
Heritage Statement

MIRA Technology Park South Site

March 2022

Heritage Statement

MIRA Technology

Park South Site

Project Ref:	27220/A5/P1/EH/SO	27220/A5/P1/EH/SO
Status:	Draft	Final
Issue/Rev:	01	02
Date:	February 2022	March 2022
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Ref: 27220/A5/P1/EH/SO
File Ref: 27220.P1.HS.EH
Date: March 2022

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1.0 INTRODUCTION

Purpose and Scope

- 1.1 Barton Willmore has been instructed by ERI MTP Limited ("the Applicant") to prepare a Heritage Statement to accompany the outline planning application for the '*Extension of MIRA Technology Park to comprise advanced manufacturing (Class B2); associated office and service uses (Class E); and storage (Class B8); new spine road; car parking; landscaping; and enabling works*'. at the site known as MIRA Technology Park, South Site ("the Site").
- 1.2 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.

Heritage Designations

Designated Heritage Assets

- 1.3 The designated heritage assets listed below have been identified through desk-top research as having the potential to be affected by the proposed development. Details of the designation entries are provided in full at Appendix 1.
- Church of St Theobald and St Chad — Grade II* listed
 - Group of two chest tombs approximately 5 metres north of organ chamber of Church of St Theobald and St Chad — Grade II listed
 - Chest tomb approximately 1.5 metres south of chancel of church of St Theobald and St Chad — Grade II listed
 - Ice House at SP 3470 9456 — Grade II listed
- 1.4 Listed Buildings are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires the decision maker to have special regard to the desirability of preserving their heritage significance and any contribution that their setting when exercising their planning functions.

Non-designated Heritage Assets

- 1.5 North Warwickshire Council are currently seeking nominations for their local list of non-designated heritage assets. A draft list is yet to be published. An online search of the Leicestershire and Rutland and Warwickshire Historic Environment Records (HER) identified several entries within 1km of the Site many of which relate to archaeological find spots and are therefore not assessed within this report. The remaining records include: Caldecote Hall and Caldecote Hall park/garden. These shall be assessed within the report as non-designated heritage assets.

Methodology

- 1.6 This document will set out a statement of significance of those heritage assets affected by the proposals. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.
- 1.7 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, artistic and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of significance is informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 1.8 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).
- 1.9 The scope of this Heritage Statement appraises the heritage significance of the built structures. It does not consider the known or unknown archaeological potential of the site.

Policy

National Planning Policy

- 1.10 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 1.11 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

Local Planning Policy

North Warwickshire Local Plan

- 1.12 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.13 The North Warwickshire Local Plan 2021 was adopted September 2021. The relevant policy is LP15 Historic Environment. Policy LP39- Employment Site Allocation E4, Land south of A5, MIRA covers part of the Site.
- 1.14 Both the national and local policy is set out in detail within Appendix 2.

2.0 STATEMENT OF SIGNIFICANCE

- 2.1 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2021) (NPPF) as:

"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."

- 2.2 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).¹

- 2.3 The setting of a heritage asset is described in Annex 2 of the NPPF as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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 may be neutral."

- 2.4 The heritage interests of the heritage assets identified in Section 1 are considered below:

¹ Paragraph: 006 Reference ID: 18a-006-20190723



Figure 1 Church of St Theobald and St Chad.

Church of St Theobald and St Chad and associated tombs as listed above

- 2.5 The church dates to the late 13th century and was restored and altered in 1857 by Ewan Christan. The church is built in Hartshill granite rubble with sandstone dressings and moulded cornices. The church is built in the decorated style and there are architectural features of note including moulded and chamfered window openings and sills, a 13th century door with applied ribs and large strapwork. The interior is also of artistic and architectural interest with many of the features dating to the 19th century including a hammerbeam roof, moulded cornice, ornate font and stained glass windows which incorporate medieval fragments. There are several tombs and crests inside the church relating to prominent figures in the area.
- 2.6 There are several tombs within the graveyard which are listed in their own right. These date to the 17th-18th century and are constructed in regular coursed sandstone with moulded plinths and tops. Two of the tombs include slate inscriptions to Mrs. Martha Okeover 1769 and Mrs. Catherine Okeover 1773. There is architectural interest in these as part of the group value of the church and surrounding graveyard. There is further local historic interest in the occupants and their potential connections to the church.
- 2.7 There is high historic interest in the church as a result of its early date and connections to the historic and current Caldecote Hall and its former occupants. There is further

interest in the church for its connection to prominent ecclesiastical architect Ewan Christian who was responsible for its restoration.

