provision of a rail freight terminal at the west of the Site.
- 3.5 To the west of Roade there will be a bypass which skirts around the west of the village, in order to reduce traffic travelling through the village. This will pass over the WCML railway and re-join the existing A508 both south and north of the settlement.

3.6 There will also be some further highways mitigation work, however it is not considered that this will have any further impact on heritage than the current road network, and so is not considered further here.

4.0 **HERITAGE ASSETS**

Introduction

- 4.1 A search of the National Heritage List for England shows no statutorily listed buildings immediately adjacent to the Main Site, or to Junction 15 or 15A. The Collingtree Conservation Area lies c.50m to the east/north-east of the site and separated from it by the M1 motorway. It includes 10 listed buildings, including the Grade II* Church of St Columba. The Milton Malsor Conservation Area lies 585m to the west/north-west of the site, and contains a further 34 listed buildings, including the Grade II* Church of the Holy Cross and the Grade II listed Mortimers. To the south of the site lies the Grade II Courteenhall Registered Park & Garden (RPG), which also contains 3 listed buildings, all of which are Grade II*.
- 4.2 As the majority of these listed buildings within the two conservation areas share no visual or functional connection to the Site and will therefore not be impacted by the proposed development, they are not considered within the report individually. These buildings are therefore considered as part of the conservation areas rather than in their own right. The exception to this are the two churches, The Church of Columba and the Church of the Holy Cross, which are considered to have the highest sensitivity and importance and are thus considered in their own right, and Mortimers, which is glimpsed in views from the Main Site. Furthermore, the listed buildings within the Registered Park & Garden are considered within the context of the Park & Garden, whilst recognising that they also have special interest separate from their relationship with this designated heritage asset.
- 4.3 There are also three listed buildings which will be impacted by the proposed Bypass. These are all Grade II, and are Hyde Farmhouse, the Remains of a Dovecote and the Roade aqueduct. In addition, the Bypass has the potential to impact upon the significance of the Roade Conservation Area.
- 4.4 There are some long distance views available from the Site to surrounding areas. In some cases, from these views there are glimpses of heritage assets, however due to

the distance, there is no appreciation of these buildings, and the views do not contribute in any way to the significance of the assets, either visually or functionally. These have therefore been discounted from further discussion.

The Church of Columba (NHL 1293721)

- 4.5 The Grade II* The Church of Columba (NHL 1293721) (Figure 3) is constructed in a randomly-coursed limestone rubble, with ironstone quoins and decorative bands with the roofs being a mix of slate and lead. Dating in part to the twelfth century, there are thirteenth, fourteenth and fifteenth century alterations and extensions, and as with many churches, it was subject of restoration during the late nineteenth century.
- 4.6 The church lies within a small raised churchyard, separated from the Lodge Avenue and Barn Corner by a rubble stone wall, laid in an irregular coursing, with stone-on-edge copings, and with two entrances formed by dressed stone pillars, all of which forms its immediate setting as well as its listed curtilage. Surrounding the church and churchyard are a range of houses, which frame the church and its churchyard to the north, south and west, whilst the gardens for the primary school lie the east, separated from the church by the road, all of which also form its immediate setting. The intermediate setting of the church is that of the historic settlement of Collingtree, surrounding the listed building, largely defined by the Conservation Area, covered below.
- 4.7 Beyond this lies the M1 motorway to the west, forming a hard visual and aural boundary to the setting, whilst the remnants of field systems lie to the west, with a golf course surrounding the rest of the settlement to the north, east and south, all of which form the wider setting of the church.
- 4.8 The principal significance of the church largely arises from its architecture and its dates of construction and alteration, with the List Description noting as the reasons for designation being that the church contains "Excellent Medieval fabric, including a restored C15 roof", and it is also noted that "the surviving medieval fittings, notably the sedilia and font are very fine".

4.9 The existing immediate and intermediate setting of the building, in particular that of the church grounds and buildings framing the church and its churchyard, adds to the significance, in particular through the contextual experience of the building within what remains as the small settlement of Collingtree. Whilst the wider setting largely remains as open green space, the manicured appearance of this as a golf course creates a neutral impact on the significance. The land to the west, which includes the site, lying the opposite side of the motorway, has been so severed from the church that it cannot be considered to fall within any meaningful element of setting.

Church of the Holy Cross (NHL 1040957)

4.10 The Grade II* Church of the Holy Cross (NHL 1040957) (Figure 3) is sited on the north side of Collingtree Road, Milton Malsor. Dating to the 13th to 14th century, and restored during the 19th century, the building is constructed in a coursed ironstone and limestone, with a mix of slate and lead roofs.

4.11 The setting of the church at an immediate level is defined by the stone wall surrounding the church yard, which in turn surrounds the church and provides a raised burial ground. Collingtree Road provides a hard boundary to the south of the churchyard, beyond lie fields and a small amount of residential development. To the east Church Close provides a hard boundary with some modern development around the close, and further to the east is the settlement boundary. Housing development lies to the north of the church, whilst the west is defined by an open field leading to the main area of settlement. The wider setting is that of the settlement of Milton Malsor to the north, south and west and the rural surroundings of the settlement to the east and beyond the settlement boundary. A railway creates a hard visual and physical boundary separating the site from this listed building, however there are some glimpses of the Church Spire from parts of the Site.

4.12 The significance of the church primarily arises from its architecture and its date of construction, as an early example of a parish church. Its setting, at both local and parish level, contributes to its significance through provision of context. At an immediate level, the church also forms an important landmark within the settlement, and is often the only element of architecture visible from many areas within and outside the Conservation Area, and thus its immediate setting contributes to its

significance as a central focal point and landmark of Milton Malsor, emphasised by its relative seclusion from the main centre of settlement. However, whilst the site falls within the wider setting, as part of the parish, the degree to which this contributes to the significance of the church is negligible.

Mortimers (NHL: 1294253)

- 4.13 The Grade II listed Mortimers was designated in 1968, with amendments to the designation in 1988. It is largely hidden from publically accessible locations and therefore the description is based largely on the Listed Building citation. The building is an eighteenth century house, with nineteenth century alterations. It is constructed in ironstone ashlar, with a slate roof. The building is 2 storeys and attic and is a seven window range. The building has a central panelled door with a moulded stone surround and key block, which sits within a gabled nineteenth century stone porch. The windows are largely consistent across the property, with 2 light casements with moulded stone sills and surrounds and key blocks. The building also has three segmental-headed roof dormers with stone coped gables and kneelers.
- 4.14 The immediate setting of the building is made up of the grounds, which are heavily treed and prevent most views of the building. This creates an enclosed and secluded character for the asset. It contributes to the significance of the building as it demonstrates the importance of the building historically, placed within large grounds. The wider setting is comprised of the village of Milton Malsor, which places the building within its historical setting. Rectory Lane in particular, along which the property is located, has a number of other large residences, and this is characteristic of this street. The buildings therefore possess group value. The wider setting also includes the surrounding agricultural fields, which whilst largely not visible from the asset, show the rural location of the village and the house specifically. The wider setting includes the Site, from which there are some very limited glimpses of the roofline of the building. It is not considered that this makes any particular contribution to the overall significance of the building, other than as part of the wider rural setting.
- 4.15 The significance of the asset is principally derived from the architectural and historic special interest, which is embodied within the fabric of the house. It has clear aesthetic value, along with architectural value, demonstrating building practices at the

time of its construction. This also provides illustrative value, through demonstrating the wealth of the owners at the time. Any contribution made by the wider setting to this significance is secondary.

Hyde Farmhouse (NHL: 1040939)

- 4.16 Hyde Farmhouse was nationally designated in 1968 as a Grade II listed building. It is formed of a former Manor House and farmhouse, which was constructed in the fourteenth century but was heavily altered in the seventeenth, eighteenth and nineteenth centuries. It was not visible from publicly accessible locations, and as such this description is from the Listed Building Description. It is constructed from coursed limestone rubble, and has a plain tile roof. The building is two storeys in height, and is a four window range. It also has a two storey gabled porch to the left of the centre with a round-arched doorway with a chamfered stone head and hood mould. The fenestration is irregular with a range of casements, one of which is a bay. To the left of the principal building is a seventeenth century extension with a gabled roof. This also has a mix of casement windows.
- 4.17 The immediate setting of the building is made up of the garden to the south-east, along with the farmyard to the north-east. This contributes to the overall significance of the asset, as it demonstrates the farm use of the building historically. It therefore provides a clear functional connection. The garden has been domesticated, but also contributes to the significance of the asset, and the trees within provide a high level of screening, which allows for a secluded setting. The wider setting is made up of the surrounding rural landscape, which includes the Bypass Site. This provides functional value, due to forming farmland which was historically associated with the farm. The wider setting also includes the settlement of Roade. Those buildings closest to the asset are twentieth century and only make a connection in so much as they demonstrate the separation between the asset and the rest of the settlement.
- 4.18 The significance of the asset is principally derived from the architectural and historical special interest of the asset, which is embodied within the fabric of the asset. The building demonstrates farming practices through from the fourteenth to nineteenth centuries. There is therefore clear illustrative value. In addition, there is the potential for the building to reveal fabric from its earlier construction, now hidden behind the

later fabric, which demonstrates evidential value. There was no clear view of the asset from publically accessible locations, however it is assumed that the building possesses a high degree of aesthetic value.

