

APPENDIX I2 – ASSESSMENT METHODOLOGY

Terminology

The term 'cultural heritage' includes all aspects of the physical historic environment, together with intangible aspects such as associations with famous people or cultural perceptions, sacred sites and place-names, local customs and craft industries. The National Planning Policy Framework ('NPPF': Ministry of Housing, Communities and Local Government 2019, Annex 2:Glossary) defines the historic environment as "all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora".

Among the complete range of historic environment components, the term 'heritage asset' denotes "a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". A subset of the heritage assets, termed 'designated heritage assets' comprises the following: world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields, protected wreck sites and conservation areas.

The term 'significance' in respect of heritage policy is "the value of a heritage asset to this and future generations because of its heritage interest", and may include a contribution from its setting. This 'heritage significance' is quite distinct from the term 'significance of effect', which is not used in the NPPF, and is used in this section to denote the overall significance of effect of the proposed development on cultural heritage assets.

Setting is defined in the Xi'an Declaration¹ as the immediate and extended environment which is part of or contributes to the significance and distinctive character of a heritage structure, site or area.

Potential impacts on such assets may be direct (such as physical removal of buried archaeological remains) or indirect (such as change of the significance of an asset caused by change within its setting). They may be permanent, long term or short term and in some cases reversible.

NPPF (2019, Glossary) defines setting as "the surroundings in which a heritage asset is experienced". Its extent can change over time and elements of it may make positive or negative contributions to the heritage significance of an asset, and affect the ability to appreciate that significance, or be neutral.

General abbreviations use to denote archaeological eras and periods are: PR = prehistoric, RO = Roman (AD 43-410), EM = early medieval (AD 410-c.850), XM = late Saxon (c.AD 850-1066) or high medieval (AD 1066- 1540), PM = post-medieval (AD 1540-1900), MO = modern (20th and 21st centuries), ND = undated. Further abbreviations to distinguish periods within the main eras are: L = Late, E = Early, Pal = Palaeolithic (450,000-12,000 BC), Meso = Mesolithic (12,000-4,000 BC), Neo = Neolithic (4,000-1,800 BC), BA = Bronze Age (1,800-600 BC), IA = Iron Age (600 BC-AD 43).

Constraints

Although St Gabriel's School was contacted it was not possible to consult the report by Wade (Wade 1997).

Areas of uncertainty have been identified at the relevant point in the Cultural Heritage Chapter.

¹ ICOMOS (International Council on Monuments and Sites) (2005) Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas

Study Area and Sources

The study area comprises all land within the application site and within 2km of the boundary of the Sandleford Park SPD site. This has been considered sufficient to:

- identify all designated heritage assets within the application site;
- identify all heritage assets recorded in the National Heritage List for England and the Historic Environment Records with the potential to be subject to significant indirect impacts from the proposed development; and
- assist understanding of the historic environment context of the application site.

Consideration has been given to the potential need to include additional heritage assets beyond, but adjacent to, the study area in order to avoid artificial truncation of groups.

The study area is shown in the Figures associated with this Chapter.

The assessment has utilised the following key sources for the study area:

- West Berkshire Council and Hampshire County Council Historic Environment Records ('HER's);
- West Berkshire Council Historic Landscape Characterisation, Historic Environment Character Zoning;
- National Heritage List for England;
- Berkshire Record Office;
- St George's Chapel Windsor Archives;
- On-line historic mapping;
- Current Ordnance Survey mapping;
- On-line satellite imagery;
- Client-supplied information on the proposed development;
- ZTV calculation;
- Inspection and photomontage of the view to the west from Sandleford Priory house (St Gabriel's School) (14th April 2016);
- Other sources set out in the References sub-section of this Section; and
- Site and locality inspection guided by the ZTV (13th May 2015 and 4th June 2015).

The Berkshire Record Office was visited on 25th March 2015 in order to identify historic mapping relating to the application site and study area. In addition to Ordnance Survey mapping (19th century onwards) the index of maps, plans and surveys was searched for 'Newbury' and 'Sandleford'. The 1802 survey and valuation document² was inspected at the St George's Chapel Windsor archives on 25th April 2016.

The origin and development of Sandleford and its Priory, house, park and estate with particular reference to the contribution of an earlier application site to the significance of the listed Priory house, have been set out in detail by Asset Heritage Consulting (Appendix I4) and are referred to frequently in the baseline section of this Chapter. Subsequent research for this EIA has included some additional evidence, particularly that of historic maps for the appearance of the pre-1780s house and land-use within the Sandleford Estate.

Access to St Gabriel's School was organized through the School Bursar and an inspection made on 14 April 2016 of the view to the west from the first floor of Sandleford Priory house (St Gabriel's School) from the most southerly available unblocked window. The assistance of the School in providing access is appreciated. The purpose of the inspection was to assess the view from the school of the land west of

² Archive document reference SGC CC 120197

Newtown Road including the application site for the Heritage and Landscape Assessment of the Proposed Country Park.