Ice House at SP 3470 9456 — Grade II listed

- 2.8 The Ice House dates to the 18th/19th centuries. It is half-submerged under an earth mound and is lined in English bond brick. Whilst the arched entrance is damaged, there is architectural interest in the Ice House for its simplistic and functional design. There is historic interest in the asset for its degree of survival and historic links to former Caldecote Hall as part of the wider estate. The Ice House is not publicly accessible and the assessment of significance is based on the available information and imagery online.



Figure 2 Caldecote Hall and Gardens

Caldecote Hall and surrounding park and garden

- 2.9 The current Caldecote Hall was built in 1880 as a Victorian Country House. It is built on the site of a former fortified Hall and has a long history as part of a country estate. When built, the Hall had a highly decorated interior pertaining to the era in which it was built. However, during the 1950s, the house was subject to a large fire which destroyed the roof and many of the rooms, impacting on the building's architectural interest. Despite this, there are still original features throughout the house, including the well-restored minstrel's gallery which sits at the centre of the house and the original Victorian stained glass windows. The house was rented out as a Retreat for the Church of England and as a school leading to much of the interior to be changed and adapted. It is therefore considered to be of low architectural interest. There is historic interest in the house for its connections to the former house and the historic Caldecote Estate and remaining features such as the Ice House. There are historic connections to the prominent Townshend family who purchased the estate in the early 19th century and built and occupied the current house until it was sold off at auction in 1924. Whilst the historic connections are high, an appreciation of this is independent from the current building fabric.
- 2.10 The House is set within the wider estate and landscaped grounds which have been well restored and include a Victorian fern garden and landscaped pond and lake. These elements aid in our understanding of the house as part of a well-designed estate which partially predates the current building.

Setting of the above assets

- 2.11 The assets form a group, centralised around the church and Caldecote Hall. The Ice House is located further to the south of the house. The assets have a historic connection stemming from their historic function as part of the country estate. The house and church are immediately surrounded by the landscaped grounds, woodland and lake which form part of the wider park and gardens. This is then more widely surrounded by agricultural fields pertaining to its function as a former working estate. The Ice House is isolated within this, set within a small area of woodland. The assets are located to the north-west of Nuneaton, separated by intervening fields. It is located to the south of the A5 and the village of Caldecote with intervening landscaping.
- 2.12 The assets are located to the south-west of the site, c.440m at its nearest point. There is intervening built form, landscape, woodland and the A444 between the Site and the assets. These elements combined with the topography, means there is limited visibility

between the site and the assets. Whilst the Site forms part of the wider agricultural landscape surrounding the Site, it is not fundamental to how the assets are experienced as part of a country estate and surrounding buildings.



Figure 3 View from the House and Church looking towards the Site on the right side of the image.

3.0 IMPACT ASSESSMENT & CONCLUSION

- 3.1 The submitted plans set out the parameters for the Site which will define the scope of development. The planning statement provides more detail on these.
- 3.2 The plans divide the Site into four development zones, each zone has a ridge height of maximum 18m. Whilst landscaping will be integrated throughout the Site, particularly along its borders, an area of more intense landscaping and attenuation ponds are proposed to the south of Zone 30, creating a buffer to the south of the Site. The majority of the Site falls within the E4 Land to the south of Horiba MIRA Technology Park & Enterprise Zone Allocation.
- 3.3 The proposals will involve the demolition of a small farm complex on the Site. This group of buildings does not appear in the HER or any established Local List, however it does appear on the historic OS maps from the 19th century. Whilst built form appears on the map, the current footprint differs, suggesting the buildings on Site have been heavily altered. Whilst these could not be accessed on the site visit, they could be viewed from the road and do not appear to be of any heritage interest and their demolition is not considered to result in heritage harm.



Figure 4 Farm complex viewed from the road, zoomed in.

- 3.4 As stated above, the Site does not contribute to how the assets are experienced as part of a Victorian Country Estate and church, simply forming part of the wider agricultural

landscape. Furthermore, there are limited intervening views between the assets and the Site as a result of the enclosed character, intervening landscape and built form. As a result of the positioning and set back of development within the Site, it is unlikely that there will be views of the built form at the suggested heights set out in the parameter. Furthermore, the landscaping set out in the plans creates a meaningful buffer between the development and the edge of the Site, such that the proposed built form will be additionally screened and incorporated into the character of this area along the A444 which also has a woodland border.

