



**31 Hill Top Knottingley
Wakefield WF11 9AQ**

Heritage Statement

Ref: 24_1245_001

February 2024

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Heritage Statement

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Executive Summary

We are instructed by clients to prepare a Heritage Statement in relation to development at 31 Hill Top Knottingley WF11 9AQ.

This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.

Designated built heritage assets which may be affected comprise:

- The site is not a Listed Building
- The site is not within a Conservation Area
- The site is not a non-designated heritage asset

Nearby designated assets include buildings in proximity, the settings of which may be affected.

Conclusions

- The site is not a Listed Building (LB).
- The site is not in a Conservation Area (CA).
- The site is not a non-designated asset (NDA).
- The site is not within the near vicinity of designated or non-designated heritage assets but may be within the setting.
- The site is not a heritage asset and therefore has no significance as such. Consequently, the proposal will cause no harm.
- It is considered that the proposal will not impact on the contribution that setting makes to the significance of nearby assets and there will be no harm.
- The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- By virtue of intervening suburban forms, relative disposition, and lack of inter-visibility, it is considered that the setting of other designated and non-designated assets in the wider vicinity will be materially unaffected by the scheme and there will be no harm to significance.
- The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

Recommendations

No further heritage reporting as required at this stage.

Rhiannon Baxendell BA (Hons) MA AssocIHBC

Director of Heritage and Archaeology
Aurora Heritage Planning Ltd

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 We are instructed by clients to prepare a Heritage Statement in relation to development at 31, Hill Top, Knottingley, WF11 9AQ (the site).
- 1.1.2 The site is in Wakefield City Council administrative area.
- 1.1.3 The proposal comprises demolition of existing single storey extensions, change of use from single dwelling to 6 no. flats with associated external alterations, including lowering of ridge, insertion of new openings to rear and side, 3 no. rooflights, provision of parking and amenity spaces.
- 1.1.4 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2023) and to standards specified by the Institute for Archaeologists (ClfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.
- 1.1.7 Archaeology is scoped out of this report.

1.2 Designated Heritage Assets

- 1.2.1 There are no listed buildings (LBs) on the site.

1.3 Conservation Area

- 1.3.1 The site is not within a Conservation Area (CA).

1.4 Nearby Designated Assets

- 1.4.1 There are other listed buildings (LBs) in the vicinity; see Fig 2.

1.5 Non-designated assets (NDA)

- 1.5.1 The Council maintains a list of Buildings of Local Interest. The site is not on this list.
- 1.5.2 Other NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

1.6 Setting

- 1.6.1 The site, not being a heritage asset of any kind, does not have a setting. The development may have an impact on the contribution that setting makes to the significance of nearby assets.

1.6.2 There is nothing to suggest that appropriate change will be harmful, as a principle.

1.7 Aims and objectives

- Identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.



Figure 1: Site (Client)

2 Site and Environs

2.1 Site

- 2.1.1 The building is a semi-detached property situated at the junction of Hill Top and Bridge Lane.
- 2.1.2 The building is bounded to the north and east by residential dwellings and the church; to the west and south by the Knottingley and Goole Canal landscape and bridge.

2.2 Designated Heritage Assets

- 2.2.1 There are no listed buildings (LBs) within the site. The nearest LB is Pear Tree Cottage, Hill Top, some 200m to the east. (Grade II, List Entry Number: 1235292). This building is set back off the road and is essentially behind the later property fronting onto it (45).

2.3 Conservation Area

- 2.3.1 The site is not within a Conservation Area (CA).

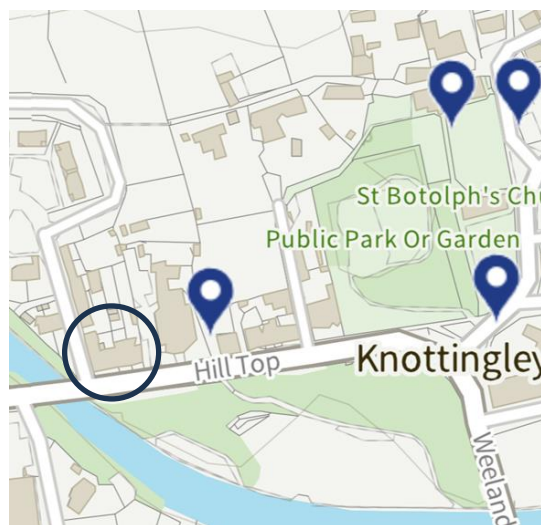


Figure 2: Nearby Designated Heritage Assets – site ringed; LBs in Blue

2.4 Archaeology

- 2.4.1 Archaeology is scoped out of this report.

