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Tees CCPP Project

The Tees Combined Cycle Power Plant Project
Land at the Wilton International Site, Teesside

Volume 1 - Chapter 12

Regulations – 6(1)(b) and 8(1)

Applicant: Sembcorp Utilities UK
Date: November 2017

CONTENTS

12	<i>ARCHAEOLOGY AND CULTURAL HERITAGE</i>	12-1
12.1	<i>INTRODUCTION</i>	12-1
12.2	<i>ASSESSMENT METHODOLOGY</i>	12-10
12.3	<i>BASELINE CONDITIONS</i>	12-16
12.4	<i>ASSESSMENT OF IMPACTS AND EFFECTS</i>	12-24
12.5	<i>CONCLUSIONS</i>	12-29

12.1 INTRODUCTION

12.1.1 *Terms of Reference for this Chapter*

12.1 This chapter presents an assessment of the likely significant effects on cultural heritage from construction, operation and decommissioning of the Project. The baseline cultural heritage resources in the vicinity of the Project Site and surrounding area are described, potential effects identified, proposed mitigation measures listed and an assessment of the significance of residual effects is made.

12.2 Potential impacts of the Project upon cultural heritage assets, to the extent they are relevant at the Project Site, comprise:

- direct physical impacts on the fabric of cultural heritage assets, generally resulting from groundworks associated with the construction of the Project;
- adverse impacts upon the setting of cultural heritage assets, largely as the result of visual impacts; and
- adverse impacts on the historic landscape.

12.3 Undesignated assets are considered in addition to Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens and Registered Battlefields. Conservation Areas and Registered Parks and Gardens are also considered to the extent necessary within the Landscape and Visual Impact Assessment (*Chapter 11*).

12.1.2 *Basis of Assessment including Realistic Worst Case Scenario*

Direct Physical Damage

12.4 The Project could damage or destroy any buried archaeological remains that exist within the area of construction groundworks, as defined on a precautionary basis by the maximum extent of the red line boundary (see *Figure 1. 2, Chapter 1*). All works will be confined to within the application boundary since existing means of access and provision of connection to the grid, gas supply and incoming and outgoing water pipes already exist.

12.5 The Project Site itself was the site of a power station located within the Wilton International Site, a process manufacturing complex of approximately 810 hectares (2,000 acres), originally set up by ICI on the alluvial plain south of the Tees Estuary in the period after World War II (WWII). The Project Site occupies the southwestern corner of the complex, and covers approximately 15 ha. The complex is situated between the River Tees (to the north) and the

base of an escarpment (to the south) that forms the high ground of the North Yorkshire Moors. The escarpment is described on Ordnance Survey (OS) maps as 'Lackenby Bank' (known locally as Eston Nab). Historically the site fell within Wilton Parish, providing pasture for farms lying at the foot of the Eston Nab escarpment.

12.6 Historic OS mapping would suggest that for much of its recent history the Project Site has been undeveloped/agricultural land, and was first developed in 1990 for a power station by Enron Power Company (later GDF Suez) which came into operation in 1993. Since 1990 the Project Site has been subject to extensive construction and demolition works. The previous installation ceased operations in 2013, and the decommissioning and demolition of all buildings and plant was undertaken between 2013 and 2015. The ground bearing slabs and foundations are still present on site as is the distribution infrastructure and sub stations. These slabs and foundations form approximately 60% of the site, equivalent to the footprint of the previous buildings. The remainder is made up of gravel (35%) and soft landscaping (5%). The site is situated at an elevation of approximately between 16. 1 and 16. 5 m above Ordnance Datum (AOD) and is generally fairly flat, being located at the southern extent of the River Tees alluvial plain.

12.7 An Environmental Appraisal ⁽¹⁾ approved in 2008 for the refurbishment of the now demolished former power plant concluded that there were unlikely to be any buried archaeological remains surviving on the Project Site and that no mitigation measures would be required during development. It was therefore recommended in the Scoping Report that buried archaeology be scoped out of the present application. This scoping view was concurred with in the Scoping Opinion subject to further confirmation with consultees (see *Table 12. 1*).

Effects on Setting

12.8 Historic England (HE) guidance on the Setting of Heritage states "*The area of assessment for a large or prominent development, such as a tall building in an urban environment or a wind turbine in the countryside, can often extend for a distance of several kilometres*" ⁽²⁾. As described in *Chapter 5* the Project will comprise a natural gas fired CCGT generating station, which will include two gas turbines, internal infrastructure, two banks of hybrid cooling towers and two stacks. For the purposes of the assessment, the assumed maximum heights of the tallest structures associated with the turbine buildings are 90 m for the stacks (although the main stacks are now not expected to exceed 75 m) and the cooling towers up to 25 m.). This has been considered 'a prominent development' against this definition, but the assessment also takes account of the wider industrial setting for the Project.

(1) RSK Environment, 2007. Teesside Power Ltd. Teesside Power Station Upgrade. Archaeological Impact Assessment: Planning Statement, RSK Environmental Ltd. P40338/04/03 Rev02

(2) Historic England, July 2015, The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3, para 16; p8

- 12.9 During construction a number of temporary effects on the setting of cultural heritage receptors will occur arising from the presence of site compounds and the presence of construction plant, including drilling rigs and tall cranes.
- 12.10 Once constructed, any effects the Project would have on the setting of any cultural heritage receptors would be permanent, due to its scale and size.
- 12.11 The basis for assessing the change in setting of cultural heritage features is informed by the findings of the landscape and visual impact assessment (*Chapter 11*).

Potential Phasing of Development

- 12.12 It is possible that the Project may be phased in development as described in *Chapter 5*. On this basis two Project scenarios have been considered.
- Scenario One: two 850 MWe CCGT ‘trains’ are constructed to give a total aggregate capacity of up to 1700 MWe over one 39 month construction period.
 - Scenario Two: one CCGT ‘train’ with a capacity up to 850 MWe is constructed and commissioned. Within five years of its commercial operation, construction of a further 850 MWe CCGT ‘train’ commences, so there are two 39 month construction periods.
- 12.13 In the event of a phased development, Scenario One is considered to be worst case on the basis of the larger scale of construction activity (greater footprint and plant assemblage) and the ultimate scale of the finished development in comparison to Scenario Two. Under Scenario Two the overall duration of construction would be longer (i. e. spread over two phases), each phase would be less intense than for Scenario One.

12.1.3 *Consultation*

- 12.14 Sembcorp has conducted various formal and informal consultation activities as part of the DCO application. The formal Scoping Opinion is set out in *Annex B*. As part of the process, consultation responses relevant to cultural heritage were received from Historic England (HE), Redcar and Cleveland Borough Council (RCBC) and the Secretary of State (SoS) and are detailed in *Table 12. 1*.

Table 12. 1 Consultation Responses

Source	Consultee Comment	Response
Historic England	Although the development will not directly impact any designated heritage assets it has the potential to indirectly affect the significance of a number of assets through alterations to their setting. There are a number of nationally designated heritage assets in the vicinity of the site - notably, but not limited to, the scheduled monuments at Eston Nab and the grade II* listed Church of St Cuthbert - and in addition to those assets identified in the Archaeology and Cultural Heritage section of the scoping report, there are also a number of designated conservation areas which could be affected by the proposals, namely Wilton, Yearby and Kirkleatham. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the environmental statement to contain a thorough assessment of the likely effects that the proposed development might have upon those elements which contribute to the significance of these assets. To that end, Good Practice Advice note 3: The Setting of Heritage Assets is available for free download from Historic England's website (www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritageassets) to assist the applicant with the assessment of the significance of the setting of heritage assets.	Noted and addressed within this chapter.
Historic England	We would also expect the environmental statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.	Noted: information on non-designated heritage assets acquired from Redcar and Cleveland Borough Council (RCBC) Historic Environment Record.
Historic England	It is important that the assessment is designed to ensure that all impacts are fully understood; given the potential height of the structures and their visibility in the landscape, section drawings and techniques such as photomontages would be useful in that regard.	Noted and addressed within this chapter.
Historic England	We would strongly recommend that you involve the conservation officer Tim Brown and the archaeological advisers at Redcar & Cleveland local authority in the development of this assessment. They are best placed to advise on local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.	(RCBC) Conservation Officer consulted and planning department consulted for archaeological advice. In turn their comments have been noted and are addressed within this chapter.
Redcar and Cleveland Borough Council	Local Development Framework: Core Strategy CS22 Protecting and Enhancing the Borough's Landscapes CS25 Built and Historic Environment Development Policies DPD:	These policies have been considered and we also note that the Local Plan was submitted for examination on April 19 th 2017.