- 4.19 The setting of the asset does contribute to the significance of the building, in particular the immediate setting. The wider setting has some functional contribution, however visually it is very detached from the asset. The Bypass Site forms a small part of the wider agricultural setting, and therefore makes some degree of functional contribution to the significance of the asset, however does not contribute visually.

Remains of Dovecote (1189506)

- 4.20 The remains of the Dovecote at Hyde Farm is Grade II listed, and was designated in 1968. As with Hyde Farmhouse, it was not visible from publically accessible locations, and so the below description is from the Listing citation. The Dovecote is probably late mediaeval in date, presumably dating to the original construction of the Manor, now farmhouse in the fourteenth century. It is constructed from coursed limestone rubble. The building is circular in plan, and probably had a domed stone roof, however this no longer remains. There are some roostings which survive on the inner walls of the building.
- 4.21 The immediate setting of the asset is now formed of an enclosed garden, with a farm building forming the north-western boundary, and hedges forming the other three boundaries. This creates a domesticated setting, and has limited contribution to the significance of the asset. The immediate setting also extends to the surrounding farm houses, including Hyde Farmhouse. This contributes to the asset, as it demonstrates the historic setting and functionality of the building. The wider setting extends to the farmland around the asset and its setting, which includes the Bypass Site. It is considered that this makes some degree of contribution, through providing a rural and isolated wider setting for the building. There is also some functional historical connection, with the Site forming part of the farmlands of the house, and therefore the Dovecote. There is no visual connection between the asset and the Site.
- 4.22 The significance of the asset is principally derived from the architectural and historic special interest of the asset. It has a high degree of illustrative value, demonstrating

the use of dovecotes in the late medieval period, and their decline in use through to the present day. The building also presumably possesses illustrative value, although this was not visible from publically accessible locations. The contribution that wider setting, and in particular the Bypass Site, makes is secondary to the significance of the asset. The low level of contribution is positive.

Roade Aqueduct (NHL: 1294250)

- 4.23 Roade aqueduct is a Grade II listed building which was designated in 1988. It was constructed in c.1837, with repairs carried out later. The aqueduct is constructed with sandstone piers and a cast iron channel to allow for a small stream to pass over the Roade Cutting. The aqueduct spans the cutting, which is 65 ft deep. It forms part of Robert Stephenson's pioneering London-Birmingham lines, and represents an important step in the industrialisation of Britain.
- 4.24 The immediate setting of the aqueduct is comprised of the immediately surrounding track below, in addition to the wooded ground to either side of the cutting. This immediate setting makes a high level of contribution to the significance of the asset, proving a secluded surround, preventing long distance views from the aqueduct. The track directly contributes to the significance of the asset, through being functionally connected. The wider setting is limited, due to the relative seclusion of the asset, however it extends for some distance down the railway line, which has a high level of contribution to the significance of the asset due to the connected functionality of the tracks and the aqueduct.
- 4.25 The significance of the asset is principally derived from the architectural and historic special interest of the asset, which is embodied within its fabric. Its construction is symbolic of the industrialisation of Britain and is an early example of aqueduct construction in England. It therefore forms an important historical structure, and has a high level of illustrative value. The asset also has aesthetic value, which can be appreciated from the twentieth-century foot bridges across the cutting.
- 4.26 Setting makes some degree of contribution to the asset, in particular the connection to the trackside below. The principal Site does not contribute to the significance of the asset in any way. The Bypass Site does contribute to the setting of the asset, crossing

the cutting. This contributes as part of the infrastructure which makes up the railway tracks. It therefore makes a positive contribution to the asset.

Courteenhall Registered Park & Garden and associated Listed Buildings.

- 4.27 The principal building, Courteenhall (NHL 1189193) (Figure 3), is a Grade II* country house, constructed at the end of the eighteenth century, and designed by Samuel Saxon, a student of Sir William Chambers, one of the founding members of the Royal Academy and the architect for Somerset House and the pagoda at Kew. Saxon had also previously set up a partnership with the architect John Nash and the two had worked on several buildings together. The building replaced an earlier hall, and its position within its grounds was suggested by Humphry Repton in his initial designs for the Park & Garden.
- 4.28 The house is double-fronted, constructed in ashlar and set over three storeys. The principal front elevation facing north is divided into five bays, with the piercings at ground floor set within arched recesses. The central three bays project forward, and the ground floor is separated from the first by a projecting string course. The secondary elevation, facing south, is divided into seven bays, the central three of which project forward under a pediment, and again the ground floor piercings are set within arched recesses.
- 4.29 The position of the principal building was suggested by Repton in his Red Book in 1791, partially to take advantage of the higher ground on which it sits, as well as to compliment and dominate the views across the Park & Garden, whilst creating the central focal point of an arc created by the stables, the house and planted woodland.
- 4.30 The School and the School House (NHL 1040984) (Figure 3) lie to the west of the principal house, and to the north of the Home Farm. Sited within the shrubbery area to the south of the entrance drive, the building is a T-Plan building, constructed in stone and ashlar with red clay plain tiles covering the roof. The building dates to the 1680s, and has several 20th century alterations. The building was constructed to serve as a school for pupils within the vicinity but has been converted to residential use during the 20th century.

- 4.31 The Stables (NHL 1371591) (Figure 3) lie to the south-west of the principal house, and form the bottom or southern end of the arc mentioned in the previous paragraph. Pre-dating the house by about 50 years, the building was designed by John Carr, the Yorkshire architect known for works such as Newark Town Hall, the grandstands at both York and Doncaster and the Crescent at Buxton. Following his trend of Palladianism, the stables are set over two floors and fifteen bays with a pediment stretching across the central three projecting bays. A squared turret exists to each side, set in at the third bay. The ground floor windows are set within arched piercings, whilst the upper floors are within squared piercings, and a carved coat of arms sits central to the pediment.
- 4.32 The setting of the Hall, the School and the Stables consists of the park and garden, covered below, with the wider rural landscape forming an extended setting. Of particular note is the transition from parkland to agricultural land, in particular to the north where the transition is softened by the use of scattered trees in the fields beyond the woodland.
- 4.33 The Park & Garden (NHL 1001029) (Figure 2) was largely designed by Repton, although as was his practice, he had no involvement in the actual construction of the Park & Garden. The formal gardens are comparatively small in relation to the rest of the Park & Garden, and are restricted to the south-eastern side of the principal house. The remainder of the land forming the designation is parkland, although the character of this changes the further from the house it lies. At its heart are several areas dedicated to shrubberies, generally planted with specimen trees, and which provide a curved landscape framework for the house. Beyond this lies arable land, which in particular to the north was included into the design of the parkland, and several trees remain scattered across the field systems.
- 4.34 The setting of the Park & Garden is that of the agricultural landscape surrounding the asset, the wider setting of which includes the site. However, it is the immediate setting, consisting of field systems bound to the north and east by the M1, to the west by the A508 (Northampton Road) and to the south by wider landscape and the settlement of Roade which makes the most significant contribution to the overall special interest of the Park & Garden through the continuation of the transition between parkland, formal gardens and agricultural landscape. The wider setting, including the site, whilst

contributing to the overall character of the setting, only makes a negligible contribution to the significance or special interest of this designated heritage asset.

Collingtree Conservation Area

4.35 The Collingtree Conservation Area was designated in 1978, with a Conservation Area Appraisal and a review of the boundary undertaken in 2008.

4.36 The overall characteristics and special interest of the Conservation Area is identified in the appraisal as including:

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

4.37 The document also notes key views and vistas, which include the views to and from the church, in particular looking southwards along High Street from the church with the view on approaching the southern end of the Conservation Area noted as being enticing, and strengthened through the new development in this area. Whilst there are some areas noted as having either a negative or neutral impact on the Conservation Area, the impact of the motorway, abutting the southern edge of the Conservation Area

is not mentioned. No views either to or from the site are noted as providing any contribution to the Conservation Area or its special interest.

