

15. ARCHAEOLOGY AND CULTURAL HERITAGE

15.1 Introduction

This chapter of the ES presents an assessment of the potential effects of the Proposed Development on Archaeology and Cultural Heritage. A summary of design changes is presented in Chapter 4 (The Proposed Development) of the ES.

The potential for significant effects on heritage assets as a result of the Proposed Development is considered under three sub-topics of 'archaeological remains', 'historic buildings' and the 'historic landscape'. For the purposes of this assessment the 'historic buildings' sub-topic will be considered under the heading of 'built heritage'.

15.2 Scope of Assessment

An assessment of archaeology and cultural heritage was presented in the 2016 ES which concluded that there would be "no significant residual effects" from the Consented Development.

In particular, the 2016 ES found that the Site was quarried in the 1940s, removing the potential for any buried archaeological remains and concluded that there would be no direct impact on any buried archaeological assets. There is limited potential for buried archaeological assets on-site and since the construction activities for the Proposed Development are expected to be very similar to the Consented Development (in terms of ground disturbance), the assessment from the 2016 ES has not changed and is represented in this ES.

The Proposed Development is, however, materially different from the Consented Development in terms of height, scale and massing and this is likely to increase the extent and magnitude of its visibility. The theoretical zone of visibility presented in Chapter 10 (Townscape and Visual Amenity) is wider compared to that of the Consented Development and therefore there could be different or new impacts leading to potential effects on identified designated archaeological remains and built heritage assets within the study area resulting from a change to their setting. These are therefore scoped in for further assessment. In addition, one Registered Park and Garden (Asset 12, Kirby Hall) falls within the study area for assessment. As a designed landscape, this asset has been included in the sub-topic of built heritage.

Additional information has been prepared to support this ES chapter including:

- **Appendix 15.1:** Baseline, magnitude of impact and significance of effect; and
- **Figure 15.1:** Location of heritage assets.

15.3 Legislation, Policy and Guidance

15.3.1 Legislation and Policy

Table 15.1 presents legislation and planning policy relevant to assessment.

Table 15.1 Relevant Legislation and Policy

Legislation or policy	Relevant points
<p>National Planning Policy Framework Section 12 (DCLG 2018) (Ref 15.1)</p>	<p>The NPPF recognises that heritage assets are an irreplaceable resource, which should be conserved in a manner appropriate to their significance. In determining planning applications, local planning authorities are instructed to take into account:</p> <ul style="list-style-type: none"> ■ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ■ the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; ■ the desirability of new development 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. (DCLG 2018, para 185). <p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</p> <p>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (DCLG 2018, para 194)</p>
<p>Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref 15.2)</p>	<p>Planning authorities are required to have special regard to the desirability of preserving a Listed Building, its setting or any features of special architectural or historic interest which it may possess.</p> <p>Designation as a Listed Building provides planning authorities with additional controls over the demolition and alteration of historic buildings through the process of gaining Listed Building Consent (LBC).</p>
<p>North Northamptonshire Joint Core Strategy 2011 – 2031 (adopted July 2016). Policy 2: Historic Environment (Ref 15.3)</p>	<p>The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:</p> <p>a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;</p>

	<p>b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;</p> <p>c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;</p> <p>d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. 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;</p> <p>e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.</p>
<p>North Northamptonshire Joint Core Strategy 2011 – 2031 (adopted July 2016). Policy 27: Rockingham Enterprise Area (edited for relevance) (Ref 15.3)</p>	<p>Proposals should demonstrate how they relate to the wider area and contribute to delivering the following place shaping principles:</p> <ul style="list-style-type: none"> - Ensuring that the development protects, and where possible, enhances the setting of Weldon Lodge and heritage assets and setting at Kirby Hall.
<p>Northamptonshire Mineral and Waste Local Plan (adopted July 2017). Policy 18: Addressing the impact of proposed minerals and waste development (edited for relevance) (Ref 15.4)</p>	<p>Proposals for minerals and waste development must demonstrate that the following matters have been considered and addressed:</p> <ul style="list-style-type: none"> - protecting Northamptonshire's natural resources and key environmental designations (including heritage assets).