2.5 Non-designated assets (NDAs)

- 2.5.1 The Council maintains a list of Buildings of Local Interest, which includes buildings of local community interest, individual buildings or groups of buildings that contribute to the character or identity of an area. (See Fig 3).
- 2.5.2 The site is not identified and there are no NDAs within the immediate vicinity of the site; the church to the east is a low-rise C20th building of little architectural merit. The property further north along Bridge Lane is relatively unprepossessing.
- 2.5.3 NDAs in the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

2.6 Setting

- 2.6.1 Setting is generally taken to mean the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (NPPF 2023 Glossary).
- 2.6.2 A setting is not an asset in its own right, nor does it have significance unless part of another heritage designation.
- 2.6.3 The contribution of setting is generally considered with reference to the Historic England document Good Practice Advice in *Planning Note 3 The setting of heritage assets* (3rd edition 2020) (GPA3).
- 2.6.4 The site is not a heritage asset in its own right and therefore has no setting as such.
- 2.6.5 Nominally, nearby assets may have a setting. Due to lack of intervisibility and intervening suburban and urban forms the site is not within the setting of asset.
- 2.6.6 Wider views are precluded by the built form; proximate views within and the prospect from assets will remain materially unaltered.

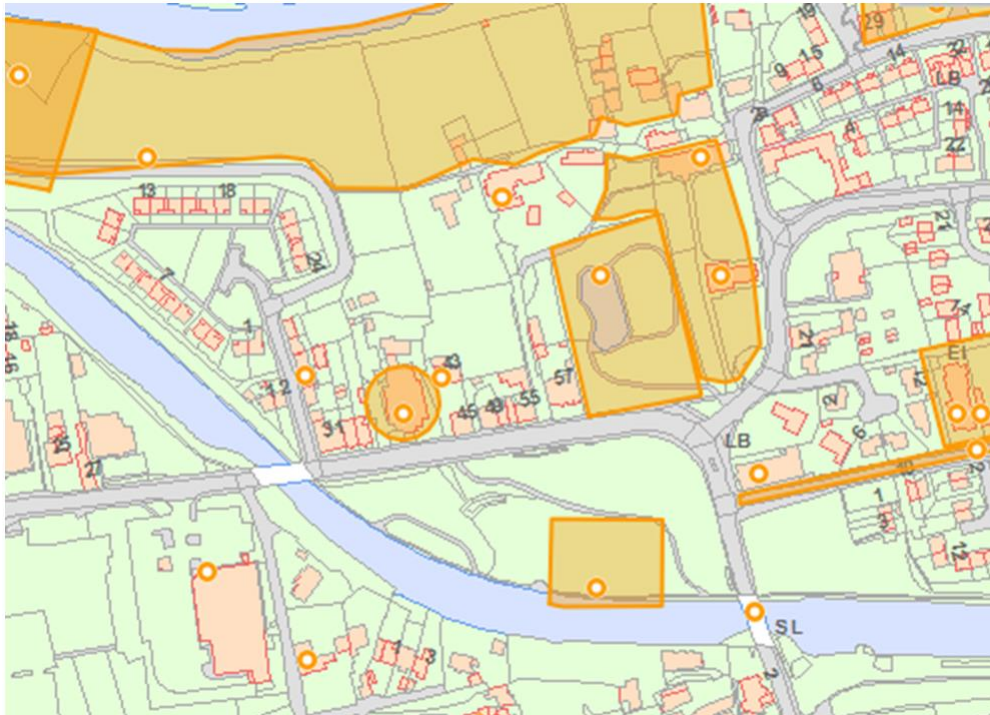


Figure 3: NDAs/Assets shown in Orange

3 Significance

3.1 Planning History

- 3.1.1 A review of the LPA website reveals only the current application relating to the site.
- 3.1.2 It is considered that appropriate change is acceptable.

3.2 Change

- 3.2.1 The site is not in a CA. Organic and incremental change is likely to continue.