4.38 The setting of the conservation is largely defined by the golf course surrounding three sides (north, east and west) of the settlement, which although providing green space, has a more manicured appearance than an agricultural landscape. Whilst this still makes a positive visual contribution to the Conservation Area, the contextual evidence and historic relationship of the settlement with the landscape has largely been lost and as such it is only considered to make a moderate visual contribution to the overall significance of the designated heritage asset. The M1, forming the hard boundary to the south and west, limits the setting in these directions, and although muffled, the sound of the traffic make a negative contribution to the Conservation Area. The motorway also creates a hard boundary and area of separation between the site and the Conservation Area.

Milton Malsor Conservation Area

4.39 The Milton Malsor Conservation Area was designated in 1991, with a review of the boundary in 2015, at which time a Conservation Area Appraisal was produced.

4.40 For a full description of the Conservation Area, the Appraisal should be consulted, however, summarised, the character of Milton Malsor Conservation Area is:

- a good proportion of its buildings being built of traditional materials within the Conservation Area, with the predominant external wall material being ironstone, with some limestone and a small percentage of Victorian red brick and render.
- Welsh blue-black slate is the major roofing material, some of it probably having replaced thatch in the 19th century, but there are still nine examples of thatch within the Conservation Area and a small number of roofs in plain clay tiles or orange red clay pantiles.
- The character of the Area varying between densely developed narrow streets, houses in large landscaped gardens and a mixture of development adjoining open

paddocks. There are four sections of the Conservation Area identified with distinctive characteristics (Rectory Lane, the western section dominated by the Parish church, the historic core, and the southern section of High Street.)

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

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

Roade Conservation Area

4.43 Roade Conservation Area was adopted in September 2015, at which time a Conservation Area Appraisal and Management Plan was produced. The Conservation Area is located to the east of the railway cutting, and therefore is some distance from the Bypass Site. In summary the character of the settlement derives from:

- A number of seventeenth and eighteenth century vernacular limestone cottages and farmsteads along with later nineteenth century Victorian brick terraces;
- A linear layout focussed on the High Street, with a nuclear development around St Mary's Church;

- A mix of small scale domestic properties and larger farmhouses with farm buildings. Small scale properties are usually parallel to the road and simple in design. The farmsteads are set back within private plots with more distinctive architectural detailing;
- Regular boundary walls in both stone and brick; and
- The village green which is an open space which denotes the historic plan of the village and provides an open area within a more built up space.

4.44 The immediate setting of the Conservation Area is made up of the rest of the built development of Roade. This is later in date, and makes limited contribution to the overall significance of the area, other than through demonstrating the continued growth of the settlement. The wider setting is comprised of the wider agricultural setting. From this setting there is limited visual connection due to the surrounding built form, however there is clear functional connection, with the village having grown up as an agricultural village connected to the surrounding landscape. This wider setting includes the Bypass Site, however this only forms a very small part of the contributing wider setting, and is visually detached from the Conservation Area both by late twentieth century development, but also by the Roade Railway cutting. The degree to which this contributes to the special interest or significance of the Conservation Area is considered to be negligible.

Non-designated Barn number 1

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

along with a stone chimney stack, and a timber plank door. The eastern element has a double plank door, more suitable for machinery.

- 4.46 The immediate setting of the building is made up of the small area of woodland which it immediately backs on to, in addition to the immediately adjacent farmland which it fronts. There are no boundaries separating the asset from the rest of the Site, however there is a small area of hardstanding in front of the building. This immediate setting contributes as it places the building within its historical setting, and demonstrates the connection of the building to the surrounding landscape. The loss of the other buildings shown on the OS maps remove some understanding of the building, preventing a clear appreciation of the building as part of a farm complex.
- 4.47 The wider setting is made up of the wider farmland, which contributes to the asset through showing the historical functional use of the asset as part of a farm. This is largely made up of the Site.
- 4.48 The significance of the asset is principally derived from the low level of architectural and historic interest. This has been reduced through the apparent rebuilding or renovation of the building. Whilst the setting does make some degree of contribution, this is only to a building of low (local) interest.

Non-designated Barn number 2

- 4.49 The second non-designated barn is located 450 m to the south-west of Junction 15 of the M1. It is located immediately adjacent to some later twentieth-century barns of no particular interest. The structure appears on the 1884 OS map, along with a courtyard of farm buildings. It is a limestone built barn, with what appears to be a corrugated asbestos roof. It is in poor condition, with large cracks, holes in the roof, and the gable appearing to be pulling away from the main building. It is derelict and out of use. At the south there is a large double height central doorway which is covered with corrugated iron sheeting. To the east of the barn is an attached smaller single storey projection. To the north elevation there is a further double height doorway, which is open. There are also a number of arrow slit windows.

- 4.50 The immediate setting of the barn is made up of the small area of hardstanding on which it sits, along with the adjacent twentieth century barns. This contributes to the significance of the asset, through placing it within its functional setting, and through demonstrating the continued use of the asset, at least until relatively recently, as an agricultural building. Whilst the other barns make no aesthetic contribution, they do therefore contribute to the functional significance of the asset. The wider setting of the asset is comprised of the surrounding farmland, which is largely made up of the Site. This contributes to the asset through placing it within its historical agricultural setting. It also contributes to the apparent isolation of the building, with very little development within the surrounding area.
- 4.51 The significance of the asset is principally derived from the architectural and aesthetic values of the building, with it demonstrating farming practices in the nineteenth century. It shows the movement away from the central farmhouse complex, with barns placed in more remote locations, suitable for their function. The building has aesthetic value, despite its poor condition, due to the clear quality of the asset, the scale, and the material usage. The building is however, only of low (local) significance.

5.0 **IMPACT ON HERITAGE ASSETS**

Principal Development Site

- 5.1 It has been shown above that the principal Site forms part of the wider setting of the designated heritage assets identified within this report, and that there is no direct historic or associative relationship between the site and the designated heritage assets. It has also been shown that, whilst the site does form part of the wider setting of these heritage assets, it does not contribute specifically to the significance or special interest of these. There are two non-designated heritage assets located within the Site, which do derive significance from the Site. The impact of the main development Site is discussed below.

The Church of Columba

- 5.2 There is no intervisibility or apparent functional connection between the Church of Columba and the Main Site. It is therefore considered that the proposed development, whilst resulting in a change within the wider agricultural setting of the asset, will not result in a degree of harm to the overall significance of the Church of Columba.

Church of the Holy Cross

- 5.3 There are some glimpsed views available from parts of the Main Site towards the top of the Church spire of the Church of the Holy Cross. From the Church however there is no understanding or appreciation of the Site, and there is no apparent functional connection between the Church and the Site. It is therefore considered that the proposed development will result in at the most a negligible harm to the overall significance of the Church of the Holy Cross.

Mortimers

- 5.4 Mortimers is largely not visible from the Main Site, there are however some very limited glimpses of the roofline from the north-western parts of the Site. It is considered that whilst the proposed development will remove a very small part of the wider rural setting, the experience of this from the asset, and the overall impact on the asset, will at most be negligible.

Courteenhall RPG and associated Listed Buildings

- 5.5 Courteenhall RPG is located to the south of the Main Site. There are some views available to the RPG these are experienced only as a dense woodland area, and the significance of the RPG cannot be distinguished. Equally, there is no experience of the listed buildings located with the RPG. The proposed development will remove part of the wider rural setting of the RPG and buildings, and will create a more urbanised environment for the RPG, removing part of its isolation. This will at most result in a minor degree of harm. In terms of the buildings, there is no visual connection, and no apparent legible functional connection between the Site and the assets. It is therefore considered that the proposed development will not result in any harm to the significance of these listed buildings.

Collingtree Conservation Area

- 5.6 Collingtree Conservation Area is very much separated from the Main Site by the M1, and there is no visual connection between the Site and the Conservation Area. Any historic functional connection, or contribution made to the Conservation Area by forming part of the agricultural setting, is minimal. It is considered that the proposed development will not result in any harm to the overall significance of the Conservation Area.

Milton Malsor Conservation Area

- 5.7 The Milton Malsor Conservation Area shares very limited connection to the Site, with the Site only contributing as part of the wider agricultural setting. There are some

glimpsed views of parts of the Conservation Area from the Main Site, however these are incredibly limited, and return views are not possible. In addition, any functional connection between the Main Site and the Conservation Area is minimal. It is therefore considered that the proposed development will result in at the most a negligible degree of harm to the overall significance of the Milton Malsor Conservation Area.

Non-Designated Barns Number One and Two

- 5.8 The proposed development will require the loss of both of the barns on the Site, which are identified within this report as being non-designated heritage assets. This will result in total loss and therefore a high level of harm. This should however be weighed against the very low (local) significance of these assets. They both possess only very limited value. Their loss can be mitigated with a thorough programme of building recording, included as a condition or 'requirement' within any future Development Consent.