Source	Consultee Comment	Response
	<p>DP9 Conservation Areas DP10 Listed Buildings DP11 Archaeological Sites and Monuments</p> <p>Emerging Development Plan Publication Local Plan (2016): N1 Landscape HE1 Conservation Areas HE2 Heritage Assets HE3 Archaeological Sites and Monuments</p> <p>Conclusion The above policies are considered relevant to the project. The Redcar & Cleveland Publication Local Plan was published for consultation from December 2016 to January 2017. The Plan is at a relatively advanced stage and has been submitted to the Secretary of State for examination. Examination commenced in September 2017.</p>	
Secretary of State	<p>It is proposed that impacts on buried archaeology during construction and decommissioning are scoped out as the site was previously disturbed during the construction of the now decommissioned power station, and the Applicant considers it unlikely that any buried archaeological remains survive on the site (Section 6. 7. 2 of the Scoping Report). It is noted in Section 6. 7. 3 of the Scoping Report that no intrusive works or ground disturbance are proposed outside of the former power station footprint. The SoS considers that this approach is acceptable subject to demonstrable agreement with the Councils' archaeological advisors and (if required) Historic England.</p>	Noted.
Secretary of State	<p>Table 8. 1 of the Scoping Report explains that the effects of the Proposed Development on the setting of listed buildings and scheduled monuments will be assessed in the ES. The SoS agrees with this approach, although considers that the ES should also consider whether the setting of any conservation areas (namely those at Wilton, Yearby and Kirkleatham) or any historic landscapes could potentially be affected by the Proposed Development. The use of Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (available on Historic England's website) is recommended.</p>	Noted and addressed within this chapter.
Secretary of State	<p>A 5km study area is proposed to identify assets for inclusion in the assessment, the appropriateness of which should be discussed and agreed with the Council and Historic England. Cross-reference should be made to the Landscape and Visual Chapter of the ES and photomontages/section drawings as appropriate.</p>	Noted and addressed within this chapter.
Historic England (HE)	<p>HE had no further comments beyond those that had been provided previously: Although the development will not directly impact any designated heritage assets it has the potential to indirectly affect the significance of a number of assets through alterations to their setting. There are a number of nationally designated heritage assets in the vicinity of the site - notably, but not limited to, the scheduled monuments at Eston Nab and the grade II*</p>	<p>Noted and addressed within this chapter.</p> <p>(RCBC) Conservation Officer</p>

Source	Consultee Comment	Response
	<p>listed Church of St Cuthbert - and in addition to those assets identified in the Archaeology and Cultural Heritage section of the scoping report, there are also a number of designated conservation areas which could be affected by the proposals, namely Wilton, Yearby and Kirkleatham. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the environmental statement to contain a thorough assessment of the likely effects that the proposed development might have upon those elements which contribute to the significance of these assets. To that end, Good Practice Advice note 3: The Setting of Heritage Assets is available for free download from Historic England's website (www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets) to assist the applicant with the assessment of the significance of the setting of heritage assets.</p> <p>We would also expect the environmental statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.</p> <p>It is important that the assessment is designed to ensure that all impacts are fully understood; given the potential height of the structures and their visibility in the landscape, section drawings and techniques such as photomontages would be useful in that regard.</p> <p>We would strongly recommend that you involve the conservation officer Tim Brown and the archaeological advisers at Redcar & Cleveland local authority in the development of this assessment. They are best placed to advise on local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.</p>	<p>consulted and planning department were contact on 14th September 2017, where they confirmed that as the site is on a former PowerStation site it is unlikely to cause concern. It was suggested that the Historic Environment Records were referred to as part of the assessment, this is discussed within the this chapter.</p>

12.1.4 Policy and Legislation

Overview

12.15 Policy relevant to the Project is set out in *Chapter 2* of this ES. Planning policy relevant to the Project is considered in further detail within the Planning Statement (DOC document reference 5. 1). *Table 12. 2* below identifies those policies that are relevant to cultural heritage.

Table 12. 2 Policies Relevant to Cultural Heritage

Topic	Archaeology and cultural heritage
Overarching National Policy Statement for Energy(EN-1)	5. 8 Historic environment
National Planning Policy Framework (NPPF)	Section 12 Conserving and enhancing the historic environment (paras 126 to 141)
Planning Practice Guidance (PPG)	Conserving and enhancing the historic environment
Redcar and Cleveland Borough Council	Policies contained in: <ul style="list-style-type: none"> • Local Development Framework (CS22 Protecting and Enhancing the Borough’s Landscapes, and CS25 Built and Historic Environment) • Development Policies DPD (DP9 Conservation Areas, DP10 Listed Buildings and DP11 Archaeological Sites and Monuments) • Emerging Development Plan (N1 Landscape, HE1 Conservation Areas, HE2 Heritage Assets, HE3 Archaeological Sites and Monuments)

Overarching National Policy Statement for Energy (EN-1)

12.16 Section 5. 8 of EN-1 outlines issues relevant to the Historic Environment. Paragraph 5. 8. 8 requires that the ES submitted with a DCO provides “*a description of the significance of the heritage assets affected by the proposed development and the contribution of their setting to that significance*”. It goes on to say that the level of detail should be proportionate to the importance of the heritage assets and no more than is sufficient to understand the potential effects of a project. It is expected that as a minimum the applicant will have consulted the relevant Historic Environment Record (HER) and assessed the assets themselves using expertise where necessary.

12.17 Paragraph 5. 8. 9 states that where a development site includes heritage assets with an archaeological interest the applicant should carry out appropriate desk-based assessment and, where such desk-based research is insufficient to properly assess the interest, a field evaluation. It also states that where a project will affect the setting of a heritage asset, representative visualisations may be necessary to explain the impact.

- 12.18 Paragraph 5. 8. 10 requires the applicant to ensure that the extent of the impact of a project on the significance of any heritage assets affected can be adequately understood from the application and supporting documents.
National Planning Policy Framework
- 12.19 The NPPF states that “*heritage assets are an irreplaceable resource*” (paragraph 126). It advises that, when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The NPPF sets out different policy approaches to be applied to cases where a proposed development will lead to substantial harm or total loss of significance of a heritage asset (paragraph 133), and those where the proposed development will lead to less than substantial harm to the significance of a designated heritage asset (paragraph 134).
- 12.20 The approach to non-designated assets is different, with paragraph 135 of the NPPF stating that “*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 affect directly or indirectly 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.* ”
- 12.21 Where heritage assets are permitted to be damaged or lost, developers are required by paragraph 141 of the NPPF 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*”.
- ‘Significance’ is defined in the glossary to the NPPF as:
- “*Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.* ”
- Local Planning Policy*
- 12.22 Core Strategy Development Plan Document (2007) policies of note included the following.
- Policy CS22 Protecting and Enhancing the Borough’s Landscape: the overall approach will be to protect and enhance the Borough’s landscape based on the character areas identified through the Landscape Character Assessment.
 - Policy CS25 Built and Historic Environment: development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough.

12.23 Development Policies DPD Development Plan Document (2007) policies are as follows.

- DP 9 Conservation Areas: development within or otherwise affecting the setting of a conservation area will only be permitted where it preserves or enhances the character or appearance of the conservation area.
- DP10 Listed Buildings: any development affecting the setting of a listed building will only be permitted under specific circumstances.
- DP11 Archaeological Sites and Monuments: development that would adversely affect important archaeological sites or monuments will not be approved.

12.24 Draft Publication Local Plan (November 2016) policies are as follows.

- N 1 Landscape: aims to protect and enhance the borough's landscapes.
- HE1 Conservation Areas: development within or otherwise affecting the setting of a conservation area will only be permitted where it preserves or enhances the character or appearance of the conservation area.
- HE2 Heritage Assets: this policy is to ensure that the borough's listed buildings, monuments, archaeological sites, landscapes and areas of historic and built heritage significance are preserved and enhanced so that they can continue to make an important contribution to the environment, economy, quality of life and lifelong learning for this and future generations.
 - *Setting of a Designated Heritage Asset*: any development affecting the setting of a designated heritage asset will only be permitted under specific circumstances.
 - *Other harm to a Designated Heritage Asset*: where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, it will only be permitted where that harm is outweighed by the public benefits of the proposal.
 - *Non-designated Heritage Assets*: non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.
- HE 3 Archaeological Sites and Monuments: development that would adversely affect archaeological sites or monuments that are designated heritage assets, or their settings, or archaeological sites of equivalent significance will only be approved in the most exceptional circumstances.