<p>Northamptonshire Mineral and Waste Local Plan (adopted July 2017). Policy 22: Historic Environment (Ref 15.4)</p>	<p>Where heritage assets are identified, proposals should seek to conserve and enhance Northamptonshire’s historic environment through:</p> <ul style="list-style-type: none"> - careful management of heritage assets, their significance and setting, including the avoidance and / or mitigation of potentially adverse impacts, and - enhancement of specific features of the historic environment, including individual heritage assets or historic landscapes, as part of the restoration scheme. <p>Proposals for minerals and waste development involving a site which includes heritage assets (including development within the setting of an asset), particularly those with an archaeological interest, will be required to undertake appropriate desk based and / or field evaluations in order to:</p> <ul style="list-style-type: none"> - identify and determine the nature, extent and level of the significance of each heritage asset, the contribution of its setting to that significance, as well as any potential impacts on the asset or its setting, and - identify the requirement for a programme of post-permission works including any mitigation measures and long-term monitoring.
<p>Part 2 Local Plan for Corby. Emerging Draft Options Consultation. Corby Borough Council 2018. (Ref 15.5)</p>	<p>The emerging plan notes that it will:</p> <ul style="list-style-type: none"> - support the Joint Core Strategy in ensuring that development protects the Borough’s identified heritage assets

15.3.2 Key guidance

This chapter has been prepared based on guidance provided by:

- *Code of Conduct*, Chartered Institute for Archaeologists (Ref 15.6)
- *Design Manual for Roads and Bridges* (DMRB) HA 208/07 (Ref 15.7);
- *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment. Consultation Draft* (Ref 15.8);
- *The Setting of Heritage Assets* (Ref 15.9);
- *Standard and guidance for historic environment desk-based assessment* (Ref 15.10);
- *Managing Significance in Decision Taking in the Historic Environment* (Ref. 15.11).

15.4 National Planning Policy

The *National Planning Policy Framework* (NPPF), (Section 16) defines the significance of a heritage asset as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or

historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’ (NPPF Annex 2: Glossary)

For the purposes of this assessment and to avoid confusion with ‘significance of effect’ the term ‘value’ will be used to describe the historic, archaeological, architectural or artistic merit (Historic England 2017b) of a heritage asset.

15.5 Approach and Method

15.5.1 Introduction

Assessment was undertaken based on guidance provided by the Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 2: Cultural Heritage (HA 208 / 07) (Ref 15.7), supported by key guidance presented in section 15.3.2 and professional judgement.

15.5.2 Assessment of Value

Assessment of setting and the contribution this may make to the value of heritage assets was undertaken in accordance with the guidance provided in *The Setting of Heritage Assets* (Historic England 2017b) (Ref. 15.9).

Assessment of the value of identified heritage assets was undertaken on a five-point scale of very high, high, medium, low and negligible and based on professional judgment. Criteria to assess the value of heritage assets are presented in **Table 15.2**.

Table 15.2 Criteria for assessing the value of archaeological remains and built heritage

Value	Criteria
Archaeological remains	
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives
High	Scheduled Monuments (including proposed sites) Undesignated assets of schedulable quality and importance Assets that can contribute significantly to acknowledged national research objectives
Medium	Designated or undesignated assets that contribute to regional research objectives
Low	Designated and undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives
Negligible	Assets with very little or no surviving archaeological interest
Built Heritage	
Very High	Structures inscribed as of universal importance, as World Heritage Sites. Other buildings of recognised international importance.

Value	Criteria
High	<p>Grade I and Grade II* Listed Buildings</p> <p>Other Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</p> <p>Conservation Areas containing very important buildings.</p> <p>Undesignated structures of clear national importance.</p>
Medium	<p>Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing buildings which contribute significantly to their historic character</p> <p>Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (for example including street furniture and other structures)</p>
Low	<p>Locally Listed buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (for example including street furniture and other structures)</p>
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character

15.5.3 Assessment of Magnitude of Impact

Magnitude of impact is the degree of change that would be experienced by a heritage asset if the Proposed Development was completed. Magnitude of impact is assessed without reference to the value of each heritage asset, and may include direct (physical impacts) upon the asset or changes to its setting or amenity value (indirect impacts). **Table 15.3** presents the criteria for assessing magnitude of impact.

Assessment of potential changes to the setting of heritage assets was based on professional judgement informed by DMRB and supported by *The Setting of Heritage Assets* (Historic England 2017b).