Bypass Site

Hyde Farmhouse

- 5.9 The Roade Bypass will pass in close proximity to Hyde Farmhouse. Whilst there will be limited visual impact, the loss of land associated with the farmhouse, in addition to the loss of seclusion of the building and the potential for increased noise from the new road will result in some harm to the asset. This will however be markedly less than substantial, and will have a negligible/minor impact on the overall significance of the listed building.

Remains of Dovecote

- 5.10 The remains of the Dovecote associated with Hyde Farmhouse will also suffer a low degree of harm arising from the potential for increased noise and loss of the secluded setting. This will be lower than that to the Farmhouse however as the significance derived from the seclusion of the asset and link to the agricultural land is lower. In addition, the Dovecote will be largely blocked from the bypass by Hyde Farmhouse. It

is therefore considered that the proposed bypass will result in a negligible degree of harm to the overall significance of the Dovecote Remains.

Roade Aqueduct

- 5.11 The Roade Aqueduct is incorrectly marked on the Historic England website, and shows it falling within the Site. In reality, it lies slightly to the north of the Site. The Bypass will impact on the asset, as it will remove the isolated character of the asset, in addition to creating a further bridge across the cutting, where currently there are limited crossings, which are principally pedestrian. It is therefore considered that the proposed bypass will result in a minor degree of harm to the overall significance of Roade Aqueduct.

Roade Conservation Area

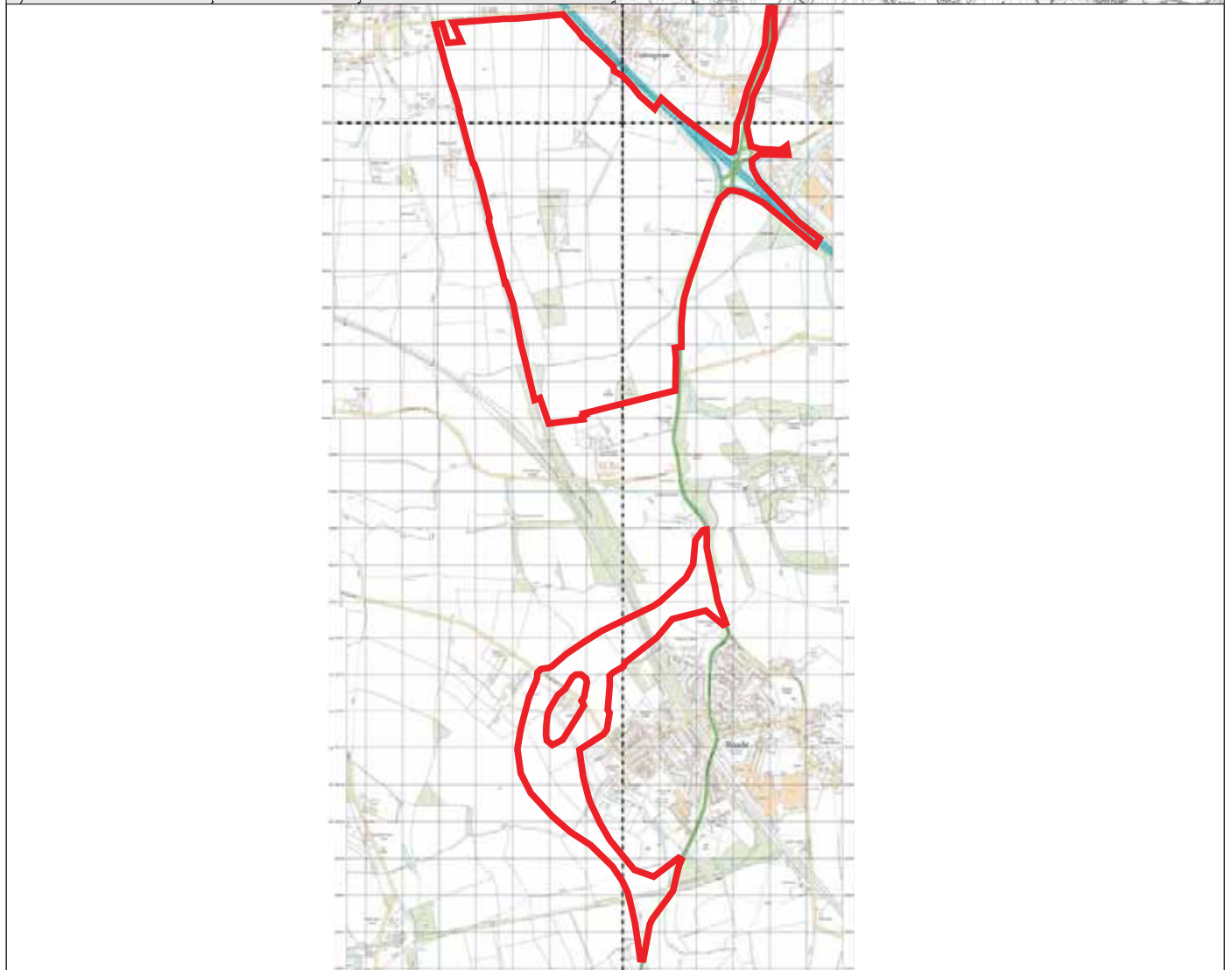
- 5.12 The Roade Conservation Area is located some distance from the proposed Bypass, and is separated by the Railway cutting. The bypass will in fact draw traffic away from the Area, and is unlikely to have any visual or audible impact on the Conservation Area. It is therefore considered that by drawing traffic away from the historic core of the settlement, there will be a negligible positive impact on the Roade Conservation Area.

6.0 CONCLUSION

- 6.1 The Main Site lies in the vicinity of two conservation areas (Milton Malsor, and Collingtree), which contain a number of listed buildings, with a Grade II* church lying in each conservation area and Mortimers, Grade II, lying at the south of Milton Malsor. To the south of the site lies the Grade II Courteenhall Registered Park & Garden, which also contains three further Grade II* listed buildings.
- 6.2 Whilst the site does fall within the setting of these designated heritage assets, this report has also shown that the site does not form a significant part of the setting of the conservation areas or the listed buildings which lie within them, and thus the potential for impact on the significance of the conservation areas and the listed buildings within them is argued to be negligible at the most.
- 6.3 Furthermore, it has also been shown that the site does not form an important element of setting for the Park & Garden nor for the listed buildings it contains, and as such it makes a neutral contribution to the overall significance of these designated heritage assets. The potential for impact arising from the development of the site on these heritage assets is therefore considered to be negligible.
- 6.4 There will be impact to the two non-designated heritage assets located within the Site boundary, which will be demolished as part of the scheme. This should be weighed against the very low (local) significance of these assets however, in line with paragraph 135 of the NPPF, and can be mitigated to a degree with a programme of building recording.
- 6.5 The Bypass Site will have the potential to result in a low degree of harm to the significance of three Grade II listed buildings, Hyde Farmhouse, the Remains of a Dovecote and the Roade Aqueduct. There would be no direct visual relationship, and this is at the low end of 'less than substantial' harm and should be weighed against the public benefits of the proposals relating to enabling a shift from road to rail, and delivering new transport infrastructure. In addition, the proposals will result in a

negligible positive impact to the Roade Conservation Area, through drawing traffic away from the historic core of the village.

- 6.6 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information for the Local Planning Authority in regards to built heritage considerations in relation to the current application for Planning Permission for development off Manor Street, Braintree.