3.3 Statement of Significance

- 3.3.1 The determination of the significance of historic assets is based on statutory designation and/or professional judgement against 4 'values' (English Heritage/Historic England - 2008/2015) restated in the advice document GPA 2 - *Managing Significance in Decisions*.

- 3.3.2 The 4 values are:

- Evidential value
- Aesthetic value
- Historical value
- Communal value

(This is refined by National Planning Policy Guidance (PPG), last updated in September 2023).

- 3.3.3 The site is not an asset of any status and as such is of **no significance**.
- 3.3.4 Nearby LBs are of **medium significance**; setting makes little if any contribution to that significance.
- 3.3.5 Nearby NDAs are of **low significance**; setting makes little if any contribution to that significance.

4 Impact of Development

4.1 Site in general

4.1.1 The proposal (PL/0873/23) comprises several elements of development:

- Demolition of existing single storey extensions,
- change of use from single dwelling to 6no. flats.
- associated external alterations including lowering of ridge,
- insertion of new openings to rear and side, 3no. rooflights,
- provision of parking and amenity spaces.

4.1.2 The above development will result in change, but no impact on any heritage asset and consequently no harm.

4.1.3 Please refer to the supporting documents for comprehensive details.

4.2 Designated assets

4.2.1 There are no designated heritage assets on or within the immediate vicinity of the site and therefore there will be no harm to significance.

4.2.2 The development won't feature in any long distance or identified key views, therefore will not affect the setting of LBs in the wider vicinity, resulting in a **visually neutral impact**.

4.3 Conservation Area

4.3.1 The site is not within a CA.

4.4 Non-designated Assets (NDAs)

4.4.1 Nearby NDAs/locally listed buildings in the vicinity have been scoped out of consideration. There will be no harm to significance of any other asset.

4.5 Setting

4.5.1 The new development be in keeping with the character of surrounding buildings; it is determined that it will result in a **neutral** impact, if any, to the contribution of setting to the significance of nearby assets.

4.5.2 By virtue of lack of intervisibility, relative disposition and intervening suburban forms, the development will not be within and therefore have no material impact on the setting of any other assets and no harm will be caused to significance.

4.6 Commentary

4.6.1 There has been change over time - clearly the significance of assets remains unharmed; there is nothing to suggest that a watershed has been reached. The development subject to this application does not take on-going change beyond the tipping point.

4.6.2 Change is part of the character of most long-standing urban and suburban areas, as is the case here.

4.7 Harm

- 4.7.1 The NPPF, at paras 201 & 202, refers to harm to the significance of designated heritage assets. At para 203 it refers to NDAs.
- 4.7.2 It is considered that the proposal will cause no harm to the significance of any asset; there will be change, but overall that change will be in the positive and better reveal the significance of the asset. As there is no harm there is no duty to prove public benefit, etc.
- 4.7.3 Overall, the proposal will represent an enhancement through use of sensitive materials and considered design.

4.8 The Duty to Preserve or Enhance

- 4.8.1 As the site is not within a CA there is no duty as such – in general terms the development will represent an enhancement and impact will be in the positive.

5 Photos

5.1 Photos

- 5.1.1 This section contains photographs to provide context, they are not extensive. Please refer to the supporting documents for additional photos.



