

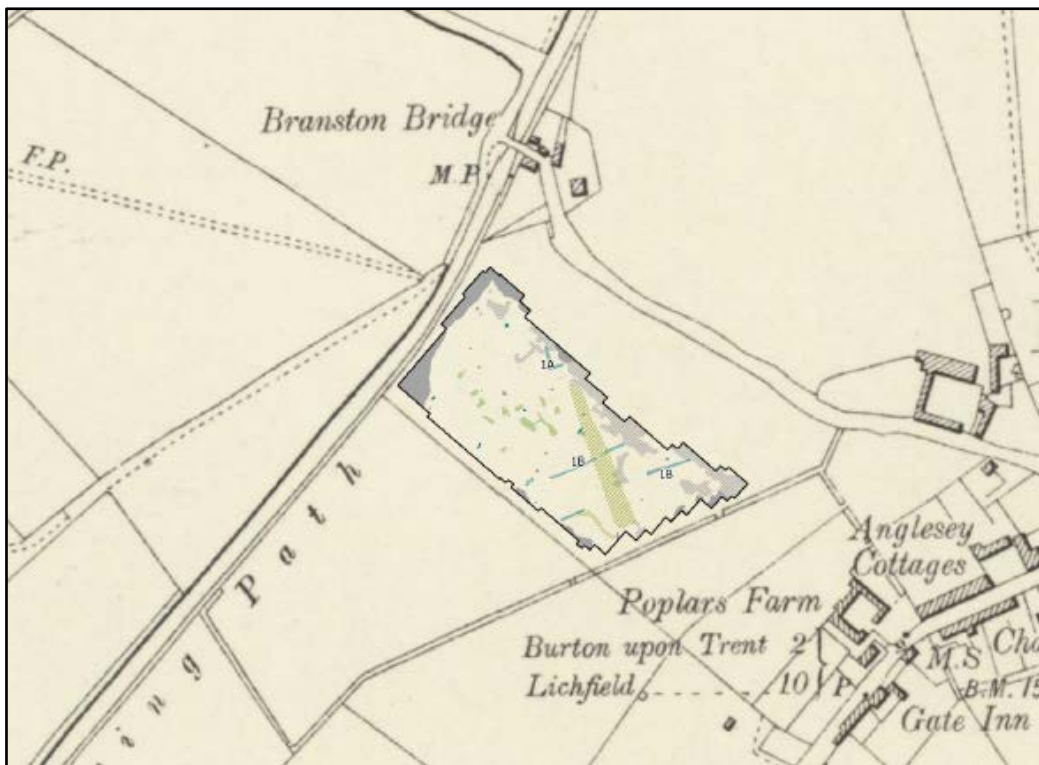
HERITAGE STATEMENT:

LAND TO THE SOUTH OF TATENHILL LANE, BURTON UPON TRENT

Planning Reference: P/2017/00263

NGR: SK 2172 2115

AAL Site Code: BRTL 17



Report prepared for Lioncourt Homes Limited

By

Allen Archaeology Limited
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Cover image: Historic Ordnance Survey Map of the site with geophysical survey results

Executive Summary

- Allen Archaeology Limited was commissioned by Lioncourt Homes Limited to prepare a rapid heritage assessment in advance of the submission of a planning application for the construction of 55 dwellings and demolition of two extant dwellings to facilitate access, on land off Tatenhill Lane, Branston, Staffordshire.
- The assessment reviewed the Staffordshire Historic Environment Record data, the Historic England National List Entry information for designated heritage sites, the East Staffordshire conservation area appraisals and available material and data online and the Allen Archaeology in-house library.
- Previous archaeological investigations on site consisted of a geophysical survey by Magnitude Surveys and an archaeological evaluation by Oxford Archaeology South. These established that there were no significant buried archaeological constraints within the site.
- The assessment found that there were no designated heritage assets located within the site boundary. The site is adjacent to the Trent and Mersey Canal Conservation Area and a further three Listed Buildings were located within 500m, with one, a Grade II Listed canal milepost just 70m north of the development site. The remaining two Listed Buildings were Court Farm and attached wall and a milepost at the junction of Main Street and Hollyhock Way, which are located beyond the A38 Lichfield R6oad.
- The assessment concluded that there would be no impact on Court Farm and the milepost located to the east of the A38 Lichfield Road.
- The report has concluded that there will be a minor adverse impact on the setting of the Canal Conservation Area but this will be temporary and not substantial.
- The Branston Locks development on the land north of Tatenhill Lane will cover 400 acres. A further development to the northwest of a new 1200 pupil school and 400 space sixth form college has also been consented. The cumulative impact of this development alongside the Branston Locks and new school development will alter the legibility of the landscape but the Trent and Mersey Canal will be unchanged.
- The assessment has concluded that there are no requirements for any mitigation measures and therefore no recommended actions.