- 3.5 On the whole the parameter plans have been designed to minimise any impact on the designated and non-designated heritage assets. Furthermore, the majority of the Site falls within the E4 Land to the south of Horiba MIRA Technology Park & Enterprise Zone Allocation. Subject to detailed design, materiality and landscape details it is considered that the proposed development would result in no harm to the setting and thereby significance of the group of heritage assets around Caldecote Hall. This can all be secured through subsequent Reserved Matters applications. For the reasons set out in this report, the proposals are considered meet the statutory tests of the 1990 Act and fulfil the local and national policy requirements of Policies LP15 Historic Environment and LP39 and Chapter 16 of the NPPF.

APPENDIX 1

Designation/HER Records

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1034745**

Date first listed: **30-Mar-1988**

Statutory Address 1: **CHEST TOMB APPROXIMATELY 1.5 METRES SOUTH OF CHANCEL OF CHURCH OF ST THEOBALD AND ST CHAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHEST TOMB APPROXIMATELY 1.5 METRES SOUTH OF CHANCEL OF CHURCH OF ST THEOBALD AND ST CHAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Warwickshire**

District: **North Warwickshire (District Authority)**

Parish: **Caldecote**

National Grid Reference: **SP 34882 95124**

Details

CALDECOTE SP39NW 2/92 Chest tomb approx. 1.5m S of chancel of Church of St. Theobald and St. Chad GV II Chest tomb. C17/C18. Regular coursed sandstone, with coped top. Splay plinth.

Listing NGR: SP3488295124

Legacy

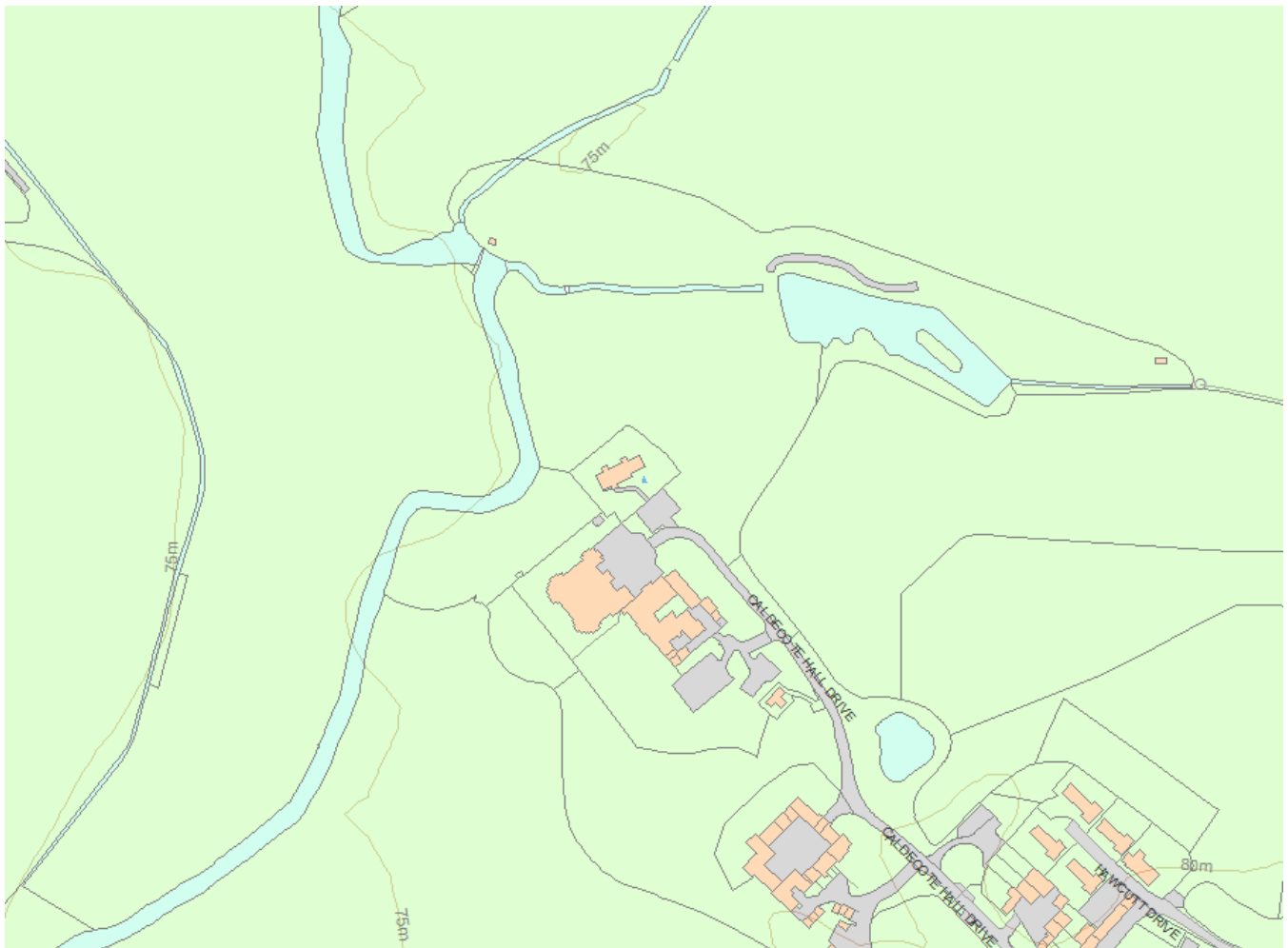
The contents of this record have been generated from a legacy data system.