12.1.5 *Supporting Information for this Chapter*

12.25 Supporting information for this chapter has been gathered from the Environmental Appraisal prepared for the site which was part of an approved

planning application (2008) and from a site visit carried out in association with the landscape and visual impact specialist for the EIA on December 13th-14th, 2016. A gazetteer of designated and non-designated heritage assets is attached as *Annex J*.

12.2 ASSESSMENT METHODOLOGY

12.2.1 Introduction

Overview

12.26 This cultural heritage assessment comprises a baseline survey (documentary research and site walkover) followed by an assessment of the effects of the construction, operational and to the extent possible the decommissioning phases of the Project.

12.27 Direct physical impacts on buried archaeological remains have been scoped out of the assessment in consultation with RCBC and HE (see *Table 12. 1*).

12.28 This assessment has been undertaken in accordance with relevant legislation and appropriate guidance and 'good practice' advice including that presented by the UK Chartered Institute for Archaeologists (CifA): Standard and Guidance for historic environment desk-based assessment (2014) ⁽¹⁾, Historic England's Guidance (2015) on 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 ('GPA 3') ⁽²⁾, Historic England's Conservation Principles ⁽³⁾, the Ancient Monuments and Archaeological Areas Act (1979), the Town and Country Planning Act (1990), Planning (Listed Buildings and Conservation Areas) Act 1990, Overarching National Policy Statement for Energy(EN-1, 5. 8 Historic environment), RCBC policies as summarised in paragraph 12. 1. 4 above, and national policy and guidance including the National Planning Policy Framework (2012) ⁽⁴⁾ and National Planning Policy Guidance (2014) ⁽⁵⁾.

12.29 The assessment includes the following aspects:

- identification of heritage assets potentially affected by the Project;
- selection of assets that require assessment;
- definition of baseline conditions;
- identification of potential effects resulting from the Project;
- assessment of importance of cultural heritage assets potentially affected by the Project;
- assessment of the magnitude of identified impacts;

(1) Chartered Institute for Archaeologists (IfA), Standard Guidance for historic environment desk-based assessment, 2014

(2) <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>

(3) Historic England, 2008, Conservation Principles - Policies and Guidance for the Sustainable Management of the Historic Environment

(4) Department for Communities and Local Government, National Planning Policy Framework 2012

(5) Department for Communities and Local Government, Environmental Impact Assessment National Planning Practice Guidance 2014

- assessment of the significance of effects;
- identification of the need for mitigation and recommendations for mitigation;
- assessment of significance of residual effects; and
- assessment of cumulative effects.

Assessment of Setting

12.30 The assessment of effects on the setting of heritage assets is based on Historic England's current guidance (GPA3). This sets out a staged approach for assessing the impact of a proposed development on the heritage significance of assets as a result of changes to their setting.

12.31 The guidance sets out a five step process to identify which assets may be affected, consider the contribution of setting to the heritage significance of these assets, assess effects and then consider how any identified effects may be minimised. These steps are as follows:

- Step 1, identify which heritage assets and their settings could be affected: those assets which may be affected were identified through the EIA scoping process and through further consultation;
- Step 2, assess whether, how and to what degree these settings make a contribution to the heritage significance of the heritage asset(s);
- Step 3, assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4, explore ways of maximising enhancement and minimising harm; and
- Step 5, make and document the decision and monitor outcomes.

Study Areas

12.32 Historic environment information for a radius of 5 km around the Project was collected during the scoping stage. Based on a site visit in association with a landscape and visual impact assessment specialist and the consultation response from Historic England it was concluded that no significant effects would result beyond a distance of 2 km from the Project. The study area for the purposes of this assessment is therefore a radius of 2 km around the Project Site ('Study Area'). Historic Environment Record (HER) data were collected within this area.

12.2.2 *Baseline Data Acquisition*

Data Sources for Desk Study

12.33 The baseline for the Study Area has been informed by a comprehensive desk-based study, based on all readily available documentary sources, following the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for archaeological desk-based assessment. The following sources of information were referred to:

- Redcar and Cleveland Borough Council HER; and
- English Heritage Archive (EHA), a supplementary publically accessible database of archaeological sites and events recorded across England.

Site Visit

12.34 A visit to the Project Site and heritage assets in the surrounding area was undertaken on December 13th-14th, 2016 by an experienced cultural heritage expert accompanied by a landscape and visual impact assessment specialist. Designated assets whose setting might be affected by the Project were visited and, where appropriate, photographs taken to enable computer visualisations of visual impacts to be generated (see *Chapter 11*).

12.2.3 *Assessment of Significance*

General Considerations

12.35 The assessment involved the following steps:

- the identification of potentially affected archaeological assets/resources;
- an assessment of impacts on the archaeological resource based on the Project design; and
- consideration of the significance of the effects including indirect, secondary and cumulative effects taking into account previous disturbance and the importance of the known and potential archaeological heritage.

The Role of Setting in the Value of Heritage Assets

12.36 The setting of a cultural heritage asset should be thought of as the way in which the surroundings of a historic asset or place contribute to how it is experienced, understood and appreciated. This includes its local context, embracing present and past relationships to the adjacent landscape ⁽¹⁾. The extent of a setting 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 ⁽²⁾.

(1) ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. ICOMOS, Paris.

(2) Historic England's Guidance (2015) on 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 ('GPA 3')

12.37 The methodology for assessing impacts on the setting of cultural heritage assets is set out in the following subsections. Based on a modelled zone of theoretical visibility (ZTV) and subsequent site visits, the Project will be visible from a number of designated sites within the Study Area, and will therefore result in potential effects from changes in setting.

Assessing Asset Value

12.38 The assessment of value can be undertaken on the basis of four component factors: evidential, historical, aesthetic and communal. They can encompass the following:

- the physical remains or surviving fabric of an historic asset (evidential);
- the contribution of documentary sources, pictorial records and museum collections to forming an understanding of an historic asset (evidential);
- how historic assets through illustrative or associative values can connect the past with the present (historical);
- the way in which people draw sensory and intellectual stimulation from an historic asset through its form, external appearance or setting (aesthetic); and
- the social and economic values, and spiritual meanings, that an historic asset has for the people who relate to it (communal).

12.39 Each component value can be considered to contribute to the overall value of a cultural heritage asset. The way in which each component value is impacted by development can result in adverse or beneficial effects on cultural heritage assets. The methodological approach employed considers that unless otherwise stated and to minimise repetition, all impacts and effects are adverse.

12.40 Assessment of the value of cultural heritage assets was undertaken based on professional judgement supported by guidance provided in GPA3. Value has been assessed on a five point scale of high, medium, low, negligible and unknown. Criteria for assessing the value of cultural heritage assets are presented in *Table 12. 3*.

Table 12. 3 *Criteria for Assessing the Value of Heritage Assets*

Value	Criteria
High	Structures inscribed as of universal importance as World Heritage Sites Other buildings of recognised international importance. Scheduled Ancient Monuments with standing remains. Grade I and Grade II* Listed Buildings. Other Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the category. Conservation Areas containing very important buildings.

Value	Criteria
	Undesignated structures of clear national importance.
Medium	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 which contribute significantly to their historic character. Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (for example including street furniture and other structures).
Low	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 (for example including street furniture and other structures).
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	Buildings with some hidden (i. e. inaccessible) potential for historic significance.

Derived from Table 6. 1 of DMRB Volume II Section 3 Part 2 HA208/07 Annex 5, 6 and 7.

Assessing Magnitude of Impact

12.41

Magnitude of impact is the degree of change that would be experienced by an asset and its setting if the Project was completed, as compared with a 'do nothing' situation. Magnitude of impact is assessed without reference to the value of each asset, and may include physical impacts upon the asset or impacts upon its setting or amenity value. The assessment of magnitude of impact was undertaken using professional judgement guided by the criteria presented in the DMRB ⁽¹⁾ which are widely adopted for this purpose. Assessment of potential impacts on the setting of cultural heritage assets was based on professional judgement informed by DMRB and guidelines set out in The Setting of Heritage Assets published by Historic England (2015)(GPA3). Criteria for assessing magnitude of impact are presented in *Table 12. 4*.