Legend

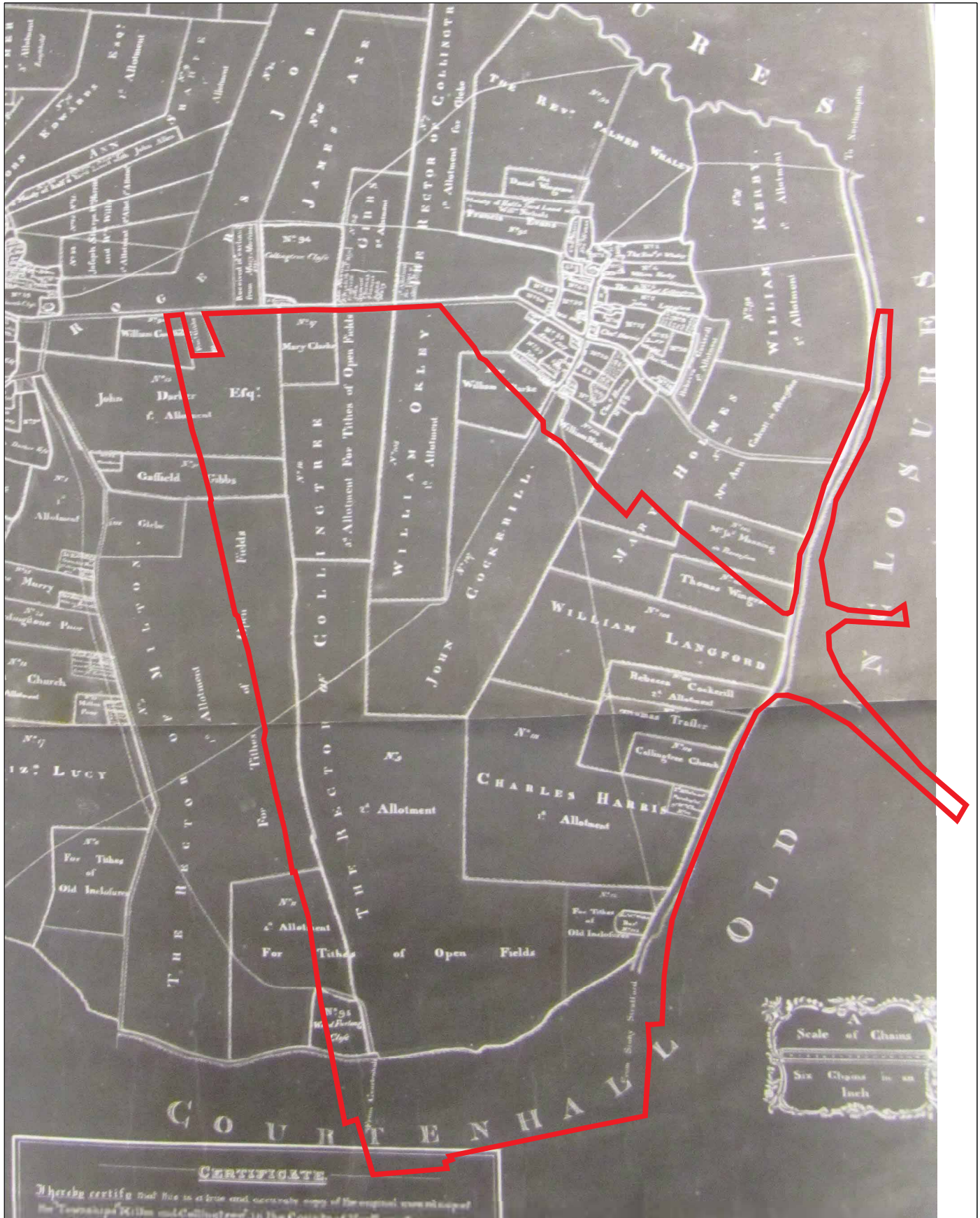
- Site Location



Not to Scale:
Illustrative Only

Land off Junction 15,
Collingtree and Road
Bypass Areas

Figure 1:
Site Location



Legend

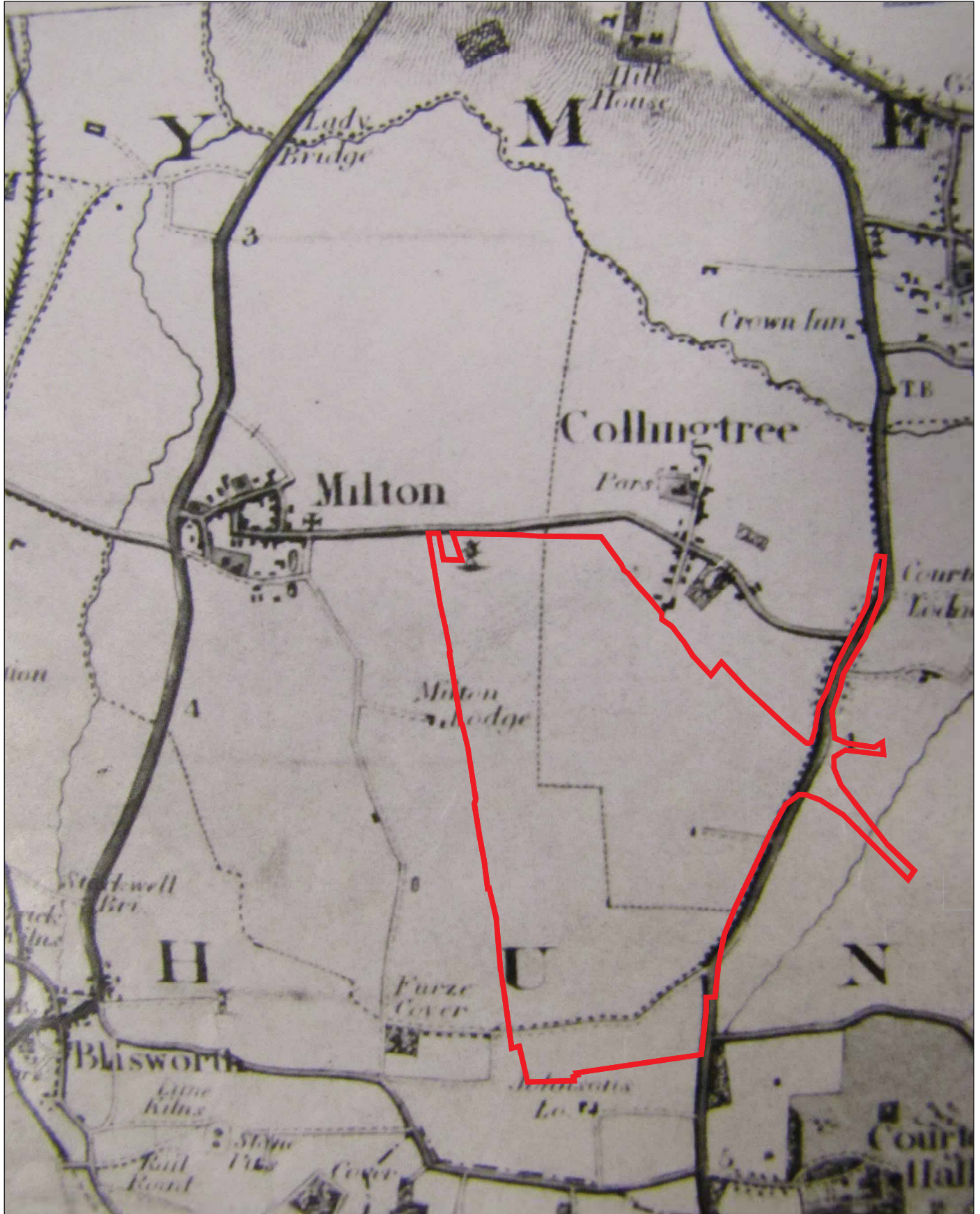
— Site Boundary



Not to Scale:
Illustrative Only

Land off Junction 15,
Collingtree Area

Figure 2:
1780 Collingtree and
Milton Inclosure map



Legend

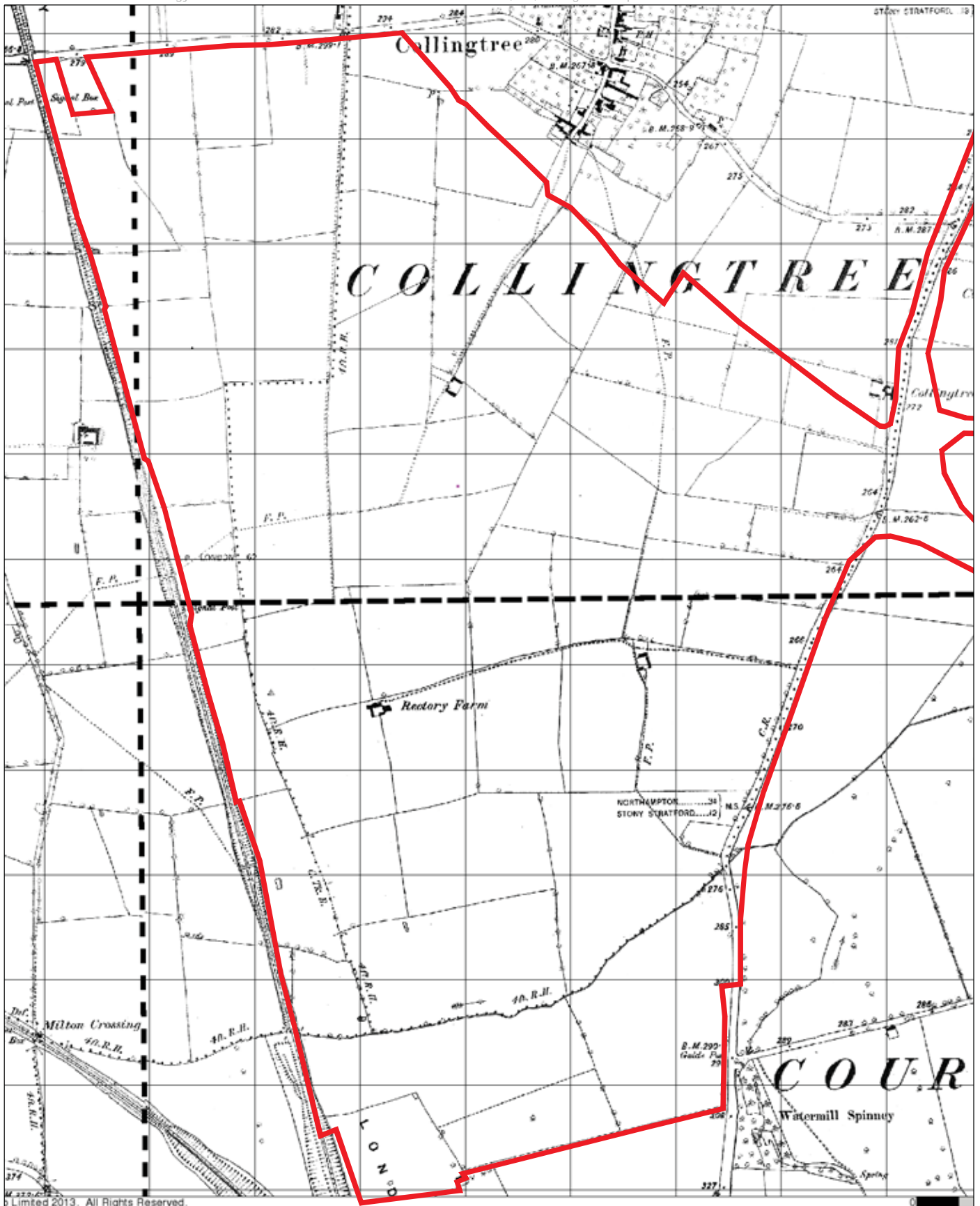
— Site Boundary



Not to Scale:
Illustrative Only

Land off Junction 15,
Collingtree Area

Figure 3:
1827 Bryant's map of
Northamptonshire