Legacy System number: **309184**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1034744**

Date first listed: **25-Mar-1968**

Statutory Address 1: **CHURCH OF ST THEOBALD AND SAINT CHAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST THEOBALD AND SAINT CHAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Warwickshire**

District: **North Warwickshire (District Authority)**

Parish: **Caldecote**

National Grid Reference: **SP 34872 95124**

Details

CALDECOTE SP39NW 2/90 Church of St. Theobald and 25/03/68 Saint Chad GV II* Church. Late C13; restored, altered and porch, vestry, organ chamber and turret added by Ewan Christian 1857. Hartshill granite rubble with sandstone dressings

and moulded cornices. Tile roofs have coped gable parapets with moulded kneelers. Nave, chancel, south porch, north organ chamber, west bell turret. Decorated style; bar tracery throughout is almost wholly restored or renewed. 4-bay nave, 2-bay chancel. Splay plinth and moulded sill courses throughout. Chancel has angle and 2 south buttresses of 2 offsets. 3-light east window has stepped sill course. All chancel windows have hood moulds with C19 head stops. Small chamfered south doorway has plank door with old strap hinges and sill course forming hood mould. 2-light windows. North side is largely similar; organ chamber projects only slightly and has angle buttresses and re-set 2-light north window. Nave has eastern and western buttresses merging with kneelers. One ancient and one C19 south buttress. Porch to second bay has small buttresses flush with front, and cross finial. Doorway of 2 moulded orders has C19 iron gates of openwork quatrefoils. Doorway inside of 2 chamfered orders has hood mould with C19 head stops, and late C13 door with applied ribs and large strapwork hinge. Three 2-light windows have hood moulds without stops. North side is largely similar, with vestry in the same position as the porch. Diagonal buttresses of 2 offsets. Traceried north lancet. West front has two 2-light windows set high up in the gable. Wide, shallow central buttress, with narrower upper section. The top is corbelled out, with a projecting buttress of 2 offsets to a C19 octagonal turret with similar buttresses to east, north and south sides, and chamfered lancet openings to alternate sides. Moulded cornice with ball flower decoration and stone spire with weathercock. Interior has painted rough render. Nave and chancel have C19 hammerbeam roofs, with carved angels to hammerbeams, of 5 bays to nave and 3 bays to chancel. Chancel has trefoiled piscina in south-east corner. Chancel arch of 2 chamfered orders; only the outer arch is original: the hollow-chamfered jambs with trefoil heads and the inner half-round responds with moulded octagonal capitals are C19. Similar C19 arch to organ chamber. The fittings are almost wholly mid C19. The chancel has encaustic tiles. Wood seats below south-east and north-east windows. Late C19/C20 carved, painted and gilded reredos. Painted sandstone pulpit. Font has octagonal stem and round bowl, both with foliage bosses. Lectern and candle stands of painted wrought-iron and brass. Stained glass: west windows and vestry have fragments of medieval glass. East window is mid/late C19. Chancel north-east 1894 and south-west 1907 by I(eipe and Tower; south-east 1872 may be by Kempe. Wall monuments: chancel north: William Purefey 1616 and his son Francis 1613. Partly-painted alabaster, with 2 near life-size kneeling figures beneath 2 decorated arches, framed by Corinthian columns on pedestals with obelisks above, a frieze of shields and a big achievement of arms, and 2 inscription panels below. Chancel south-east: Michael Purefey 1627. Partly-painted alabaster with a kneeling figure beneath a decorated arch, framed by ionic columns with cartouches above, and an achievement of arms. South-west: George Abbott 1648, erected 1649. An architectural design with Composite columns on consoles framing a panel, a moulded cornice and a cartouche of arms. Abbott defended Caldecott Hall against Prince Rupert on 28th August 1642. Nave west: 2 almost identical monuments to Michael 1570 and Joyce Purefey 1585 have tablets with achievements of arts framed by Composite columns, elaborate entablature and a central semi-circular pediment with the family crest, and 3 semi-spherical finials. Nathan Wrigte 1721: a white marble cartouche and drapery with winged head below. Ewan Christian's restoration cost £2,000. (Buildings of England: Warwickshire: pp222-223; VCH: Warwickshire: Vol IV, p41)