Table 12. 4 *Criteria for Assessing Impact Magnitude*

Magnitude	Criteria
Large	<ul style="list-style-type: none"> • Change to most or all key archaeological materials, such that the resource is totally altered • Change to key historic building elements, such that the resource is totally altered • Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit • Comprehensive changes to setting
Medium	<ul style="list-style-type: none"> • Changes to many key archaeological materials, such that the resource is clearly modified • Change to many key historic building elements, such that the resource is

(1) Design Manual for Roads and Bridges 2011. Volume II Section 3 Part 2 HA208/07 Annex 5, 6 and 7, which provides a structured approach to the consideration of impact magnitude, asset value and significance of effect.

Magnitude	Criteria
	<p>significantly modified</p> <ul style="list-style-type: none"> Changes to some key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character Considerable changes to setting that affect the character of the asset
Small	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Change to key historic building elements, such that the asset is slightly different Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality, slight changes to use or access; resulting in limited changes to historic landscape character Slight changes to setting
Minimal	<ul style="list-style-type: none"> Very minor changes to archaeological materials or setting Slight changes to historic buildings elements or setting that hardly affect it Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality, very slight changes to use or access; resulting in a very small change to historic landscape character

Assessing the Significance of Effect

12.42 For heritage assets, the significance of effect was determined using a combination of the value of the asset and the magnitude of impact. This was achieved using professional judgment informed by the matrix presented in *Table 12. 4*. Four levels of effect are defined: negligible, minor, moderate and major.

12.43 For an effect to be considered significant in the context of the EIA Regulations 2017, it must, in the professional judgement of the expert undertaking the assessment, have a level of effect of moderate or greater and have met at least one of the following criteria:

- it threatens or enhances the viability, integrity, enjoyment or understanding of a heritage asset or group of heritage assets; and
- it is likely to be material to the ultimate decision about whether or not the DCO application should be approved.

Table 12. 4 Assessing Level of Effect

		Magnitude of Impact/Change			
		Minimal	Small	Medium	Large
Asset Value	High	Minor	Minor to Moderate	Moderate to Major	Major
	Medium	Negligible	Minor	Minor to Moderate	Moderate to Major
	Low	Negligible	Minor / Negligible	Minor	Minor to Moderate
	Negligible	Negligible	Negligible	Negligible	Negligible

12.3 **BASELINE CONDITIONS**

12.3.1 *Overview*

12.44 The Project Site itself is a former power station site that has been subject to extensive construction and demolition works. It lies within Wilton International site, a major process manufacturing complex originally set up by ICI on the alluvial plain south of the Tees Estuary in the period after World War II (WWII). The Project Site occupies the southwestern corner of the complex. Historically the site fell within Wilton Parish, providing pasture for farms lying at the foot of the high ground of the North Yorkshire Moors that overlooks the Tees Estuary from the south.

12.45 In general terms the landscape of the area of Teesside to the west of Redcar has been transformed with the construction of the ICI facility after WWII. The setting of the various heritage assets in the vicinity of Wilton International is therefore already very substantially affected by its presence. The character of the surrounding landscape has meant that historic settlement has tended to be focussed along the higher ground at the southern fringe of the alluvial plain (eg Wilton, Lazenby, Lackenby and Eston). The main exception to this is Kirkleatham, the core of a major seventeenth century estate created by the Turner family.

12.3.2 *Map Regression*

General Considerations

12.46 Historic Ordnance Survey (OS) mapping obtained from the National Library of Scotland (<http://www.nls.uk/>) was consulted for information regarding post medieval land use and development. The area of the Project has been georeferenced onto historic OS mapping using ArcGIS 10. 4 and is outlined in red.

Ordnance Survey, Guisborough, Sheet 34, Revised 1895, Published 1898

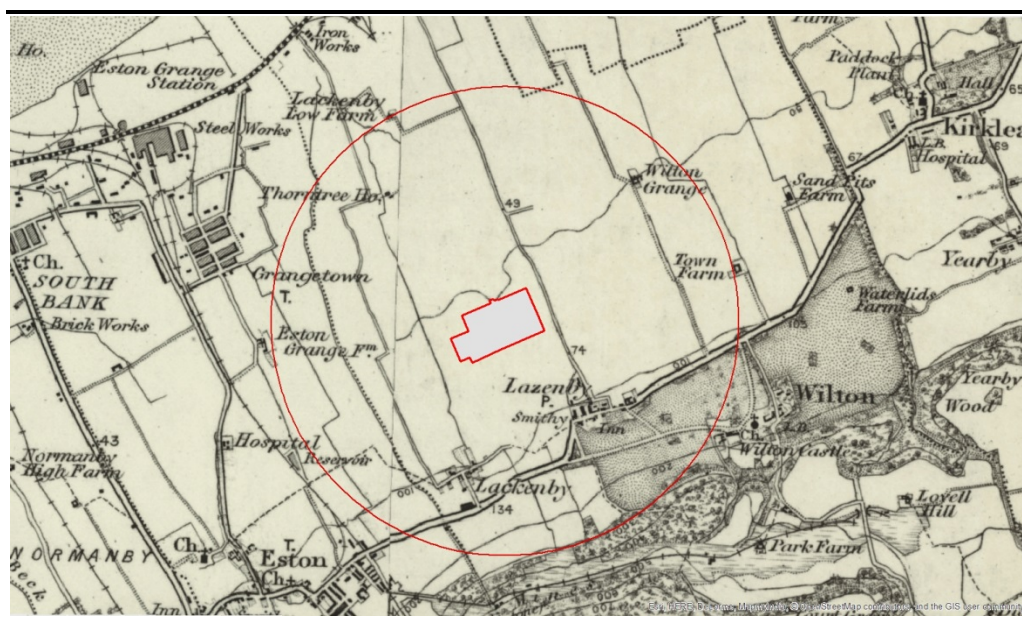
12.47 On the 1898 OS map (*Figure 12. 1*) the area of the Project Site is shown in regular, small rectangular fields generally aligned northwest-southeast. The fields are divided by a network of field boundaries, hedges and narrow lanes. This shows the area as open fields in use for agricultural purposes, and there are no developments that might be indicative of medieval or later settlement within the footprint of the site. The two villages of Lackenby (Old Lackenby) and Lazenby are shown as small hamlets approximately 1 km and 700 m respectively to the southeast, beyond which is Wilton and Wilton Castle. The enclosed land around Wilton Castle reflects the present-day Wilton Conservation Area.

12.48 Houses and farms described as Eston Grange Farm, Thorntree House, Wilton Grange, Sand Pits Farm and Town Farm are shown at the extent of the buffer zone, approximately 2 km from the site. Most lay within the Wilton

International industrial complex and none are extant. The map also notes the presence of a hospital approximately 2 km to the southwest of the site.

- 12.49 While the 1898 OS map shows much of the area around the site as open fields, approximately 2 km to the northwest there is clear evidence of regional industrial development. This includes a steel works at Grangetown, beyond which are the South Bank Brick Works, and an iron works to the east of Eston Grange Railway station. In addition to this the layout of the more recent Wilton International site (approximately 810 hectares (2,000 acres) in size) bordered by Grangetown, Lazenby and Kirkleatham, clearly follows the layout of the former network of field boundaries, hedges and narrow lanes shown on the 1898 OS map.

Figure 12. 1 *Guisborough, Sheet 34, Published 1898*

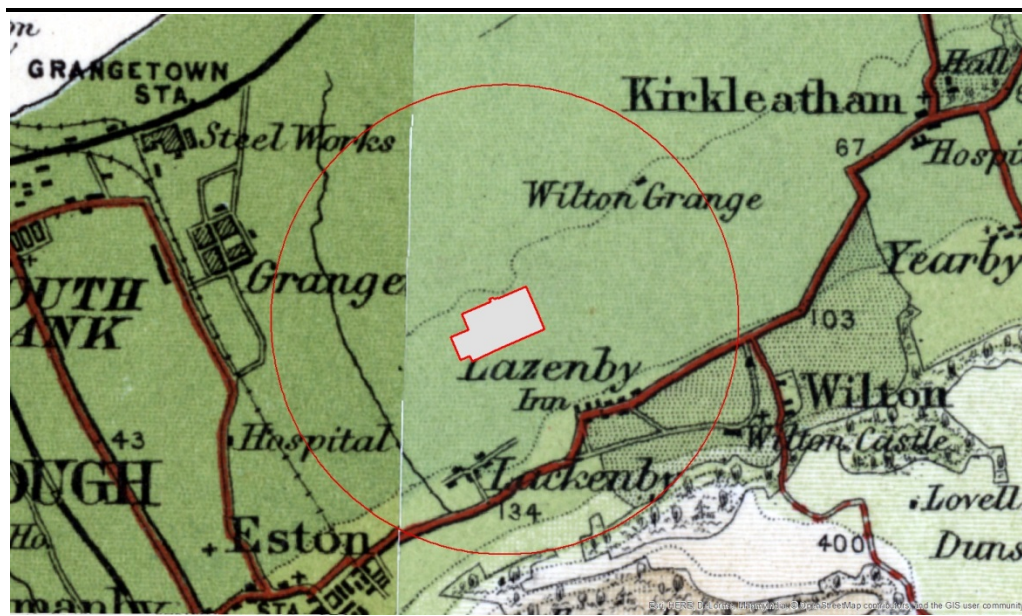


The Project Site and 2 km Study Area are shown in red outline

Bartholomew Half Inch to the Mile, 1897-1907: Sheet 7 – York and Scarborough, Printed 1903

- 12.50 The Bartholomew 1903 map (Figure 12. 2) is less detailed than the 1898 OS mapping, but shows the hamlets of Lackenby, Lazenby and Wilton, with little change to the area around Wilton Castle. The map annotates the presence of the steel works to the north of Grange (town), and Wilton Grange to the northwest.