1.0 Introduction

- 1.1 Allen Archaeology Limited was commissioned by Lioncourt Homes Limited to undertake a rapid heritage statement to assess the impact on the historic environment from the development of land to the south of Tatenhill Lane, Branston, Burton upon Trent, in support of the planning application for the proposed erection of up to 55 dwellings, including the demolition of 78 and 80 Tatenhill Lane to facilitate the creation of a new access (Application Ref P/2017/00477).
- 1.2 The document has been completed with reference to current national guidelines, as set out in the Chartered Institute for Archaeologists '*Standard and guidance for historic environment desk-based assessment*' (ClfA 2014), and the Historic England documents '*Conservation Principles* (2008), '*Historic Environment Good Practice Advice in Planning*' (2015a), '*Management of Research Projects in the Historic Environment*' (2015b) and '*The Setting of Heritage Assets*' (2015c).

2.0 Site Location and Description

- 2.1 The site is located on the southwestern outskirts of Burton upon Trent in Staffordshire, approximately 200m southwest of the B5018/A38 junction and centred at National Grid Reference SK 217 211. The site comprises a roughly rectangular field, with the plot previously occupied by 78 and 80 Tatenhill Road extending slightly beyond the northwest corner of the site. Overall, the site occupies an area of approximately 2.6 ha.
- 2.2 The bedrock geology comprises Mercia Mudstone Group formed of Mudstone. This Sedimentary Bedrock formed approximately 201 to 252 million years ago during the Triassic Period. The superficial geology comprises of Holme Pierrepoint Sand and Gravel Member, which formed up to three million years ago during the Quaternary Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.0 Planning Background

- 3.1 This assessment has been prepared to inform a planning application that will be submitted in due course for the development of up to 55 dwellings, associated access roads and landscaping.
- 3.2 This heritage assessment is intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further investigations will be required prior to or following the determination of a planning application for the proposed development, beyond those works already undertaken.

National Planning Policy

- 3.3 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 (Department for Communities and Local Government 2012).
- 3.4 The relevant sections of the NPPF concerning archaeological and cultural heritage assets, are Paragraphs 58 and 61 of 'Section 7. Requiring good design', and Paragraphs 126–141 of 'Section 12. Conserving and enhancing the natural environment'. Paragraph 128 has special relevance concerning the responsibilities of planning applicant:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

- 3.5 Furthermore, Para 129 states that the Local Planning Authority should take into account the significance of the heritage asset, including that derived from its setting, and the scale of possible impact resulting from the proposed development:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

Local Planning Policy

- 3.1 The East Staffordshire Local Plan was adopted by the Borough Council in October 2015 (East Staffordshire Borough Council 2015) and, alongside NPPF, serves as the planning policy documents against which planning applications will be determined.
- 3.2 The relevant policies of the East Staffordshire Local Plan concerning archaeological and cultural heritage assets is Policy 25:

Strategic Policy 25: Historic Environment

'Development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness.

This should include the use of high quality design as stipulated in the NPPF and the Borough Council's Design SPD. Development proposals that are likely to have negative impacts on the historic environment should demonstrate how harm can be effectively and justifiably mitigated.

Development proposals should be informed by the various information sources and evidence base that are available.

The towns of Burton-upon-Trent and Uttoxeter, including their historic retail centres should be a focus for heritage-led regeneration and the repair of key heritage assets will be supported. Such regeneration should be informed by relevant historic environment evidence base. This will be delivered through various initiatives such as through new development proposals or regeneration schemes with key partners such as English Heritage and the Heritage Lottery Fund.

Inner Burton is a focus for regeneration in order to improve poor quality building stock which consists of Victorian terraced housing. Initiatives should therefore consist of effective repair and

refurbishment of Victorian housing stock as part of sustainable development with opportunities to introduce innovative energy efficiency technology, which reflects the local historic character.'