Listing NGR: SP3487295124

Legacy

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Legacy System number: **309182**

Legacy System: **LBS**

Sources

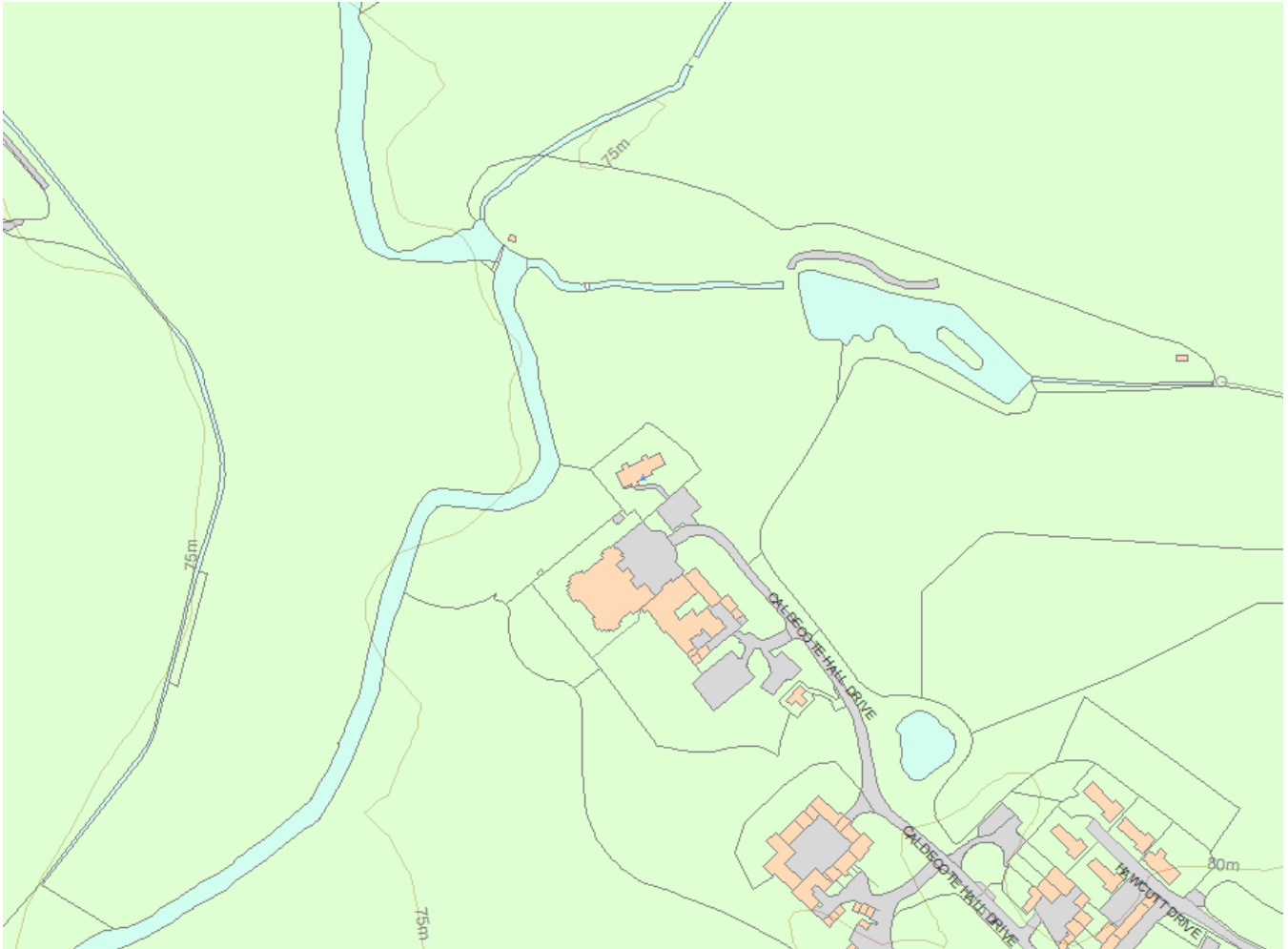
Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1947), 41