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Legend

— Site Boundary



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Land off Junction 15,
Collingtree Area

Figure 4:
1884 Ordnance Survey
Map



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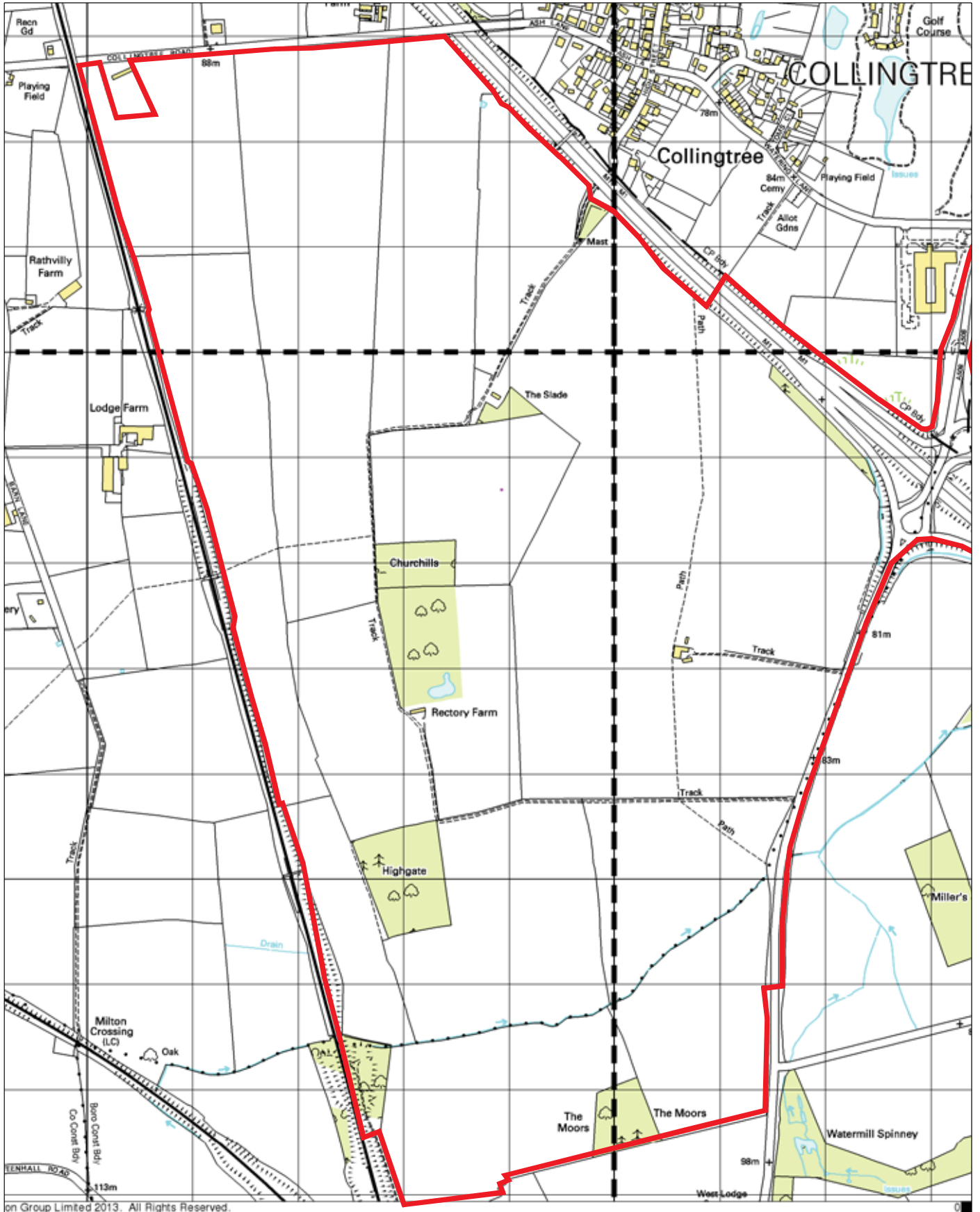
— Site Boundary



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Land off Junction 15,
Collingtree Area

Figure 5:
1982-1983 Ordnance
Survey Map



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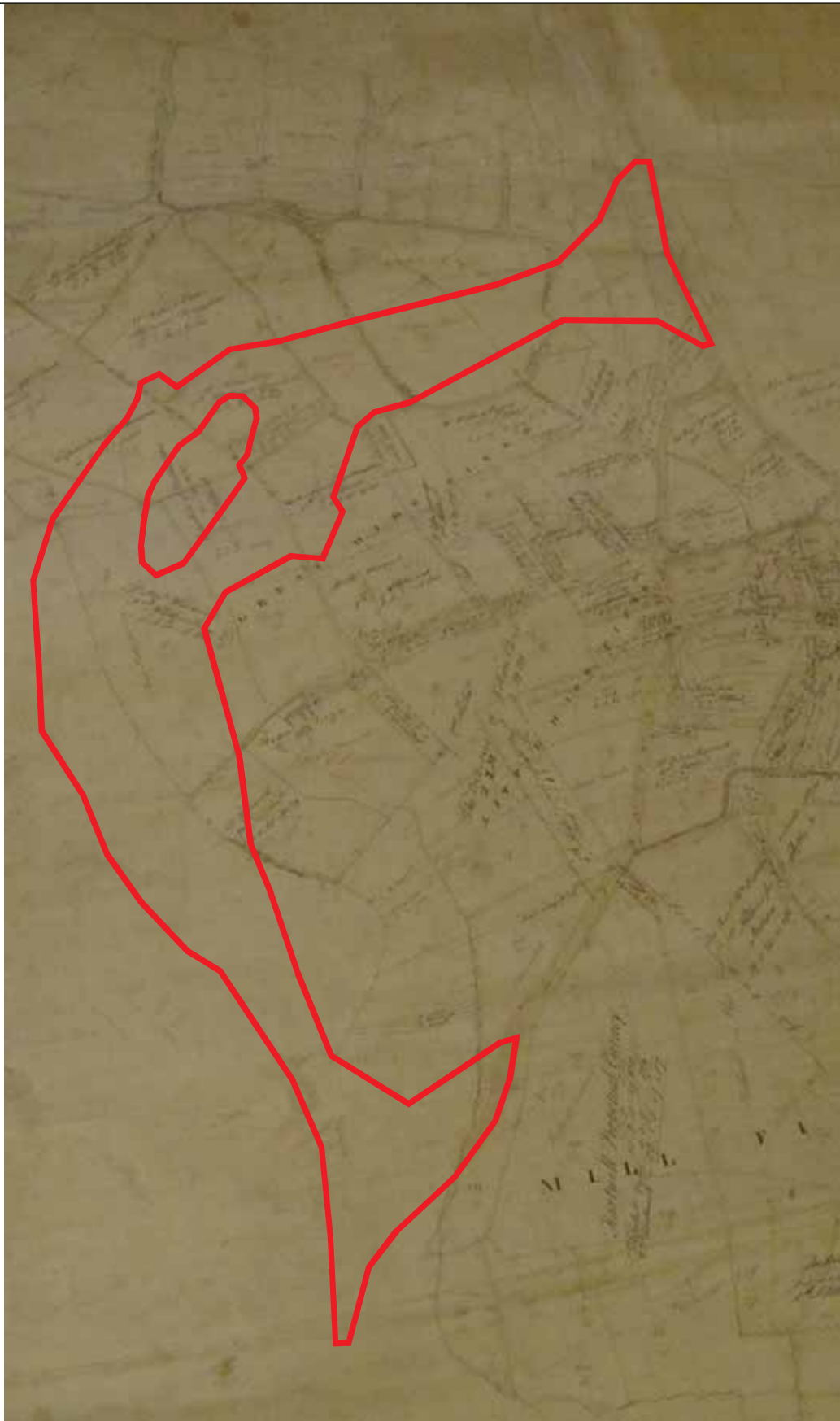
— Site Boundary