4.0 Methodology

Data Collection

4.1 A full range of primary and secondary archaeological and historical sources were consulted in the preparation of this document. The sources consulted were as follows:

- Staffordshire Historic Environment Record (HER) – a database of archaeological sites and artefacts, listed buildings and Scheduled Monuments. A search of this resource was undertaken for a study area extending 1km from the centre of the site in the preparation of an Archaeological Management Plan (Parker Wooding 2015)
- Allen Archaeology's own reference library – secondary sources pertaining to the archaeology and history of the region
- Results of the previous geophysical survey (Magnitude Surveys 2017), and archaeological evaluation (Oxford Archaeology South 2017)

4.2 The assessment methodology has been based on '*Conservation Principles*' (Historic England 2008), *the Setting of Heritage Assets* (Historic England 2015c) and the *Design Manual for Roads and Bridges Vol 11: Part 2 HA 208/07 Cultural Heritage* (Highways Agency 2007). This is shown in detail in Appendix 1.

5.0 Archaeological and Historical Background

5.1 Recent work at Tucklesholme Quarry to the south of Branston Locks has revealed evidence of *in-situ* Upper Palaeolithic flint working areas near to a relict palaeochannel. The palaeochannel's lower deposits, date to the terminal Palaeolithic (10,049 to 9663 calBC). These finds illustrate the exploitation of the area by hunter-gatherers and represent a particularly rare survival of evidence from these periods, especially those dating to the Upper Palaeolithic. The flint industry bears broad similarities with the Cresswellian long blade industries identified at Launde, Leicestershire, and Three Ways Wharf, Middlesex. Iron Age post alignments have also been recorded at the quarry (Parker Wooding 2015).

5.2 Cropmarks within the vicinity of Branston have been identified from aerial photographs. These have been interpreted as a ring ditch, possibly late-Neolithic to Bronze Age in date, with a sub-rectangular enclosure possibly of Iron Age to Roman date and an undated linear feature. Further undated cropmarks have been interpreted as an enclosure with associated linear features and pits. While there is no certain dating evidence for these, in the context of wider archaeological research in the Trent Valley (e.g. Coates 2002, Knight and Howard 2004), a prehistoric date could be postulated.

5.3 There is a high density of cropmarks, indicative of Neolithic and Bronze Age activity within the Trent Valley, particularly ring ditches, many of which may have been associated with funerary barrows, as at Tucklesholme Farm, Barton-under-Needwood, approximately 2km to the south, where two circular burial mounds surrounded by ring ditches were excavated. One of these was

associated with a flat cremation cemetery. It has been suggested that the variation between features of the ring ditch type indicates a variety of forms and functions (Coates 2002).

- 5.4 One find of Roman date has been found within the area: a mortarium that is recorded as being found 'near Lawns Farm', which is in proximity to a recently consented school development near to Tatenhill.
- 5.5 Anglo-Saxon remains comprising *grubenhäuser* (sunken-featured buildings) and a number of clay loom weights have been located at Tucklesholme Quarry. A precise date for these features is not known.
- 5.6 The place name Branston was first recorded in AD 942, as *Brontiston* although it was recorded as *Brantestone* in the Domesday Book, with the 'Brant' element possibly deriving from a personal name (Mills 1991).
- 5.7 The medieval village of Branston was situated near to the River Trent. By 1086, Branston was held by Burton Abbey, and was recorded within the Domesday Book as having land for four and a half ploughs and a taxable value of two pounds (Williams and Martin 2002).
- 5.8 The Branston area held the site of the medieval abbey grange which was established in 1307. It is postulated that the 17th century Shobnall Grange Farmhouse was built on or near the site of the medieval grange and this lies to the north of the proposed development site off Tatenhill Lane.
- 5.9 The geophysical survey (Magnitude Surveys 2017) and subsequent archaeological evaluation (Oxford Archaeology 2017) have been completed for the site.
- 5.10 The geophysical survey identified several linear trends which were most likely later post-medieval or modern landscape features as well as anomalies caused by probable geological variations.
- 5.11 The Oxford Archaeology evaluation aimed to test the results of the geophysical survey as well as seemingly blank areas to confirm the validity of the earlier geophysical survey. The evaluation established that the anomalies within the site did not have any significant heritage interest. These anomalies were either of modern date or of natural, non-archaeological origins.