Table 15.3 Criteria for assessing magnitude of impact on archaeological remains and built heritage

Magnitude	Criteria
Major	<p>Change to most or all key archaeological materials, such that the resource is totally altered</p> <p>Change to key historic building elements, such that the resource is totally altered</p> <p>Comprehensive changes to setting</p>
Moderate	<p>Changes to many key archaeological materials, such that the resource is clearly modified</p> <p>Change to many key historic building elements, such that the resource is significantly modified</p> <p>Considerable changes to setting that affect the character of the asset</p>
Minor	Changes to key archaeological materials, such that the asset is slightly altered

Magnitude	Criteria
	Change to key historic building elements, such that the asset is slightly different Slight changes to setting
Negligible	Very minor changes to archaeological materials or setting Slight changes to historic buildings elements or setting that hardly affect it
No change	No change to fabric or setting

15.5.4 Assessment of Significance of Effect

‘Significance of effect’ was determined as a combination of the value of the heritage asset and the magnitude of impact. This was achieved using professional judgment informed by the matrix presented in **Table 15.4**. Six levels of ‘significance of effect’ are defined; no change, neutral, slight, moderate, large and very large.

Table 15.4 Matrix to assess significance of effect

Value	Very High	High	Medium	Low	Negligible
Magnitude					
Major	Very large	Very large / Large	Large / Moderate	Moderate / Slight	Slight
Moderate	Very Large / Large	Large / Moderate	Moderate	Slight	Slight / Neutral
Minor	Large / Moderate	Moderate / Slight	Slight	Slight / Neutral	Slight / Neutral
Negligible	Slight	Slight	Slight / Neutral	Slight / Neutral	Neutral
No change	Neutral	Neutral	Neutral	Neutral	Neutral

15.5.5 Determination of Significance

For an effect to be considered significant in the context of the EIA Regulations, it must, in the professional judgement of the expert undertaking the assessment, have a ‘significance of effect’ (or residual significance of effect if mitigation has been undertaken) of moderate or greater.

15.5.6 Assumptions and Limitations

The following assumptions and limitations have been taken into consideration.

- this chapter has been prepared using desk-based sources only; no non-invasive or invasive fieldwork has been carried out in support of assessment; and
- for non-designated assets, the Historic Environment Record data and the results of assessment presented in the 2016 ES have been used.

15.6 Baseline Conditions

Baseline conditions were established through a consideration of the existing baseline and assessment presented for the 2016 ES and updated key guidance, legislation, policy and relevant heritage datasets.

15.6.1 Designated Heritage Assets (Updated Baseline)

Baseline conditions for the assessment of effects on archaeological remains and built heritage are summarised below. Detailed information on identified heritage assets is provided in **Appendix 15.1**.

15.6.1.1 Study Area

As discussed in Chapter 3 of this ES, the Historic England scoping response (**Appendix 3.2**) suggested a study area of “c. 3 km radius” and also recommended the key assessment tool in defining this study area appropriately to be the production of a Zone of Theoretical Visibility as part of the Landscape and Visual Impact Assessment.

The assessment has defined a study area based the theoretical zone of visibility provided in Chapter 10 (Townscape and Visual Amenity), relevant guidance including DMRB (Highways Agency et al, 2007), The Setting of Heritage Assets (Historic England 2017b), Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015) and professional judgement. On this basis a study area for archaeological remains and built heritage was defined as 2.5km in all directions from the location of the stack elements of the Proposed Development. The extent of the study area and the location of identified heritage assets are shown on **Figure 15.1**: Location of heritage assets.

15.6.1.2 Data Gathering

The following sources of information were consulted:

- the National Heritage List for England, maintained by Historic England, for information on designated built heritage assets. Accessed 24 January 2019, available online: <https://historicengland.org.uk/listing/the-list/>; and
- Corby Borough Council website for information on planning policy, conservation areas and listed buildings (accessed on 25 January 2019, available online: <https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/conservation-heritage>).