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Land off Junction 15,
Collingtree Area

Figure 6:
2006 Ordnance Survey
Map



Legend

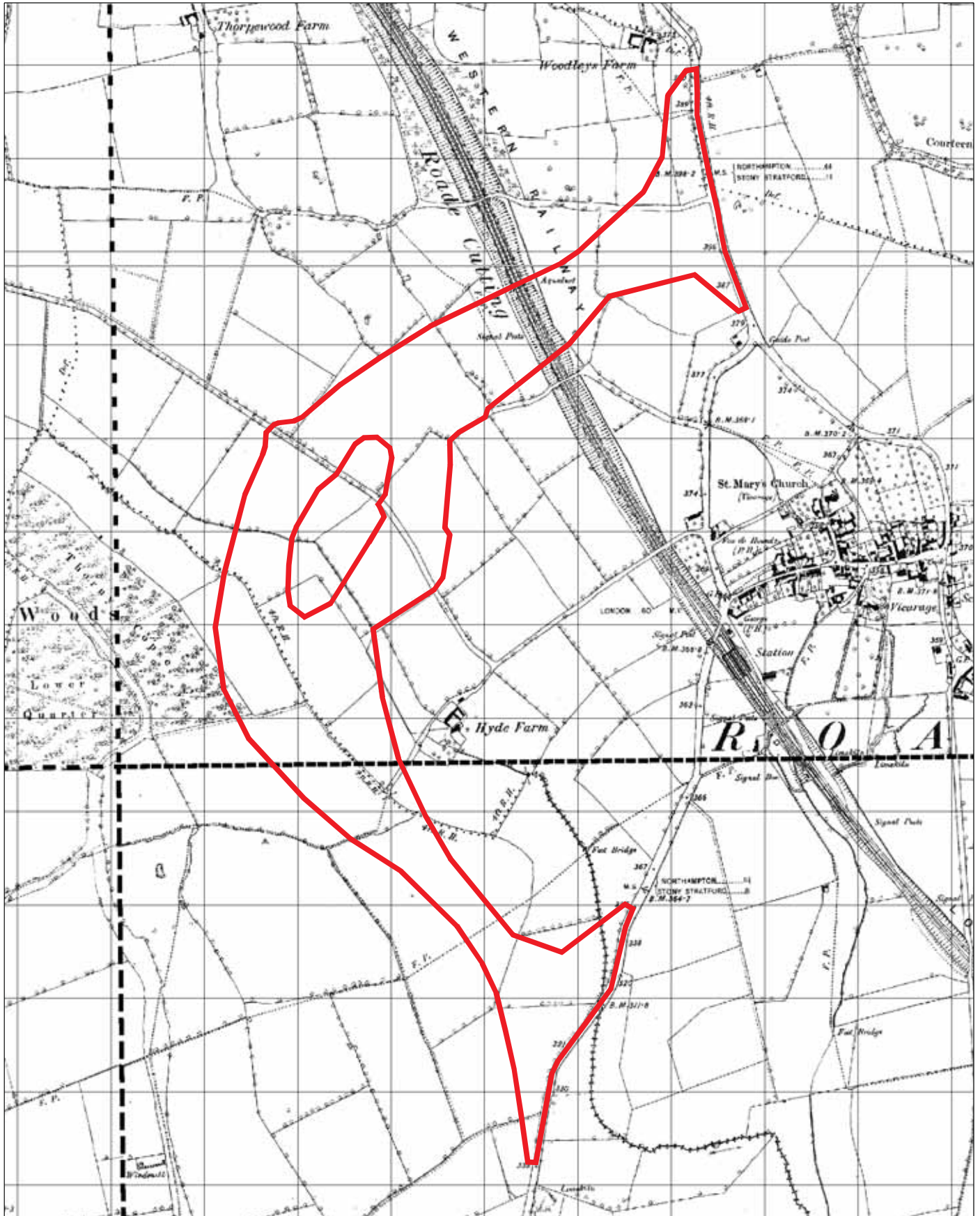
— Site Boundary



Not to Scale:
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Land off Junction 15,
Roade Bypass Area

Figure 7:
1811 Aston and Road
Enclosure Map



Legend

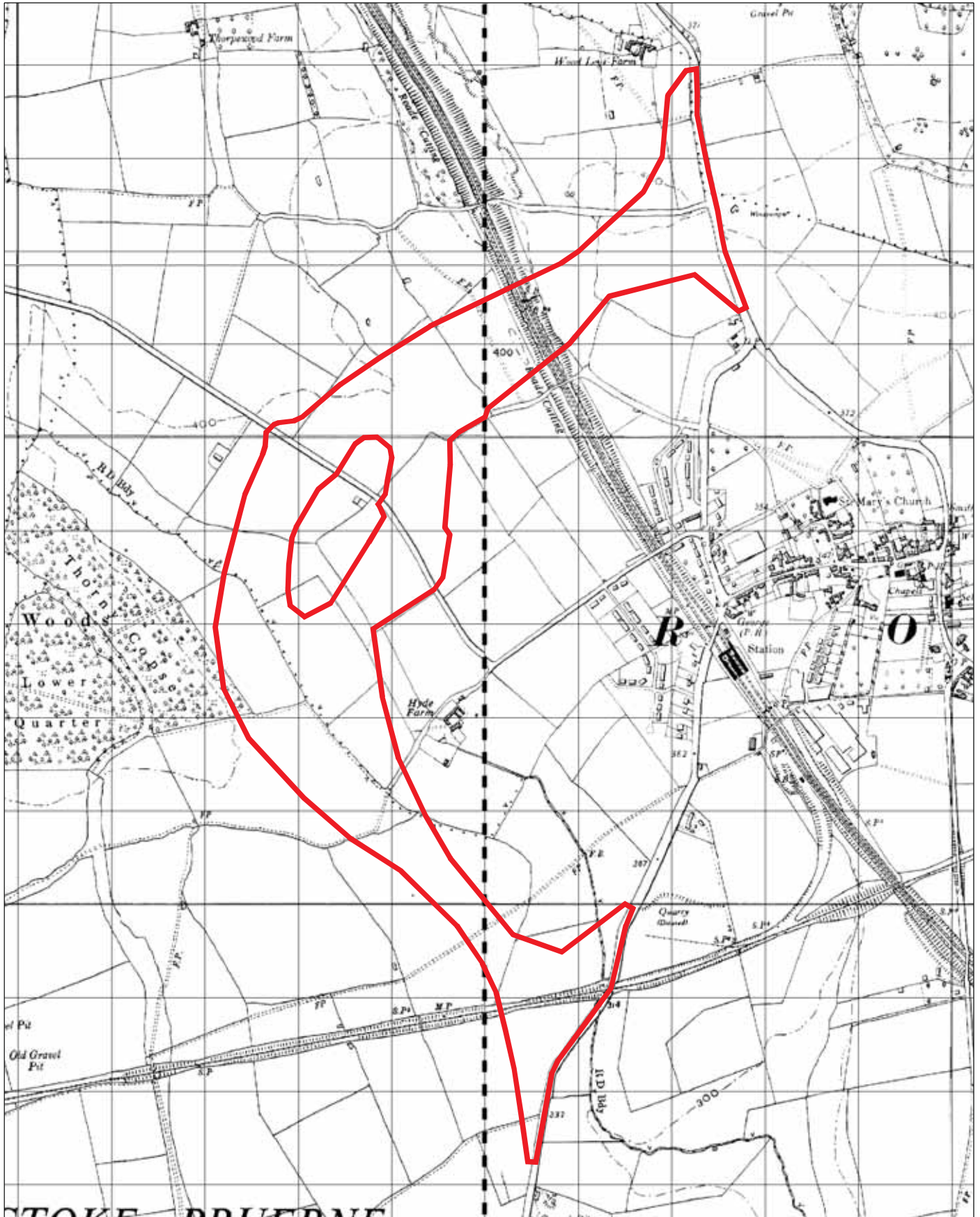
— Site Boundary



Not to Scale:
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Land off Junction 15,
Roade Bypass Area