Figure 12. 2 *Bartholomew Half Inch to the Mile, Printed 1903*

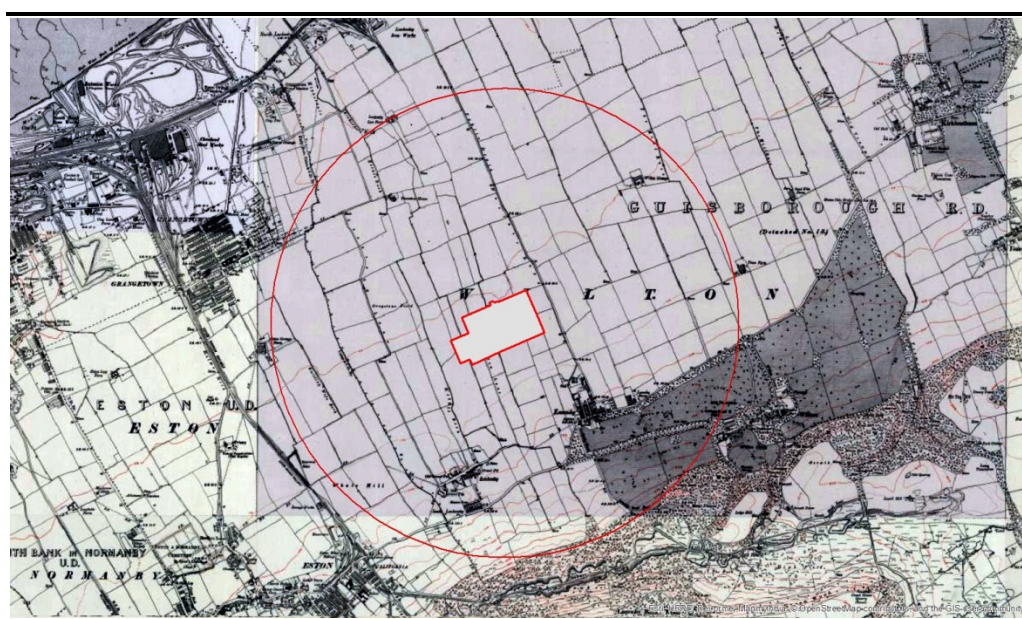


The Project Site and 2 km Study Area are shown in red outline

Ordnance Survey Six Inches to the Mile 1888-1913: Yorkshire VII. SW Revised: 1913, Published 1919.

12.51 The 1919 OS map (*Figure 12. 3*) shows the field boundaries and drainage around the site in significantly more detail. Clearly the drainage channels have been designed on a northwest-southeast alignment to drain the adjacent fields towards the River Tees to the northwest. Lackenby, Lazenby and Wilton remain as hamlets, with field boundaries detailed within the present day Conservation Area of Wilton.

Figure 12. 3 *Ordnance Survey Six Inches to the Mile, Published 1919*

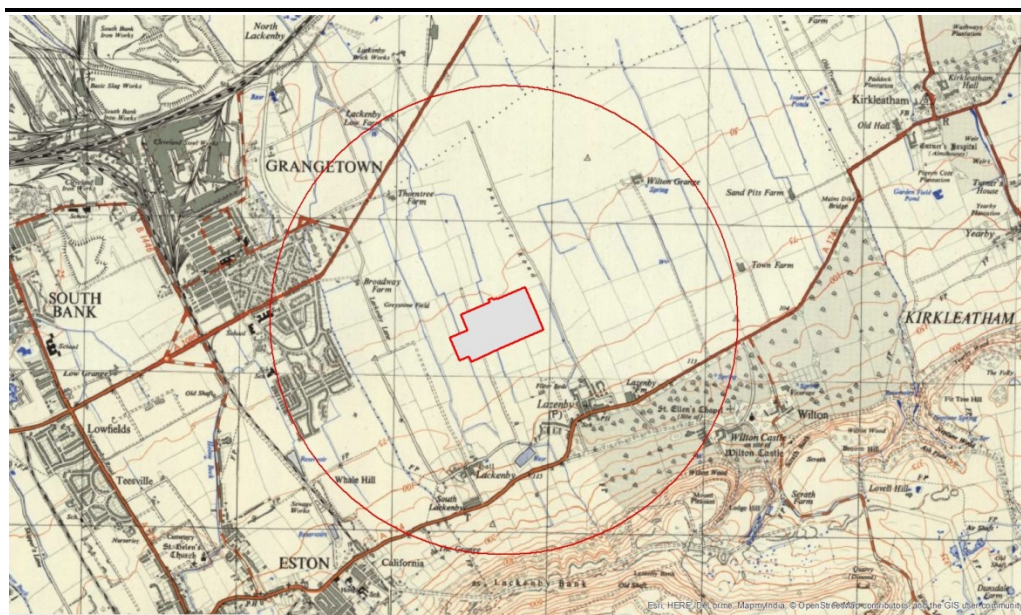


The Project Site and 2 km Study Area are shown in red outline

Ordnance Survey 1:25,000, 1937-1961. Sheet NZ51, Surveyed 1938-1952, Published 1954

- 12.52 The 1954 OS map (Figure 12. 4) shows very little change to the layout of field boundaries and drainage, with the hamlets of Lackenby, Lazenby and Wilton and the area around Wilton Castle remaining unchanged. The escarpment to the south of Lackenby is detailed as Lackenby Bank. The map notes the presence of the Old Hall at Lackenby (approximately 800 m to the south of the site).
- 12.53 A new road is evident to the north of the site, which now forms part of the A1053. In addition, the map shows extensive residential development around the southern extent of Grangetown, approximately 700 m to the northwest of the site.

Figure 12. 4 Ordnance Survey 1:25,000, Published 1954

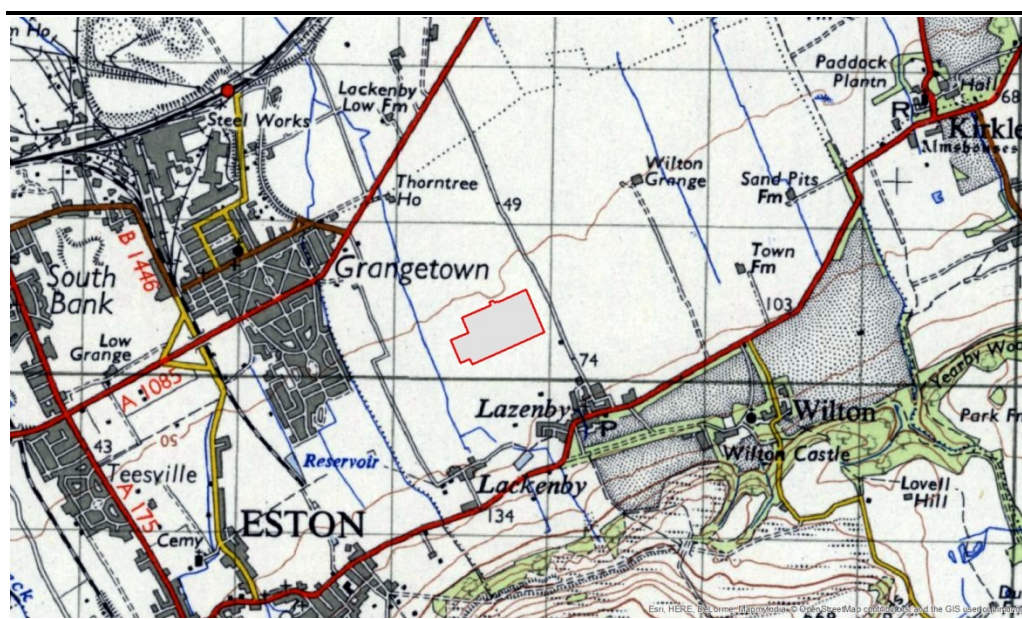


The Project Site and 2 km Study Area are shown in red outline

Ordnance Survey One Inch 7th Series, 1955 – 1961, Redcar and Whitby: Surveyed 1950, Published 1955

- 12.54 The area covered in Figure 12. 5 remains generally unchanged from the previous map.