15.6.1.3 Evaluation

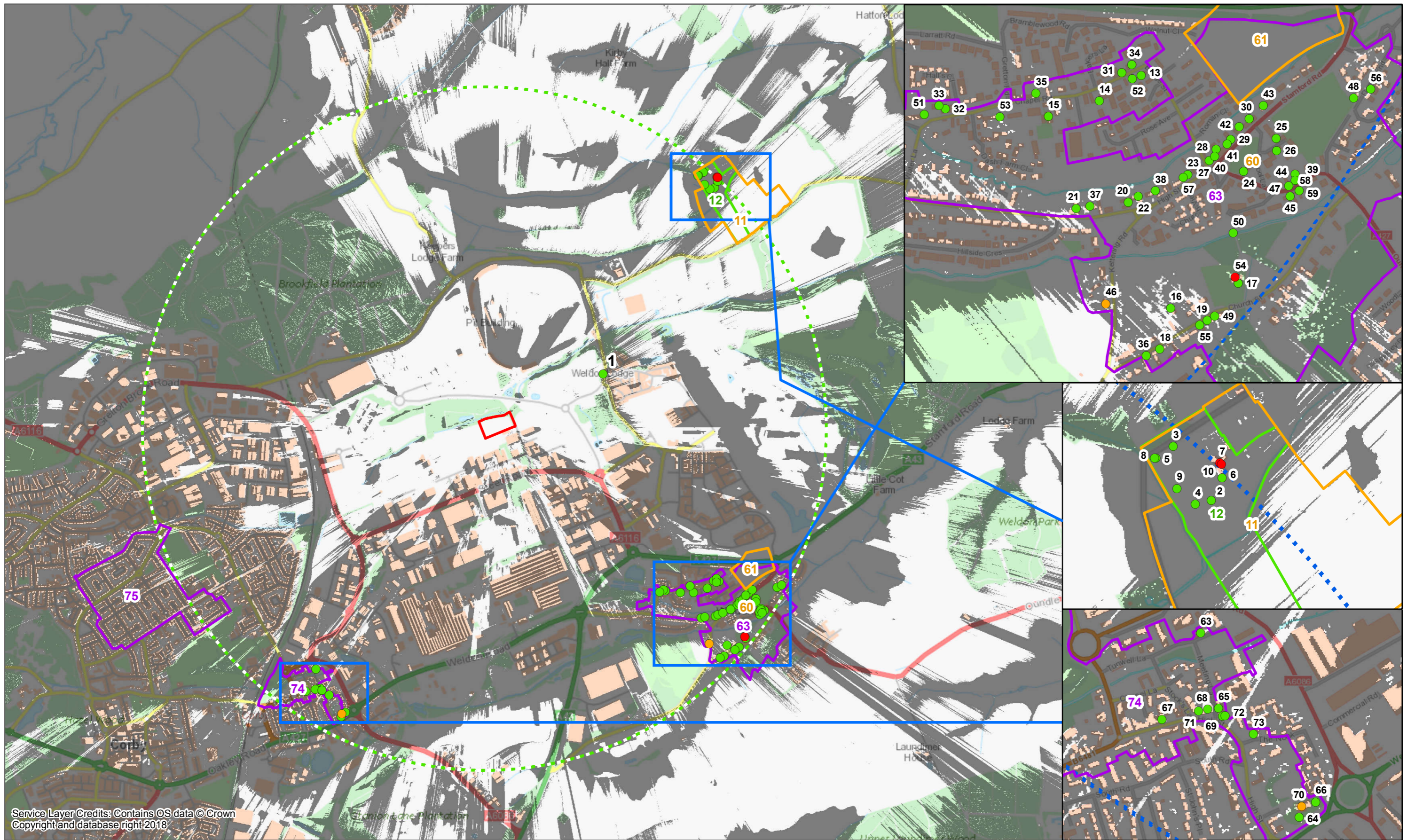
A total of 75 designated heritage assets have been identified within the study area, comprising three archaeological remains and 72 built heritage assets.

The value of each identified heritage asset has been assessed using criteria presented in Section 15.3.1. The values of heritage assets by sub-topic are summarised in **Table 15.5**.

Table 15.5 Summary of value of identified heritage assets

Subtopic	Value					Totals
	Very High	High	Medium	Low	Negligible	
Archaeological remains	0	3	0	0	0	3
Built heritage assets	0	6	66	0	0	72

TOTAL	0	9	66	0	0	75
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- Scheduled Monuments [3]
- Study Area
- Site Boundary
- Visible (sightline)
- Not visible (sightline)
- Grade I [3]
- Grade II* [3]
- Grade II [63]
- Registered Parks and Gardens [1]
- Conservation Areas [3]

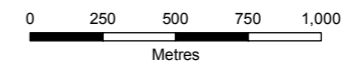


Figure 15.1
Location of Heritage Assets
 Willowbrook East Industrial Estate, Shelton Road,
 Corby, Northamptonshire, NN17 5XH

SCALE: See Scale Bar
 SIZE: A3
 PROJECT: 0488636
 DATE: 29/01/2019

VERSION: A01
 DRAWN: AA
 CHECKED: JM
 APPROVED: CB



15.6.1.4 Archaeological Remains

A total of three heritage assets within the sub-topic of archaeological remains have been identified within the study area. All three are Scheduled Monuments; Kirby Hall (Asset 11), a Roundhouse or Lock-up in Weldon (Asset 60) and Little Weldon Roman Villa (Asset 62). The locations of identified archaeological remains are shown on **Figure 15.1**.

No archaeological remains of very high, medium, low or negligible value were identified within the study area.