Figure 8:
1883-1884 Ordnance
Survey Map



Legend

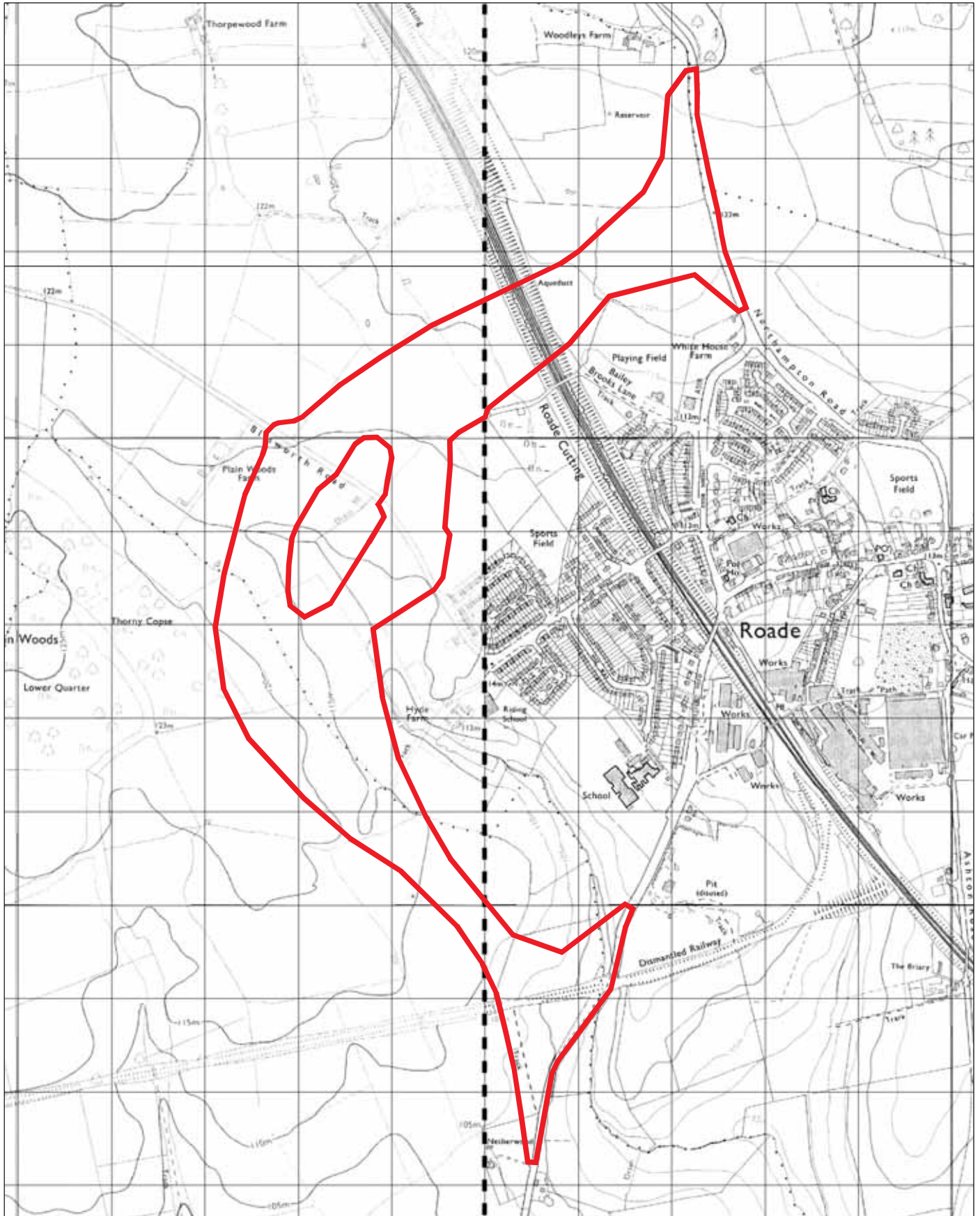
— Site Boundary



Not to Scale:
Illustrative Only

Land off Junction 15,
Roade Bypass Area

Figure 9:
1958 Ordnance Survey
Map



Legend

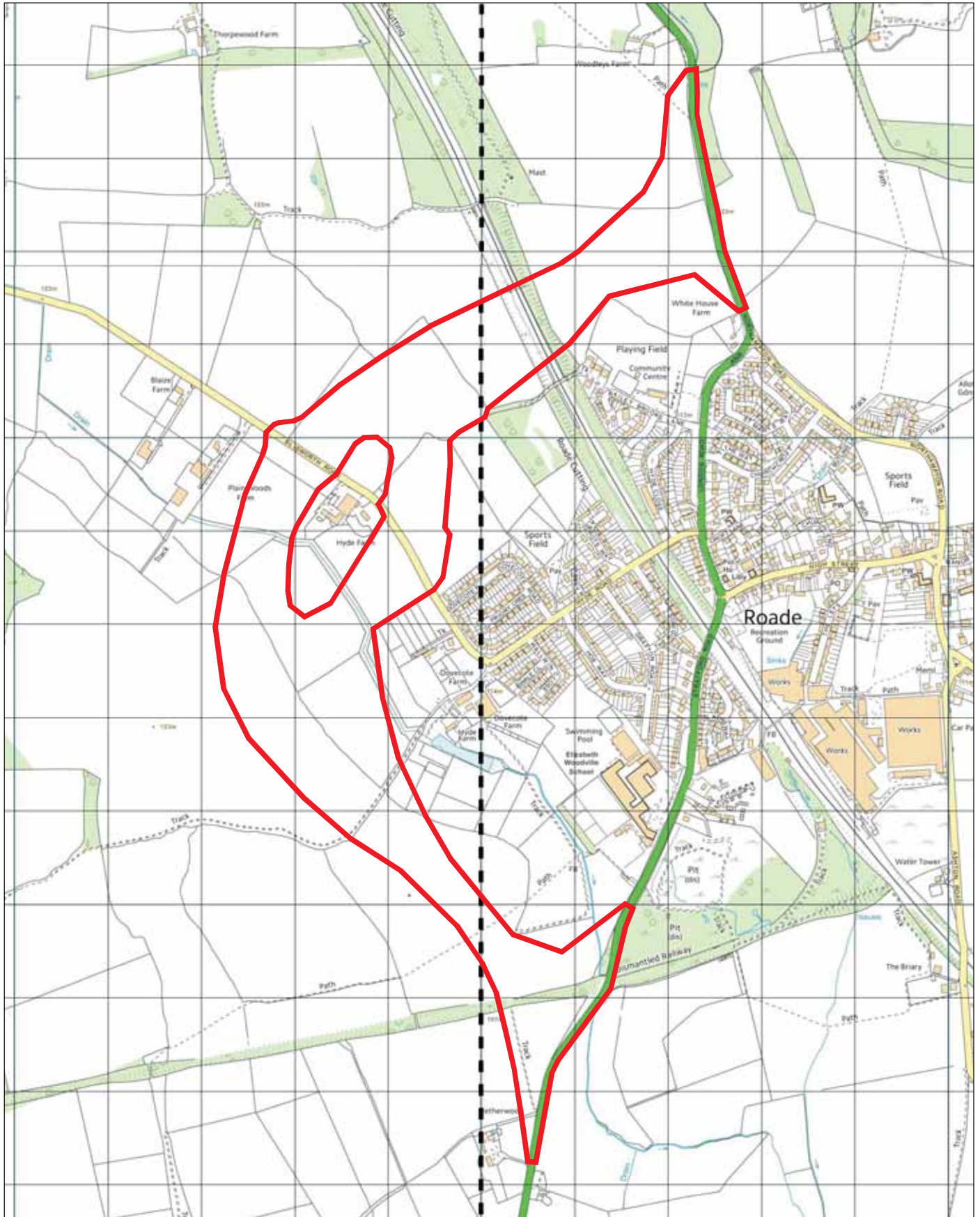
— Site Boundary



Not to Scale:
Illustrative Only

Land off Junction 15,
Roade Bypass Area

Figure 10:
1982 Ordnance Survey
Map



Legend

— Site Boundary



Not to Scale:
Illustrative Only

Land off Junction 15,
Roade Bypass Area

Figure 11:
2016 Ordnance Survey
Map



Plate 1: The Church of the Holy cross from the Site



Plate 2: Roade Aqueduct



Plate 3: Courteenhall RPG from the Site



Plate 4: Non-designated Barn Number 1



Plate 5: Non-designated Barn Number 2

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