Figure 12. 5 Ordnance Survey One Inch 7th Series, Published 1955



The Project Site and 2 km Study Area are shown in red outline

12.3.3 Buried Archaeology

12.55 An Environmental Appraisal approved for the refurbishment of the now demolished former plant in 2008 concluded that the potential for recovering significant buried remains from the medieval or post-medieval periods within the footprint of the Project Site were considered to be low, and that as a result, no mitigation measures were required prior to development. There are no known below-ground archaeological deposits within the footprint of the Project or within the 2 km Study Area. Alluvial plains present a significant challenge for the discovery of below ground archaeological deposits. Where deposits may exist, they are often sealed by a significant depth of alluvium. This often means that traditional methods of archaeological site detection, such as magnetometer or ground penetrating radar survey are not applicable as their range may not be deep enough, or the signal is attenuated. Furthermore, alluvial plains are usually not areas that are particularly suitable for settlement, given that they may flood on a seasonal basis, causing the seasonal flooding of houses. That said extensive Roman settlement and industrial remains in similar contexts have been found along much of the east coast of England (for example beside the Humber). The villages of Lackenby and Lazenby, located at the base of the Eston Nab escarpment, approximately 1 km to the south of the site are typical of the medieval settlement pattern. This affords the opportunity for agricultural communities to exploit the resources of fertile, silt-rich soils while avoiding seasonal flooding. As a result the effects on buried archaeology have been subject to review, but have been scoped out of this assessment (see Table 12. 1). The SoS found this approach to be acceptable subject to further consultation (see Table 12. 1 for further details).

12.3.4 *Listed Buildings and Scheduled Monuments*

12.56 Two important Scheduled Monuments lie within the 2 km Study Area on the Eston Nab escarpment to the south of the site. In addition, the northern extent of the Wilton Conservation Area lies within the 2 km Study Area. Listed buildings and Scheduled Monuments within the Study Area are shown on a plan (see *Figure 12. 6*) and detailed in the gazetteer (see *Annex J*) and are as follows:

12.57 Listed Buildings:

- Village hall and gate piers, Lazenby (Grade II);
- 9 and 11 Chapel Street houses, Lazenby (Grade II);
- Grange farmhouse and farm cottage (Grade II);
- Old hall farmhouse and garden wall, Lackenby (Grade II);
- Stables, barn and fold yard, Lackenby (Grade II); and
- Stable Range adjoining south side of old hall farmhouse (Grade II).

12.58 Scheduled Monuments:

- Eston Nab hill fort, palisaded settlement and beacon; and
- Bowl Barrow.

12.59 A number of listed buildings are designated within the Wilton conservation area. Key ones include:

- North Lodge (Grade II);
- Wilton Castle (Grade II); and
- Church of St Cuthbert (Grade II).

12.60 Similarly, a number of listed buildings are within the Kirkleatham village. Key ones are:

- Old hall museum (Grade II*);
- Sir William Turners Hospital (Grade I);
- Entrance screen loggias for flat and outhouses to Sir William Turners Hospital (Grade I); and
- Statue of Justice in courtyard of Sir William Turners Hospital (Grade II*).

12.61 Below-ground and non-designated cultural heritage assets present in the 2 km Study Area are listed within the gazetteer (see *Annex J*), but are not considered as part of the assessment as discussed in *Table 12. 1* above and so this assessment focuses on listed buildings of Grade II and higher plus Scheduled Monuments.

12.3.5 *Summary*

12.62 In general terms the landscape of the area of Teesside to the west of Redcar has been transformed with the construction of the ICI facility after WWII. The

setting of the various heritage assets in the vicinity of Wilton International is therefore already very substantially affected by its presence. Historic settlement is generally focussed at the base of the Eston Nab escarpment on the southern fringe of the alluvial plain (eg Wilton, Lazenby, Lackenby and Eston). The main exception to this is Kirkleatham, the core of a major seventeenth century estate created by the Turner family. The siting of historic settlements on higher ground overlooking an alluvial plain is not unusual as the higher ground is a precaution against seasonal flooding, while settlement with a predominantly agricultural dependency remains close to the fertile soils of the alluvial plain.

12.3.6 *The Future Baseline*

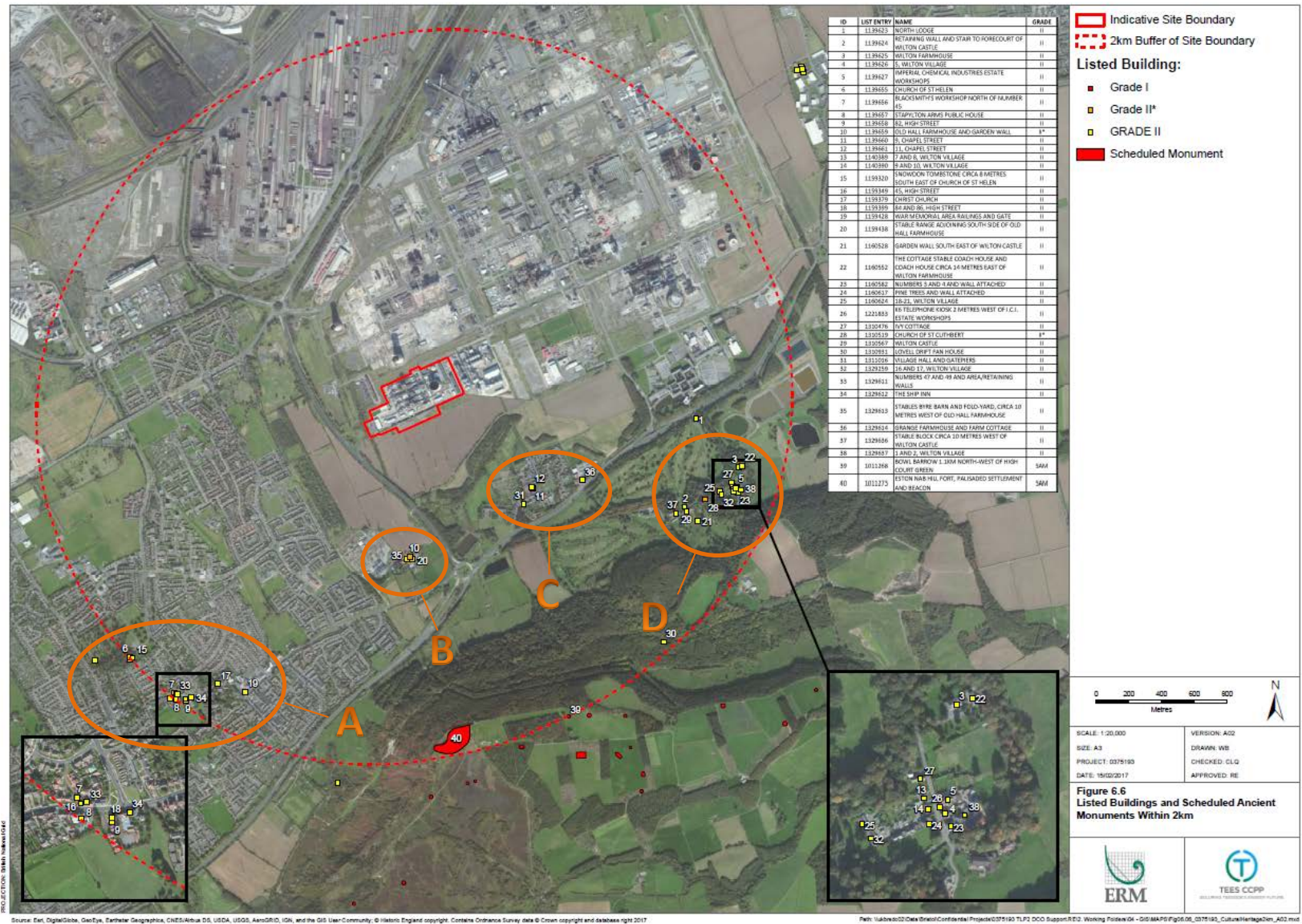
12.63 In regard to the future baseline there are no cultural heritage considerations directly associated with the Project Site itself.