High Value

Kirby Hall (Asset 11), a Scheduled Monument, comprises the standing remains of an Elizabethan Hall begun in 1570 and its associated service buildings as well as earthwork and buried remains of formal gardens and the settlement remains of the village of Kirby; established in the early medieval period. The Hall, its gardens and the associated Kirby village are sited in a shallow valley. As a result the immediate setting of the hall makes some contribution to its significance through the deliberate placement of the main hall and the designed gardens making use of a sheltered space. The hall and gardens are screened from the Proposed Development. As a result of the exceptional survival of earthworks associated with the village, the potential for surviving, stratified archaeological remains across the Site, the wealth of documentation relating to Kirby Hall, the group value of the Hall, gardens and village and the range and complexity of features making up the asset, Kirby Hall has been assessed to be of high value.

Asset 60 (Roundhouse or lock-up) is a Scheduled Monument comprising a lime ashlar structure of possible 18th century date, with a conical slate roof topped by a ball finial. The asset is locally known as the town 'lock-up'. The asset is also recorded on the NHLE as a Grade II Listed Building (NHLE ref: 1285823). As scheduling has a greater weight in planning the asset has been included here as a Scheduled Monument. The setting of the asset comprises a former village green and a school house. As a result of its exceptional survival and as an example of 18th century vernacular architecture Asset 60 has been assessed as being of high value.

Little Weldon Roman Villa (Asset 61) comprises a 1st to 4th century villa first excavated in 1738 and again in 1954-5. The asset is designated as a Scheduled Monument. Three building phases were identified; the final being a winged villa. A number of outbuildings were also identified; comprising workshop and several furnaces. Artefacts thought to have been recovered from the Site included a set of shears, a disc brooch and glass bead. As a result of the potential for surviving stratified archaeological deposits at the Site Asset 61 has been assessed to be of high value.

15.6.1.5 Built Heritage Assets

A total of 72 built heritage assets have been identified within the study area. Of these, three are Grade I Listed Buildings, two are Grade II* Listed Buildings, 63 are Grade II Listed Buildings and three are Conservation Areas. In addition, one Grade II* Registered Park and Garden (Asset 12, Kirby Hall). The locations of identified built heritage assets are shown on **Figure 15.1**.

No built heritage assets of very high, low or negligible value were identified in the study area.

High Value

Asset 7 (Kirby Hall, attached walls and archways) and Asset 10 (Kirby Hall (that part in Bulwick Civil parish)) a Grade I listed country house (built 1576-83) and associated walls and archways forming a forecourt to the main building. The stonework comprising the exterior of the house is elaborately decorated and the house itself has been designed to form a complex with formal, designed gardens immediately to the west. Setting makes a significant contribution to the value of the asset as its location, in a shallow valley, has been deliberately chosen to screen the house and gardens from the wider landscape and dictates the maximum size and form of the house and gardens within. As a

result of its survival as an exceptional example of a 14th century country house with important historic, architectural and artistic interest, Asset 7 has been assessed to be of high value.

Kirby Hall Grade II* Registered Park and Garden (Asset 12) comprises the remains of formal gardens dating to the 16th and 17th centuries and associated with Asset 7 and Asset 10 (Kirby Hall). Like Kirby House itself, the majority of the gardens are located in a shallow valley. These then run up onto a hillside and are divided into compartments of varying styles. Considerable excavation, documentary research and restoration has taken place in regard to the gardens since the 1930s. Research suggests that the gardens have been subject to redesign, removal, replacement and even quarrying since their inception. The setting of the gardens, comprising their location, landform and association with Asset 7 and Asset 10, makes a considerable contribution to their value through its ability to enhance our understanding of the history of garden design. As a result of the considerable historic and artistic interest held by the gardens Asset 12 has been assessed to be of high value

Haunt Hill House (Asset 46) comprises a Grade II* listed 15th century townhouse with good surviving exterior and interior features. The house is constructed with limestone ashlar and has a slate roof. Exterior parapets are linked by a frieze with moulded cornices. Interior details include date stones and a large 17th century fireplace with moulded surround. The setting of the asset, while rural, does not contribute in a significant way to our understanding of the asset, although the location of the house is thought to relate to stone quarries in the area. As a result of its historic, architectural and artistic interest Asset 46 has been assessed to be of high value.