Pevsner, N, Wedgwood, A, The Buildings of England: Warwickshire, (1966), 222-3

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1185309**

Date first listed: **30-Mar-1988**

Statutory Address 1: **GROUP OF TWO CHEST TOMBS APPROXIMATELY 5 METRES NORTH OF ORGAN CHAMBER OF CHURCH OF ST THEOBALD AND ST CHAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **GROUP OF TWO CHEST TOMBS APPROXIMATELY 5 METRES NORTH OF ORGAN CHAMBER OF CHURCH OF ST THEOBALD AND ST CHAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Warwickshire**

District: **North Warwickshire (District Authority)**

Parish: **Caldecote**

National Grid Reference: **SP 34870 95134**

Details

CALDECOTE SP39NW 2/91 Group of 2 chest tombs approx. 5m N of organ chamber of Church of St. Theobald and St. Chad
GV II 2 chest tombs of almost identical design. Sandstone, with slate inscription slab set into top. Moulded plinth and top.
Fielded panels, with 2 panels to sides and one to ends. The northernmost tomb has an inscription to Mrs. Martha Okeover
1769; the southern tomb has an inscription to Mrs. Catherine Okeover 1773.

Listing NGR: SP3487095134

Legacy

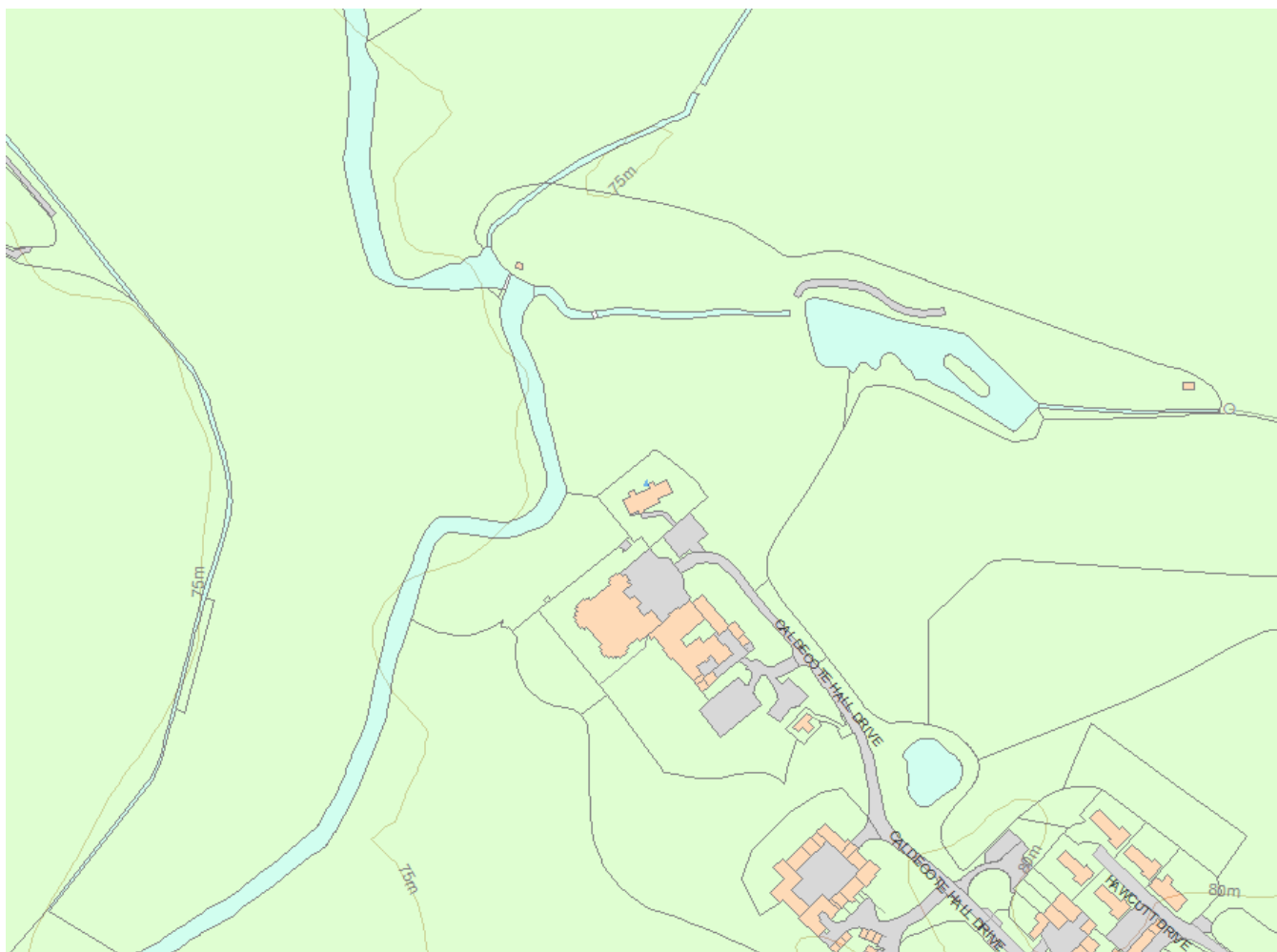
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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1034746**

Date first listed: **30-Mar-1988**

Statutory Address 1: **ICE HOUSE AT SP 3470 9458**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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Location

Statutory Address: **ICE HOUSE AT SP 3470 9458**

The building or site itself may lie within the boundary of more than one authority.