6.0 Assessment of Significance

- 6.1 The assessment of significance and impacts has been undertaken in accordance with 'Conservation Principles' (Historic England 2008) and the Setting of Heritage Assets (Historic England 2015c). Terminology and significance criteria have also been developed from the Design Manual for Roads and Bridges Vol 11: Part 2 HA 208/07 Cultural Heritage (Highways Agency 2007). The assessment methodology is located in Appendix 1 and the criteria for understanding the significance of heritage values according to the four key themes (evidential, historical, aesthetic and communal) is provided below (Table 1).

VALUE	DEFINITION
Evidential value	The potential capacity of an asset to yield primary evidence about past human activity (including potential archaeological remains)
Historical value	The potential capacity of an asset to form a connection between the present and the past through association with people, events and aspects of life

VALUE	DEFINITION
Aesthetic value	The potential for people to derive sensory and intellectual stimulation from a place, through design, art, character and setting
Community value	The potential for people to relate to a site in terms of a collective experience of memory (often closely related to historical and aesthetical values)

Table 1: Inter-related heritage values (Conservation Principles)

- 6.2 There are no designated heritage assets located within the site although the Trent and Mersey Canal Conservation Area runs along the western boundary of the proposed development site.
- 6.3 There are no Scheduled Monuments, Registered Parks and Gardens or Battlefields within the search area. The closest Scheduled Monuments are the Sinai Park moated site located c.1.9km to the northeast of the site and the remains of a barrow cemetery southwest of Tucklesholme farm, c.2.2km to the southwest of the site.
- 6.4 There are three Listed Buildings located within 500m of the proposed development site, the Grade II Listed canal milepost (List Entry Number 1293826), the Grade II Listed milepost at the junction of Main Street and Hollyhock Way (List Entry Number 1392678) and the Grade II Listed Court farmhouse and attached boundary wall (List Entry Number 1190389).
- 6.5 The site is adjacent to the Branston Water Park, a Local Nature Reserve. This has no historic environment significance and thus is not considered further within this assessment.

Canal Milepost (List Entry Number 1293826) and Canal Conservation Area

- 6.6 The earlier 19th century Grade II Listed canal milepost is located on the bank of the Trent and Mersey Canal c.70m north of the proposed development site. The National List Entry for the canal describes it as *'Canal milepost. Dated 1819. Painted cast iron. Circular shaft approximately 900mm high and domed-at head; convex plaque set below head, divided down centre and inscribed on left (north) "SHARDLOW/18/MILES" and on right "PRESTON/BROOK/74/MILES". Quatrefoil-shaped inscription on base of shaft "R & D/STONE/1819'.*
- 6.7 The milepost is one of a number along the Trent and Mersey Canal, which is a Conservation Area. The milepost is considered to be of moderate significance, with this significance stemming from its aesthetic contribution to the canal and its position enables a sense of place to be experienced along the canal, thus providing some degree of community value.
- 6.8 The milestone's setting is considered to extend along the route of the canal and the surrounding Conservation Area but no further.
- 6.9 The Trent and Mersey Canal was finished in 1777 by James Brindley, the canals Surveyor General and was known as a great feat of engineering. The canal was designated a Conservation Area in May 1988 and has been described as being of outstanding industrial archaeological importance (Staffordshire County Council 1988). The significance of the canal is a result of its architectural, historical and evidential interest, including that derived from the associated features and structures along its length, such as the Grade II Listed canal milepost. The setting of the canal was not a consideration in its construction, with topographic and economic reasons being foremost in its placement. However, the setting does contribute to its significance now.

Milepost (List Entry Number 1392678)

- 6.10 The milepost located at the junction of Main Street and Hollyhock Way, c.360m to the east of the development site, dates to the 19th century and is Grade II Listed. The National Heritage List

description of the milestone is *'Hollow cast iron triangular with sloping top. Painted white with raised lettering in black and black painted base. Inscription reads: Left: ARLEWAS 5 LICHFIELD 10 Right: BURTON 2 ¼ Top: BRANSTONE PARISH'*, with ARLEWAS likely meaning the settlement of Alrewas.