Asset 54 (Chapel of St Marys) comprises a Grade I listed church with origins in the early 13th century. Much of the surviving fabric dates to the late 13th / early 14th century with the tower being rebuilt in the 18th century. The church has numerous internal and external architectural features dating to the 13th and 14th century. 18th century features include a 17th century Flemish glass window in the west tower and several 17th century inscribed floor tablets. The setting of the Asset 54 contributes to our understanding of it as it comprises a large churchyard to the west and south of the church including three chest tombs dating from the 15th to 18th centuries (Asset 17) and a stone causeway to the north dating to the early 18th century (Asset 50). As a result of its good survival as an example of a 13th century church which has been in continual use and for its historic, architectural and artistic interest Asset 54 has been assessed to be of high value.

The Weldon Conservation Area (Asset 62) comprises four distinct character areas; Great Weldon Hamlet, The village Green, the High Street and Little Weldon Hamlet. The overall conservation area includes all the older village buildings of Great Weldon and Little Weldon, comprising 60 Grade II Listed Buildings and the Grade I Church of St Marys (Asset 54). In addition, a further 28 unlisted buildings make a positive contribution to the character and appearance of the Conservation Area. Asset 62 is notable for the survival of its street pattern, the large number of listed and unlisted buildings of historic interest within it dating to the 17th, 18th and 19th centuries, the historic interest of the Church of St Marys and the survival of archaeological sites, including Asset 61. As a result of its historic interest as a surviving 17th-19th century townscape and the large number of listed and unlisted historic buildings within it (including the Grade I listed Church of St Marys (Asset 54)), Asset 62 has been assessed to be of high value.

Asset 70 (Church of St John the Baptist) comprises a late 12th century church with additions dating to the early 13th, 14th and 15th centuries. The church underwent significant restoration to the north aisle in the 19th century. Constructed of course limestone, the exterior of the church features Early English Gothic arched windows terminating in carved heads dating to the early 13th century. The interior includes a stone vaulted roof with ribs rising from the ground and a number of fine carved features. The setting of the church makes a contribution to its value as a result of its location on a raised back with a graveyard surrounded by a curving stone boundary wall. Two chest tombs (Asset 64 and Asset 66) are located to the south and east of the church, although inscriptions on these are worn away. As a result of its good survival as an example of 12th – 15th century church architecture and its contribution to the overall significance of the Old Corby Conservation Area (Asset 74) Asset 70 has been assessed to be of high value.

Medium Value

Weldon Lodge (Asset 1) comprises a Grade II listed two storey late 17th century farmhouse, remodelled in the late 18th century, constructed of squared course limestone, with a roof of 20th century slate tiles. While the immediate setting to the west of the farmhouse is primarily rural, the wider setting comprises a large 20th century housing estate to the immediate south-east and a racing track to the north-west. As a result field patterns potentially associated with the function of the asset as a farmhouse have been lost. Setting, therefore, make a limited contribution to the value of the asset. As a result of its good survival as an example of vernacular farm architecture Asset 1 has been assessed to be of medium value.

Asset 2 (Steps approximately 60 metres south west of garden of Kirby Hall), Asset 3 (Wall approximately 25 metres south west of garden front of Kirby Hall), Asset 4 (Group of kerbstones in the great garden to the west of Kirby Hall), Asset 5 (Garden feature approximately 120 metres north-west of garden front of Kirby Hall), Asset 6 (Retaining wall attached to south of garden front of Kirby Hall), Asset 8 (Retaining walls and gateway extending approximately 120 metres east of Kirby Hall) and Asset 9 (Statue approximately 120 metres east of garden front of Kirby Hall) comprise a series of Grade II listed architectural garden features associated with Kirby Hall (Asset 11) and Kirby Hall Grade II* Registered Park and Garden (Asset 12). These assets derive their value from their association with Kirby Hall and its garden. As a result of their historic, architectural and artistic value as examples of 16th and 17th century garden architecture and design all the above assets have been assessed to be of medium value.