County: **Warwickshire**

District: **North Warwickshire (District Authority)**

Parish: **Caldecote**

National Grid Reference: **SP3470594562**

Details

CALDECOTE SP39SW5/93 Ice house at SP 3470 9456

II

Ice house. C18/early C19. English bond brick lined beneath an earth mound. Arched entrance is damaged.

Listing NGR: SP3470594562

Legacy

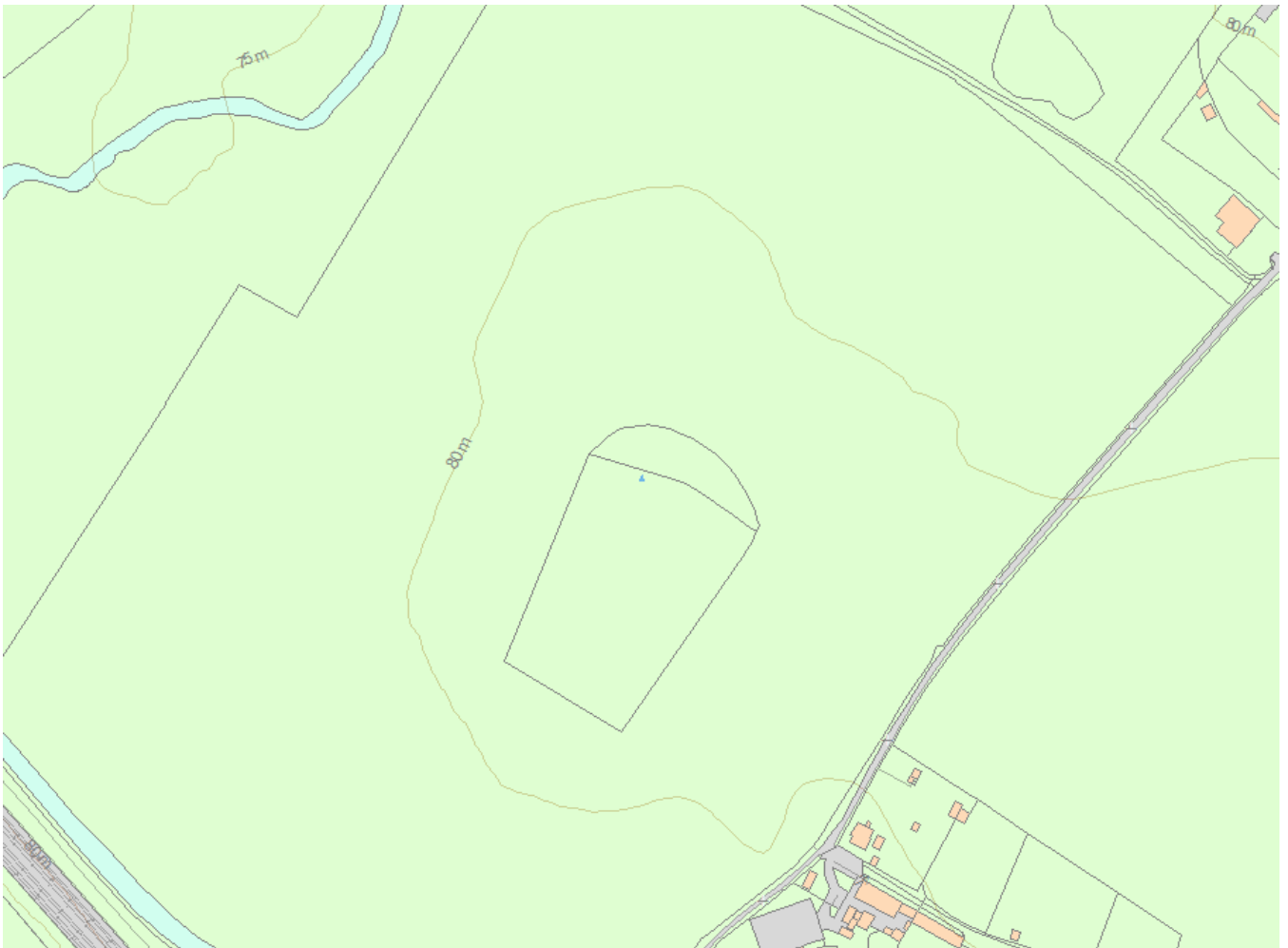
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Legacy System number: **309185**

Legacy System: **LBS**

Legal

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APPENDIX 2

Decision-Making Framework

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

Paragraph 194 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.