- 6.11 The List description goes further with the following reasons for designation of the milestone; *'This milepost survives well in its original location and forms part of a group, many of which are listed, marking out routes in East Staffordshire. Mileposts are reminders of the growing importance of road transport of people and goods in the C19. As a good example of a milepost in situ it fully merits listing'*.
- 6.12 Consequently, the milestone, part of a group listing, is considered to be of moderate significance which is derived primarily from its historical context. The setting of the milestone contributes to the significance of the designated asset.

Court Farmhouse and attached wall (List Entry Number 1190389)

- 6.13 The description of the Grade II Listed farmhouse is quite extensive; *'Late C17 remains to early C19 rebuilding with later alterations. Red brick (diaper-patterned to south side and boundary wall in blue brick); stone quoins to south; tiled roof. End stack and centre ridge stacks. 2-storey, 3-window front; 3-light segmental-head casements, replaced to ground floor right by flat-roofed bay combining part-glazed door and 3-light casement; dentilled cornice; segmental-headed central entrance to left of bay window with C20 part-glazed door. Further lower wing attached to right of 2 windows. Boundary wall of approximately 1m high and 20m long running south-east is contemporary with the south gable; this gable is the most noticeable survival of the earlier house, showing that the original eaves height was much lower'*.
- 6.14 The building is located c.155m to the east of the boundary of the proposed development site. The building appears to have lost its associated farmland, possibly when the bypass was constructed but it has left its mark, with the road called Court Farm Lane. The building does not appear to have any renowned architects or inhabitants, with the significance deriving from its evidential and aesthetic value. Setting contributes to the significance of the farm but this has been severely eroded in the past decades, with the bypass removing a large proportion of the historic legibility of the asset.

7.0 Assessment of Impact

- 7.1 The proposed development consists of a reserved matters application for the erection of 55 dwellings. Included in the application is the demolition of two bungalows on Tatenhill Lane to allow access for and the construction of the 55 new-build residential houses along with associated highways, drainage and service infrastructure, hard and soft landscaping.
- 7.2 The proposed development timeframes and schedule are as follows:
- Initial access/egress will be via Tatenhill Lane and existing bungalow entrances, adapted temporarily to suit vehicles.
 - Demolition will take place of the two bungalows along the line of the proposed main estate access road.
 - A temporary entrance will be formed to allow vehicles to get off the main road whilst waiting for entrance gates to open to reduce congestion/hazard at the site entrance.

- Warning signs to be erected at and in advance of site entrance subject to legal permissions.
- A small temporary compound will be set up within the demolished bungalow plots to allow infrastructure construction (sewers and road) to take place to the extent that it allows a good safe access to the rest of the development. The groundworker will be appointed as Principal Contractor under the terms of CDM 2015 Regulations.
- Vehicle parking and turning for this initial phase will be provided on stoned up areas and any traffic movement onto Tatenhill Lane that cannot be done in a forward direction and with adequate visibility will be done with the assistance of a banksman to control oncoming traffic.
- Upon completion of the first section of site road, construction of the balance of the infrastructure, including the formation of longer term site car parking, compound, welfare facilities will take place.
- Following completion of the balance of the new estate roads, a one-way circuit is planned and will be utilized until such time as occupations/operations make this undesirable or impractical. This planned circuit will be suitably marked on the Traffic Management Plan and signed accordingly.
- The new estate roads will now be used as access for constructing foundations and plots superstructures.
- Site traffic movements will be monitored against the Traffic Management Plan. This plan will be reviewed from time to time and following any significant change in build production stage which necessitates a change of traffic management.

7.3 The assessment has assessed the levels of impact from the construction phase and the operational phase and, where possible, cumulative impacts have also been reviewed.

Canal Milepost and Canal Conservation Area

7.4 The Trent and Mersey Canal and Grade II Listed milepost are outside of the area of construction and no direct impact will occur on the fabric of these designated assets.

7.5 The construction phase of the proposed development will entail works within the immediate vicinity of the milepost, with the demolition of the two dwellings adjacent to this asset. However, the Bridge Inn blocks access directly to the milepost and therefore no unintended impacts will occur.