Asset 13 (Home Farmhouse), Asset 14 (14 Chapel Road), Asset 15 (Weldon Congregational Church and attached schoolroom), Asset 16 (13 and 13A Church Street, Asset 17 (Group of Chest Tombs approximately 10 metres south of aisle of Church of St Mary), Asset 18 (Glebe House), Asset 19 (The Old Rectory Lodge), Asset 20 (Number 11 and attached shop), Asset 21 (Inglenook Cottage Rope Walk), Asset 22 (Willowbrook), Asset 23 (27 High Street), Asset 24 (Old School House at Weldon Centre), Asset 25 (2, 5, 6 and 7 School Lane), Asset 26 (9, 10 and 11 School Lane), Asset 27 (Number 1 and attached shop), Asset 28 (the George Hotel and Restaurant), Asset 29 (11 Stamford Road), Asset 30 (The Woolpack Public House), Asset 31 (Pell cottage and attached outbuildings), Asset 32 (Hazelreem), Asset 33 (Outbuilding approximately 15 metres north-west of number 37), Asset 34 (1 Chapel Road), Asset 35 (Hunters Manor), Asset 36 (Barn approximately 30 metres west of number 10 (Glebe Farmhouse)), Asset 37 (23 and 25 Corby Road), Asset 38 (7 High Street), Asset 39 (Greystones), Asset 40 (Deene House and Weldon Post Office), Asset 41 (Scotch Corner), Asset 42 (Little Cott), Asset 43 (The Rosary), Asset 44 (9 Oundle Road), Asset 45 (Washbrook Cottage/Willowbank Cottage), Asset 47 (5 Oundle Road), Asset 48 (Hatton Lodge), Asset 49 (20 Church Street), Asset 50 (Causeway), Asset 51 (41 Chapel Road), Asset 52 (4 Chapel Road), Asset 53 (46 Chapel Road), Asset 55 (the Cottage), Asset 56 (11 Deene End), Asset 57 (23 High Street), Asset 58 (7 Oundle Road) and Asset 59 (16 Oundle Road) comprise a number of Grade II listed buildings within the Weldon Conservation Area (Asset 62). The assets are a mixture of Grade II listed buildings dating from the 17th – 19th centuries. Many of these buildings, constructed for domestic and commercial uses, have earlier origins but display a consistent style in Weldon stone construction with an unusually high number of thatched structures. As a result of their historic, architectural and artistic value and their contribution to the overall value of the Weldon Conservation Area, all the above assets have been assessed to be of medium value.

Asset 63 (33 Tunwell Lane), Asset 64 (Chest Tomb approximately 12 metres south of the south aisle of Church of St John the Baptist), Asset 65 (The Old School House and attached studio), Asset 66 (Chest Tomb approximately 16 metres east of the chancel of Church of St John the Baptist), Asset 67 (57 High Street), Asset 68 (79 and 81 High Street), Asset 69 (Gatepier adjacent to number 83 (The Old School House)), Asset 71 (75 and 77 High Street), Asset 72 (Gatepier approximately 3 metres east of number 83 (The Old School House) and Asset 73 (89 High Street) comprise a number of Grade II listed buildings within the Corby Old Village Conservation Area (Asset 74). The majority of assets are buildings dating to the 18th and 19th centuries, with a few older, thatched structures. As a

result of their historic, architectural and artistic value and their contribution to the overall value of the Corby Old Village Conservation Area (Asset 74), all the above assets have been assessed to be of medium value.

Corby Old Village Conservation Area (Asset 74) comprises the historic core of Old Corby Village. The majority of buildings are domestic houses and cottages dating to the 18th and 19th century. The majority of 18th century buildings are constructed of Weldon stone in a distinct style. Twelve of the buildings within the Conservation Area are included on the local list of Buildings of Special Architectural or Historic Interest. The majority of listed buildings in the Conservation Area date to the 18th century, the earliest being 83 High Street (outside the study area), dating to 1700. As a result of the survival of its historic street pattern, the high number of listed buildings dating from the 16th to 18th centuries and the presence of the historic Church of St John the Baptists (Asset 70), Asset 74 has been assessed to be of Medium value.

Asset 75 (Lloyds Conservation Area) comprises an area of grid iron plan houses built between 1934 and 1935. The houses and roads within the Conservation Area remain largely unchanged. Green spaces and a number of churches (included on the local list of Buildings of Special Architectural or Historic Interest); built as part of the estate survive, adding considerably to the character of the Conservation Area. As a result of its good survival as an example of a 1930s estate and the high number of buildings within it on the local list of buildings of historic interest, Asset 75 has been assessed to be of medium value.

15.6.1.6 *Non-Designated Heritage Assets (No change to the 2016 ES)*

The following non-designated heritage assets with the potential to experience an effect as a result of the Proposed Development were identified in the 2016 ES and are presented in **Appendix 15.2**:

- a possible Romano-British/Early Saxon occupation and two possible Early/Middle Saxon pits along with undated ditches and a pit have been identified in a geophysical survey/archaeological trial trench evaluation covering a large area approximately 800 m to the east of the Proposed Development (no.2);
- a farmstead shown on maps of 1738 and 1846 close to the north-western boundary of the Proposed Development (no.3);
- a farmstead shown on a map of 1738 and described as Avenue Farm on an Ordnance Survey map of 1885 approximately 350m to the north of the Proposed Development (no.4);
- several agricultural enclosures identified on the HER to the north of the Proposed Development appear on a map of 1738 (no.17);
- woodland marked on a map of 1738 approximately 600m to the north-west of the Proposed Development (no.18);
- post-medieval or modern quarry pits approximately 1 km to the east of the Proposed Development (no.19);
- mineral railways associated with an ironworks/steelworks approximately 900m to the west of the Proposed Development (no.20);
- a World War II light anti-aircraft gun site approximately 750m to the south-west of the Proposed Development (no.21); and
- a World War II searchlight battery and possible light anti-aircraft gun site approximately 870m to the east of the Proposed Development (no.22).