Plate 1: South Elevation

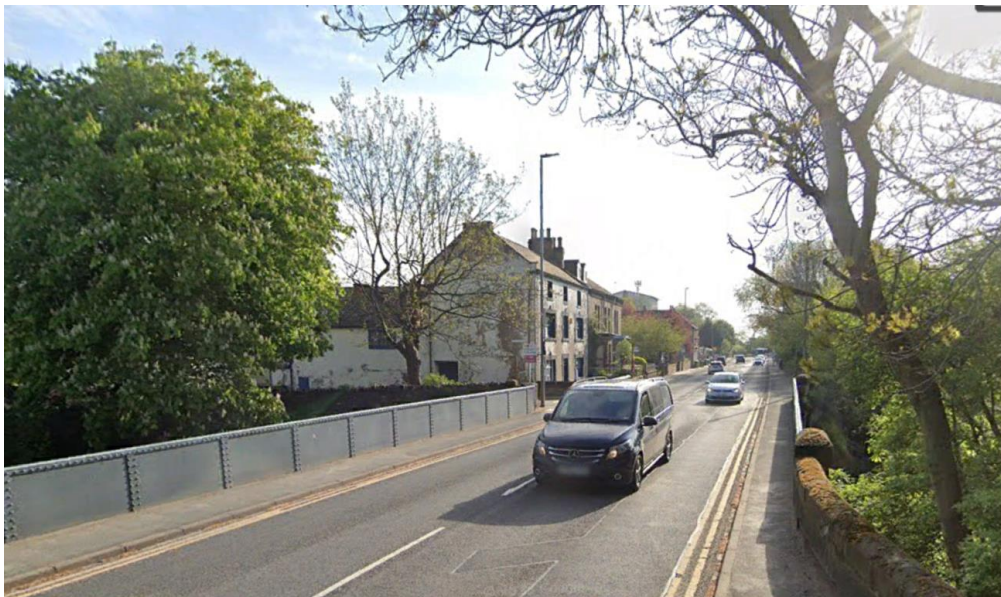


Plate 2: West Elevation.



Plate 3: East Elevation © Google



Plate 4: North Elevation © Google

6 Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The site is not a Listed Building (LB).
- 6.1.2 The site is not in a Conservation Area (CA).
- 6.1.3 The site is not a non-designated asset (NDA).
- 6.1.4 The site is not within the near vicinity of designated or non-designated heritage assets but may be within the setting of same.
- 6.1.5 The site is not a heritage asset and therefore has no significance as such. Consequently, the proposal will cause no harm.
- 6.1.6 It is considered that the proposal will not impact on the contribution that setting makes to the significance of nearby assets and there will be no harm.
- 6.1.7 The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- 6.1.8 By virtue of intervening suburban forms, relative disposition and lack of inter-visibility, it is considered that the setting of other designated and non-designated assets in the wider vicinity will be materially unaffected by the scheme and there will be no harm to significance.
- 6.1.9 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

6.2 Recommendations

- 6.2.1 No further heritage reporting as required at this stage.

Rhiannon Baxendell BA (Hons) MA AssocIHBC

Director of Heritage and Archaeology
Aurora Heritage Planning Ltd

7 Planning and Heritage Framework

7.1 Statutory protection

Listed Buildings and Conservation Areas

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was updated in 2023.
- 7.2.2 One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be considered.
- 7.2.3 Section 16: Conserving and Enhancing the Historic Environment sets out the heritage-related consent regimes for which local planning authorities are responsible under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as to plan-making and decision-making.
- 7.2.4 Paras 189 – 208 inclusive refer:
189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- (Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance).*
190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special

architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

7.2.5 Proposals affecting heritage assets are considered under para 194 on:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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.

195. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

7.2.6 Potential impacts are considered in para 199 on:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. 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:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- 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.

(Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

(Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository).

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but

which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

7.3 Relevant Local Policy

KNOTTINGLEY & FERRYBRIDGE MASTERPLAN

Wakefield District Local Plan 2036 – adopted 2024:

- Policy LP63 Conserving the Historic Environment
- Policy LP64 Designated Heritage Assets
- Policy LP65 Non-designated Heritage Assets
- Policy LP66 Development Affecting Archaeological Sites

8 Methodology

- 8.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):
- **Evidential value:** the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
 - **Aesthetic value:** this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
 - **Historical value:** the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
 - **Communal value:** this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.
- 8.1.2 The tables below are used throughout this report to determine significance and impacts. Table 1 is used to assess significance, with magnitude of impact determined using Table 2. Table 3 consolidates the results from both Tables 1 and 2 to determine overall heritage impact.

VERY HIGH	<ul style="list-style-type: none"> · World Heritage Sites · Other buildings of recognised international importance
HIGH	<ul style="list-style-type: none"> · Scheduled Ancient Monuments with standing remains · All Grade I and all Grade II* Listed Buildings · Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade · Conservation Areas containing very important buildings · Undesignated structures of clear national importance
MEDIUM	<ul style="list-style-type: none"> · Some Grade II Listed Buildings · Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations · Conservation Areas containing buildings that contribute significantly to its historic character · Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
LOW	<ul style="list-style-type: none"> · Locally listed buildings · Historic (unlisted) buildings of modest quality in their fabric or historical association · Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
NEGLIGIBLE	<ul style="list-style-type: none"> · Buildings of no architectural or historical note

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features' physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable 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.
UNKNOWN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 2: Magnitude of Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Low	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Medium	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
High	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 3: Heritage Impact. Adapted from *Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)*