7.6 The impact during construction on the Canal Conservation Area is likely to be minor, with this impact being temporary. The recently consented Branston Locks development to the north, covering 400 acres and 2500 dwellings, and a new school and 50 acres of employment land, resulting in large scale changes to the setting of the Trent and Mersey Canal in this area. In addition to this, further development is proposed at Tatenhill to the northwest of the current site with the construction of a new school serving 1200 pupils and a sixth form college with spaces for a further 400 pupils.

7.7 The long-term effects of the development on the milestone and canal are anticipated to be less than substantial. The existing Bridge Inn, the newly constructed bridge on Branston Road and the major developments at Branston Lock and Branston Road are indicators of the gradual

urbanisation of the area, with the 55 dwellings at land off Tatenhill Lane being minor in comparison.

- 7.8 The cumulative effect of the development on the canal and milepost is considered to be minor, with the dwellings off Tatenhill Lane having been extant since the middle of the 20th century and the Local Nature Reserve bracketing the development site, the additional loss of this field will magnify the harm on the canal and milepost.

Milepost on junction of Main Street and Hollyhock Way

- 7.9 The proposed development is located c.360m to the east of this Grade II Listed milepost with the main A38 Lichfield Road interposed between the two areas. Further extant buildings are located along Court Farm Lane and Main Street, resulting in the lack of intervisibility between the two sites.
- 7.10 As a consequence, there are no anticipated impacts during the construction and operation phases on the milepost or the setting of the milepost from the proposed development at Tatenhill Lane. Likewise, no cumulative impact is expected.

Court Farm and Attached Wall

- 7.11 The 17th century Grade II Listed farm is located to the east of the proposed development site, with the A38 located in between the site and the Listed Building. The more recent 20th century development along with the A38 have divorced the farm from its agricultural hinterland, with a lack of intervisibility due to the A38 being raised on an embankment.
- 7.12 Consequently, there are no construction or operational phase impacts and no cumulative impacts on the Listed Building.

8.0 Discussion and Conclusions

- 8.1 The assessment of the designated heritage assets in proximity to the proposed development has established that three Listed Buildings and one Conservation Area are located within 500m of the site off Tatenhill Lane. None of these designated assets are located within the site boundary.
- 8.2 The closest heritage assets are the Trent and Mersey Canal Conservation Area and a Grade II Listed canal milepost. Both of these assets are located to the west of the proposed development site.
- 8.3 The assessment has found that the proposed development will likely have a minor impact on the significance of the Trent and Mersey Canal Conservation Area although this is not substantial harm. The canal milepost is located adjacent to the Bridge Inn and will not be substantially impacted. The current proposals for the development scheme includes open space and landscaping opening out onto the canal frontage, thus creating views from the development onto the canal and providing a sense of place for the development alongside this industrial heritage asset. As a result, no mitigation is suggested for this beyond the existing proposals.
- 8.4 The consented Branston Lock development, covering 400 acres and comprising 2500 houses, a new school and employment areas, will redefine the landscape here and the additional 2.6

hectares of development area on this land off Tatenhill Lane will cause a very minor increase in the cumulative impact on these heritage assets.

8.5 The remaining two Listed Buildings, that of Court Farm and attached wall and the milestone at the junction of Main Street and Hollyhock Way share no intervisibility with the proposed development site due to the A38 Lichfield Road embankment separating these from the proposed development site. Therefore, no impact will occur.

8.6 Given the lack of substantial harm, there are no recommended actions to preserve or produce a record of these heritage assets.

9.0 Acknowledgements

9.1 Allen Archaeology Limited would like to thank Lioncourt Homes Limited for this commission.

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Appendix 1: Assessment Methodology

Scope of the Assessment

This report details the results of an archaeological and built heritage assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from the proposed development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform upon the nature of any subsequent mitigation measures (if required), and provide advice upon the scope and design of the proposed development

The assessment has used the sources listed in below to identify and map Heritage Assets and other relevant find spots or evidence with the site and defined study area. Heritage Assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

High - The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;

Medium - The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;

Low - The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.

Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

SIGNIFICANCE OF HERITAGE ASSET IMPORTANCE	
NATIONAL	The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

Table 2: Assessing the Significance of a Heritage Assets

The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 3.

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites,
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.

HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.
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Table 3: Criteria for Determining Magnitude of Impact

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances, a professional judgement as to the scale of such impacts is applied.