15.7 **Assessment of Potential Effects on Designated Assets (Updated Assessment)**

No significant effects are predicted to result from operation of the Proposed Development.

Non-significant effects are predicted on 15 heritage assets. Predicted effects are described in detail in **Appendix 15.1**. All identified designated heritage assets are presented in **Figure 15.1**.

15.7.1.1 *Archaeological Remains*

Non-significant effects are predicted on three archaeological remains. Effects comprise changes to the settings of heritage assets as a result of the introduction of new built elements into views from the assets.

15.7.1.2 *Built Heritage*

Non-significant effects are predicted on 12 built heritage assets. Effects comprise changes to the settings of heritage assets as a result of the introduction of new built elements into views from the assets.

15.8 Assessment of Potential Effects on Non-Designated Assets (No Change to 2016 ES)

15.8.1.1 *Archaeological Remains*

No non-designated buried archaeological remains are predicted to have survived quarrying within the footprint of the Proposed Development, as detailed in the 2016 ES. As a result, construction is not predicted to result in a direct (physical) effect on buried archaeological remains. The overall significance of effect is considered to be negligible.

15.9 Mitigation

Measures to mitigate potential effects on heritage assets have been incorporated into the design of the Proposed Development. These comprise location of stacks within the Proposed Development to minimise the potential for significant changes to the setting of designated assets associated with Kirby Hall. No further design or archaeological mitigation is proposed.

15.10 Residual Effects

Other than embedded mitigation described in section 15.10, no further mitigation is proposed. As a result residual effects are as identified in Section 15.7 and 15.9.

15.11 Assessment of Cumulative Effects

Additional developments with the potential to contribute to a cumulative effect on archaeology and cultural heritage are identified in Chapter 3 (EIA Methodology) of the ES. As a result of known details of the construction of identified developments, their distance from the Proposed Development and their screening from those heritage assets identified in **Appendix 15.1**, cumulative impacts are not predicted to result in significant effects on identified heritage assets.

15.12 Differences from the Consented Development

The only notable difference between the Proposed Development and the Consented Development is the increased height of the building and stack. The assessment of potential effects on designated archaeological remains and built heritage assets resulting from a change to their setting has therefore been revised and updated.

The assessment of potential direct (physical) impacts on non-designated buried archaeological remains within the footprint of the Proposed Development is as previously presented in the 2016 ES.

15.13 Summary

In total, 75 designated heritage assets, comprising three archaeological remains and 72 built heritage assets, form the archaeology and cultural heritage baseline, together non-designated assets identified in the 2016 ES, presented in **Appendices 15.1** and **15.2**.

Non-significant effects, comprising a change to the setting of 15 designated built heritage assets, are predicted to result from operation of the Proposed Development. Detailed assessment is presented in **Appendix 15.1** and all identified designated assets are shown on **Figure 15.1**.

15.14 References

Ref 15.1 Ministry of Housing, Communities and Local Government, (2018) National Planning Policy Framework. MHCLG

Ref 15.2 Planning (Listed Buildings and Conservation Areas) Act 1990

Ref 15.3 North Northamptonshire Joint Planning Unit (2016) North Northamptonshire Joint Core Strategy 2011 – 2031

Ref 15.4 Northamptonshire County Council (2017) Northamptonshire Minerals and Waste Local Plan

Ref 15.5 Corby Borough Council (2018) Part 2 Local Plan for Corby: Emerging Draft Options Consultation

Ref 15.6 Chartered Institute for Archaeologists (CIfA), 2014a. Code of Conduct. CIfA

Ref 15.7 Highways Agency, (2007) Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2, Cultural Heritage, HA208/07

Ref 15.8 Historic England, 2017b (Consultation Draft). Conservation Principles for the Sustainable Management of the Historic Environment. Historic England

Ref 15.9 Historic England, 2017a. The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England.

Ref 15.10 CIfA, 2016. Standard and guidance for historic environment desk-based assessment.

Ref 15.11 Historic England (2015) Managing Significance in Decision Taking in the Historic Environment