12.64 In terms of the setting for nearby cultural heritage features identified for this assessment there are unlikely to be any material changes. Wilton International will remain an industrial site for many decades to come.

12.65 In the future additional cultural assets may be identified and designated. For example the discovery of a henge is noted in the Eston Hills area (<http://www.gazettelive.co.uk/news/teesside-news/huge-discovery-historic-henge-eston-13497696>). This feature is at an early stage of investigation so is not designated as yet. Should it be designated in the future it would expericenc effects that were no worse than those predicted for Eston Nab Hill Fort SM (see *Section 12. 4. 5*).

Figure 12. 6

Listed Buildings and Scheduled Monuments within 2 km of the Project



12.4 ASSESSMENT OF IMPACTS AND EFFECTS

12.4.1 Potential Impacts

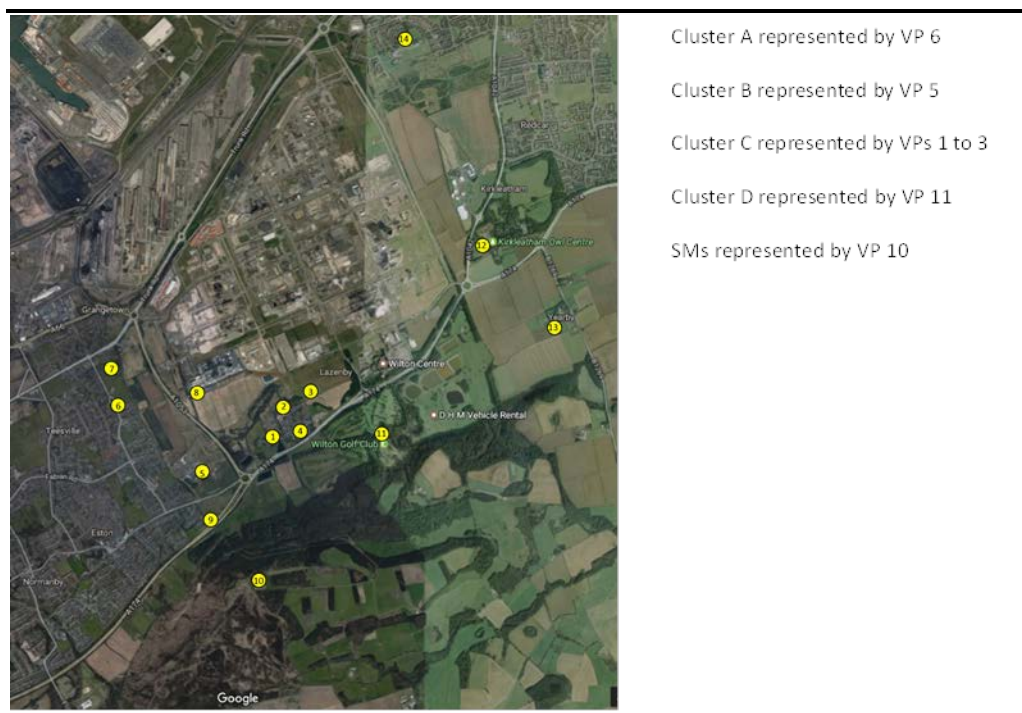
12.66 As noted above potential effects on buried archaeology have been scoped out of the assessment and therefore the entire focus is on assessing the effects of change in setting of listed buildings and Scheduled Monuments according to the methodology set out in Section 12. 2.

12.4.2 Context for the Assessment

12.67 The assessment presented below is based on a review of heritage baseline information, the Project ZTV, a site visit and a review of photomontages from selected viewpoints produced as part of the landscape and visual impact assessment (see Chapter 11).

12.68 The designated assets have been grouped into four ‘clusters’ as shown on Figure 12. 6. These clusters can be broadly represented by some of the viewpoints (VP) used in the landscape and visual impact assessment, namely: cluster A represented by VP 6; cluster B represented by VP 5; cluster C represented by VPs 1 to 3; cluster D represented by VP 11; and the two Scheduled Monuments represented by VP 10 (see also Figure 12. 7).

Figure 12. 7 Viewpoints (VP) Corresponding to Clusters A to D and Scheduled Monuments



12.69 This assessment focuses on designated cultural heritage assets of Grade II importance and above, i. e. those that are rated as being of ‘medium’ and ‘high’ value according to the assessment criteria presented in Table 12. 3.

12.70 A key consideration in assessing the significance of effects on setting in this case is the current industrial nature of the Project Site and the surrounding area. The existing Ensus Plant adjacent to the Project Site is an important landmark within the historic landscape, which together with the wider Wilton International site, forms an existing part of the setting of the heritage features assessed below. The heritage features are predominantly situated in an arc from southwest round to southeast of the Project Site with the result that where there is a view of the Project Site that view includes the wider backdrop of industrial development at the Wilton site, much of which has been present in some form for more than half a century. Many views will be obscured by mature planting that is part of the Green Wedge (which is protected pursuant to Green Infrastructure Policy CS23b in RCBC's Core Strategy and is expected to be protected pursuant to policy N2 when the Emerging Local Plan is adopted).

12.4.3 *Magnitude of Change on Setting during Construction*

12.71 During construction, there will be potential short term effects on setting from construction machinery and activities on the Project Site, including:

- site clearance (noting however that the site is already largely cleared);
- construction of temporary structures;
- site levelling and compaction;
- introduction of tall construction machinery, including cranes;
- construction of temporary internal roads for access to the buildings and storage areas;
- introduction of construction laydown areas, which will be used for machinery and material storage and may include site compounds for safety;
- plant and vehicle movements; and
- introduction of construction site lighting, especially during the winter months.

12.4.4 *Magnitude of Change on Setting during Operation*

12.72 The potential operational effects on cultural heritage mainly include changes to the setting of heritage assets and the historic landscape. A key element to this is the magnitude by which the Project will change the current setting of a heritage asset. The map regression highlights the regional development of industry, noting the presence of steel, brick and iron works together with the development of the railway and a station at Eston Grange. Development since the mid-20th century has seen the further development of the Wilton International industrial area across the flood plain to the south of the River Tees. While the existing landscape does not reflect the former setting of each of the designated heritage assets, the change to the industrial landscape in which the Project is located will be negligible.

12.4.5 *Effects on the Settings of Designated Heritage Assets*

General Considerations

12.73 The significance of construction effects on the settings of heritage assets will always be less than the operational effects (since the magnitude of change is always less) and so are not considered further. This section therefore considers the operational effects on the setting of heritage assets.

Kirkleatham

12.74 There are several Grade I Listed Buildings at Kirkleatham built by Sir William Turner (Lord Mayor of London) and his successors. These include the Hospital (built in 1679) and its associated entrance loggias situated on the western fringe of the settlement. To the northwest of this stands the Old Hall, a Grade II* listed building, built as a school in 1709, and now used as the local museum. The area as a whole is designated as a Conservation Area by RCBC ⁽¹⁾.

12.75 A combination of the screening by surrounding trees (much of it comprising designed landscape planting), the distance of the buildings from the Project (approximately 2.5 km) and the effect of intervening industrial development within Wilton International means that there can be no significant effects on designated buildings at Kirkleatham (see *Chapter 11, Viewpoint 12*). The Conservation Area Appraisal ⁽²⁾ emphasises the value of inward views in approaches towards the village, referring to its role in 'reducing the visual impact of the Wilton Chemical Works complex'. These inward views will not be affected by the Project on the opposite site of the Wilton complex, over 2 km to the west.

Eston (Group A)

12.76 There are several Grade II Listed Buildings within the 2 km Study Area to the southwest of the Project at Eston (Group A, *Figure 12.6*). These include the Church of St Helen and associated tombstones (Sites 6 and 15), a blacksmiths workshop (Site 7), the Stapleton Arms public house (Site 8), 45, 47, 49, 82, 84 and 86 High Street (Sites 9, 16, 18 and 33), Christ Church (Site 17), a war memorial (Site 19), and the Ship Inn (Site 34). These buildings stand within substantial later twentieth century residential developments.

12.77 The effect of distance and intervening buildings at Eston mean that there can be no significant effect from the Project on any of the heritage assets in this area.

(1) RCBC 2011. Kirkleatham Conservation Area Appraisal.