Paragraph 197 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

Paragraphs 201 and 202 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 202 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.

Paragraph 206 guides local planning authorities to look for opportunities for new development within conservation areas 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 or better reveal the significance of the asset should be treated favourably.

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

Planning Practice Guidance (PPG), 2019 with updates

What are non-designated heritage assets?

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

Paragraph: 039 Reference ID: 18a-039-20190723

Local Planning Policy

North Warwickshire Local Plan 2021

The North Warwickshire Local Plan 2021 was adopted September 2021. The relevant policy is LP15 Historic Environment. Policy LP39- Employment Site Allocation E4, Land south of A5, MIRA covers part of the Site.

LP15 Historic Environment

The Council recognises the importance of the historic environment to the Borough's local character, identity and distinctiveness, its cultural, social, environmental and economic benefits. The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced. In particular:

- Within identified historic landscape character areas development will conserve, or enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and, development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site

- The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset.

Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.

All Scheduled Monuments, Registered Parks and Gardens, Conservation Areas are shown on the Policies Map.

Understanding the Historic Environment

All development proposals that affect any heritage asset will be required to provide sufficient information and an assessment of the impacts of those proposals on the significance of the assets and their setting. This is to demonstrate how the proposal would contribute to the conservation and enhancement of that asset. That information could include desk-based appraisals, field evaluation and historic building reports. Assessments could refer to the Warwickshire Historic Environment Record, Conservation Area Appraisals, The Warwickshire Historic Towns Appraisals, The Heritage at Risk Register and Neighbourhood Plans or other appropriate report.

Conserving the Historic Environment

Great weight will be given to the conservation of the Borough's designated heritage assets.

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification with regard to the public benefits of the proposal. A balanced judgement will be taken regarding the scale of any harm or loss to the significance of a non-designated heritage asset, and the relative significance of that heritage asset must be justified and will be weighed against the public benefits of the proposal.

Where a proposal affects the significance of a heritage asset, including a non-designated heritage asset, or its setting, the applicant must be able to demonstrate that:

- i. all reasonable efforts have been made to sustain the existing use; find new uses or mitigate the extent of the harm to the significance of the asset; and,
- ii. the works proposed are the minimum required to secure the long term

- iii. use of the features of the asset that contribute to its heritage significance and interest are retained.

Additional evidence, such as marketing details and/or an analysis of alternative proposals will be required where developments involve changes of use, demolitions, sub-divisions or extensions.

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant and ensure the publication of that record to an appropriate standard.

E4 Land to the south of Horiba MIRA Technology Park & Enterprise Zone

Approximately 42 hectares will be allocated for E(g)(ii) (research & development) and B2 use classes, with B8 (warehousing & distribution) uses permissible only where ancillary or clearly secondary to the primary use to the south of the A5 at Horiba MIRA Technology Park & Enterprise Zone.

Small incubator units will be sought as part of the application.

B8 (warehousing & distribution) will not be permitted unless it is ancillary to the main use. Development will be carried out in accordance with a Master Plan to be agreed by the Borough Council. The Master Plan will include.

- A) An Assessment will be required of the significance of heritage assets and non-heritage assets within and close to the site including the contribution of setting to that significance, with particular reference to Caldecote and Watling Street, to inform appropriate design of development on site. Development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15.
- B) The Master Plan, to be agreed by the Borough Council, will include:
 - 1. The provision of sustainable transport measures including a cycle and footpath link along the A5 to Atherstone and Mancetter; and
 - 2. access to the cycle/pedestrian route to the south east of the site;
 - 3. a significant landscape buffer to the southern and south eastern boundaries of the site;
 - 4. means to maximise on site solar energy generation;

5. means of controlling lighting and in particular to minimise impact on Caldecote;
and,
6. the location and type of any small incubator units. Policy LP39- Employment Site Allocation E4, Land south of A5, MIRA

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MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
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ENVIRONMENTAL PLANNING
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GRAPHIC COMMUNICATION
COMMUNICATIONS & ENGAGEMENT
DEVELOPMENT ECONOMICS