(2) Kirkleatham Conservation Area Appraisal 2011, Redcar and Cleveland Borough Council

Lackenby (Group B)

- 12.78 A group of designated heritage assets at Lackenby are associated with the Old Hall Farm House (Grade II*, Site 10, *Figure 12. 6*) including the stable range (Grade II, Site 20, *Figure 12. 6*) and the stables, byre barn and fold-yard (Grade II, Site 35, *Figure 12. 6*). No significant effects are anticipated on the group of listed buildings at Lackenby including the Grade II* Old Hall farmhouse owing to intervening structures and vegetation.

Lazenby (Group C)

- 12.79 There is a small group of Grade II listed buildings at Lazenby, the core of which is historic (as shown on the earliest maps and the OS mapping, *Figure 12. 1, Figure 12. 6*). These include Lazenby Village Hall and numbers 9 and 11 Chapel Street, the settings of which are defined by their relationships with the surrounding streetscape and buildings of the village. They will be masked from views of the Project by surrounding buildings and there will therefore be no effect on the heritage significance of these assets.
- 12.80 The Grade II Grange farmhouse is a fine seventeenth century stone building which stands at the eastern end of the village. While historically it would have commanded excellent views of the fields on the alluvial plain stretching away to the north, these views are now curtailed by modern farm buildings. There will therefore be no effects on the heritage significance of this asset as a result of changes in its setting.

Wilton (Group D) and the Wilton Conservation Area

- 12.81 Wilton is a settlement recorded in the Domesday Book. The manor house there was fortified in the early thirteenth century. There are extensive traces of the former open field medieval cultivation, in the form of ridge and furrow in the modern golf course/parkland, associated with the medieval village that once stood to the east of the castle. The castle (Site 29, *Figure 12. 6*) is a Victorian reconstruction built by the Lowther family, who bought the estate in 1748, at which time the medieval castle was a ruin. They set about completely rebuilding the castle, with a designed landscape park, and the village in Victorian Gothic style during the course of the nineteenth century. John Lowther sold the estate to ICI in 1945 after which point the land to the north of the A174 was gradually developed as a petrochemical complex. The Castle served as ICI's headquarters (during which time the park was converted to a golf course) until Wilton was sold in 1999. The Castle, village and park fall within Wilton Conservation Area ⁽¹⁾.
- 12.82 There is a substantial group of Grade II listed buildings within Wilton village, including numerous cottages. These are all heavily screened by trees and have no views across the Wilton industrial complex and will therefore not be

(1) RCBC 2011. Wilton Conservation Area Appraisal.

affected by the Project. Similarly, the Grade II* listed Church of St Cuthbert, which lies in dense woodland to the west of the village, will not be affected.

12.83 The only building within Wilton Conservation Area that could be affected by the proposals is Wilton Castle itself, a heritage asset of medium value. The main façade of the castle faces onto a terrace (also a Grade II listed buildings), beyond which there is a designed view "*across open parkland towards a screen of mature trees alongside the A174 and beyond to the visually dramatic Wilton Chemical Works complex*" ⁽¹⁾ (see viewpoint 13, within *Chapter 11*). As this description from the Conservation Area Appraisal ⁽²⁾ makes clear, the chemical works are now very much an important and coherent part of the setting of Wilton Castle. The works contribute to the heritage significance of the Castle given their historical connection.

12.84 The effect of the Project on this view is, in any case, likely to be marginal at the most as the Project Site lies to the west of this view, partly obscured by vegetation. The magnitude of change in the setting is therefore considered to be minimal, meaning that the overall level of effect on Wilton Castle will be negligible and therefore not significant.

12.85 Given that the main outward view identified within the Conservation Area Appraisal is also the view from the Castle terrace, the same applies to the effect of the Project on the Conservation Area itself (also an asset of medium value).

Eston Nab (Scheduled Monument)

12.86 Eston Nab (Site 40, *Figure 12. 6*), a defended Iron Age site, is a scheduled monument and therefore a high value heritage asset. The defences are strategically located on the summit of Eston Nab, which provided not only a defensive position, but also a good vantage point over the flood plain of the River Tees. Today the ridge of ground on which Eston Nab is located looks north over the Wilton International industrial area. Similar considerations apply to nearby Bowl Barrow (Site 39, *Figure 12. 6*).

12.87 This dominant topographical location is clearly a fundamental aspect of the monument's significance, as it was evidently chosen to provide long-distance views from and probably towards this prehistoric fortification. In terms of relationships with contemporary landscape features, almost all of the surviving features that are likely to have been contemporary with the fort lie on the surrounding high ground, notably a series of Bronze Age burial mounds (such as site 39 a kilometre to the east, see *Figure 12. 6*). The many changes that have occurred in the adjacent landscape since the Iron Age, most notably the extensive post-medieval quarrying for iron stone along the Eston Nab ridge and the later twentieth century industrial development at Wilton

(1) RCBC 2011. Wilton Conservation Area Appraisal, pp.11-12.

(2) Wilton Conservation Area Appraisal 2011, Redcar and Cleveland Borough Council

International, also form part of the monument's setting, albeit they contribute little to the heritage significance of this asset.

12.88 In this context, the Project, a power station on a site that was, until recently, occupied by a power station, will cause very little change to the heritage significance of the hillfort that derives from its setting. It will not affect its dominant place within the wider landscape, nor its relationships with contemporary features within the landscape, which all lie on the high ground to the south; therefore there will be a minimal effect on the heritage significance of this asset. The magnitude of the impact on this heritage asset of high value will therefore be minimal and the overall level of effect will be minor and therefore not significant.

12.4.6 *Assessment of Effects during Decommissioning*

12.89 During decommissioning, there will be potential short term setting impacts from the introduction of machinery and activities on the Project Site. These would be very similar to the construction stages, the effects of which have already been assessed, and will not be significant.

12.4.7 *Cumulative Effects*

12.90 The landscape and visual impact assessment undertook further consideration of other planned and proposed developments in order to assess potential cumulative effects (see *Section 11. 4. 5*). The overall conclusion was that with one exception there would be no significant cumulative effects. The exception was Eston Nab Scheduled Monument where the cumulative magnitude of change was assessed to be small and the overall effect to be minor but not significant.

12.4.8 *Summary of Mitigation Measures and Residual Significance of Effects*

12.91 The effects on the setting of the small number of surrounding heritage assets referred to herein do not require specific mitigation above and beyond that applied for landscape and visual amenity purposes.

12.5 *CONCLUSIONS*

12.92 The information assessed to date provides no indication that there are any subsurface archaeological remains from any period. Furthermore, given the level of ground disturbance on the site since 1990, this assessment concludes that there is low/nil potential for the survival of archaeological remains, which would have been either severely truncated or completely destroyed by modern development. A previous baseline study concluded that there are unlikely to be archaeologically significant buried remains on the Project Site. As a result, the 'archaeological remains' sub topic has been scoped out of assessment. The assessment has therefore been undertaken in regard to potential significant effects of the Project on historic buildings and heritage

assets. However a gazetteer of all non-designated and designated assets within the 2 km Study Area is provided in *Annex J*.

- 12.93 A number of important listed buildings lie within the 2 km Study Area and within the wider 5 km search area. However, the Project Site is located within the Wilton International site and within the footprint of a former power station. Industrial development commenced around the River Tees during the Industrial Revolution and continued at an accelerated rate during the latter 20th century. This industrial landscape now to some extent forms the regional landscape setting of the area and industrial development within this general constitutes minor change or 'like for like'.
- 12.94 Most of the heritage assets are Grade II listed, with a few Grade II* and two Scheduled Monuments. The value of most of these heritage assets can, therefore, be considered medium to high. However, most of these assets do not have long-distance views to or from the Project Site because of surrounding woodland and/or built form. Furthermore, the presence of the Wilton International site and other elements of industrial infrastructure mean that the magnitude of change to the setting of the majority of Listed Buildings is considered to be minimal to small with the overall level of effect considered to be negligible to minor adverse and therefore not significant.
- 12.95 Of all the heritage assets in the area the defensive site at Eston Nab is the most likely to be affected by the Project. However, the vista from Eston Nab is dominated by the existing heavily industrialised nature of the Teesside landscape. The level of effect on the Eston Nab site is considered to be minor and therefore not significant.
- 12.96 None of the designated heritage assets within the area will experience anything more than small impacts on the role of setting in an asset's significance and therefore effects will be not significant. Mitigation above and beyond that set out to reduce possible landscape and visual impacts (see *Chapter 11*) will not be required.