The school possess the only identified copy of a detailed account of the landscape and documented history of the Priory and School³, used extensively by Asset Heritage Consulting but it has not been possible to consult this document directly for this study though a number of quotes are contained in Appendix I4.

ZTV Analysis

Assessment of visual impact has been assisted with the aid of a ZTV ('Zone of Theoretical Visibility') calculation, prepared principally for the Landscape and Visual Impact Assessment. The methodology is set out in detail in Appendix G5 and the ZTV mapped in Figures 7.6A and 7.6B, which show the situation on completion and fifteen years after planting respectively.

The on-completion ZTV is presented in relation to Cultural Heritage in Figures 9.5 and 9.6. For the Cultural Heritage Assessment, the ZTV has been used primarily to identify which assets might be affect by visual change, and for assessed assets, actual visibility has generally been checked by field inspection.

Asset numbering

For purposes of reference, HER sites are referenced with the HER 'preferred reference number', prefixed with 'H' for Hampshire and 'B' for West Berkshire. Designated heritage assets are referenced using the National Heritage List for England's 'List Entry Number', prefixed with 'N'.

Data Sources

These were acquired in 2015 and are set out in the main Chapter. A review of designated heritage assets carried out for the current ES showed no change in the number and location of directly relevant assets.

The following attribution statement applies to the downloaded English Heritage data set for designated heritage assets except conservation areas:

© English Heritage 2015. Contains Ordnance Survey data © Crown copyright and database right 2015. The English Heritage GIS Data contained in this material was obtained on 8th May 2015.

The most publicly available up to date English Heritage GIS Data can be obtained from <http://www.english-heritage.org.uk>.

Hampshire HER data shown in Figures 9.1-9.6 are subject to the following note:

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hampshire County Council Licence No. HCC 100019180 2015

Designated and non-designated heritage assets within the study area are listed in Appendix I3 and mapped in the figures associated with this Chapter.

³Wade, S (1997) *Sandleford Priory: The Historic Landscape of St. Gabriel's School Grounds*

Impact Assessment

Impacts may be caused by the proposed development where it changes the baseline condition of either the asset itself or its setting.

Assessment has been considered in terms of construction and 15 years after completion.

All assessment has commenced with establishing an understanding of the historic environment of the study area through synthesis of the acquired data from the sources noted above, informed by professional experience.

Potential direct effects on the heritage significance of assets have been considered through consideration of a combination of the heritage significance of the known affected assets, the probability of further currently-unknown assets being affected and their likely significance, and the magnitude of impact to be formed by the implementation of the proposed scheme.

In accordance with Historic England guidance⁴, assessment of potential indirect effects on the significance of heritage assets has been carried out in four steps (a fifth step excluded here is noted which is applicable to decision making):

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance; and
- Step 4: explore ways of maximising enhancement and avoiding or minimising harm.

Heritage significance

The heritage significance of potential heritage assets has been assessed using professional judgement, with reference to English Heritage (now Historic England) guidance⁵:

- evidential value – deriving from the potential of a place to yield primary evidence about past human activity;
- historical value – deriving from the ways in which past people, events and aspects of life can be connected through a place to the present;
- aesthetic value – deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- communal value – deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Quantification of significance has been provided using professional judgement and with reference to Table I2.1 which has been devised by SLR with reference to terms used in NPPF in relation to the historic environment (paragraph 194).

The range of significance amongst the heritage assets reflects the potential levels of heritage significance of an asset related to designation status and grading, and, where non-designated, to a scale of highest to negligible importance. This table acts as an aid to consistency in the exercise of professional judgement

4 Historic England 2017, *Historic Environment Good Practice Advice Planning Note 3 – The Setting of Heritage Assets* 2nd Edition

5 English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* page 72

and provides a degree of transparency for others in evaluating the conclusions reached by this assessment.

Table I2.1: Levels of Heritage Significance

Heritage Significance	Explanation
Highest	World heritage sites Scheduled monuments Grade I and II* listed buildings Grade I and II* registered parks and gardens Designated battlefields Protected wrecks Non-designated assets of equivalent significance
High	Grade II listed buildings Grade II registered parks and gardens Conservation areas Non-designated assets of equivalent significance Archaeological sites which are of particular individual importance within the regional archaeological resource
Medium	Archaeological sites / buildings etc. of local importance
Low	Sites / buildings etc. of minor importance or with little remaining to justify a higher category
Negligible	Sites / buildings etc. of negligible or no heritage significance
Unknown	Further information is required to assess the potential of these sites

Contribution of Setting to Heritage Significance

This is not quantified on a scale but used to assist the assessment of the magnitude of impact.

Nature of Effect

The nature of an effect has been assessed using professional judgement and with reference to the criteria set out in Table I2.2, which has been devised by SLR. The magnitude of the nature has been attributed to the most closely applicable category in the Table.

Table I2.2: Nature of Effect

Nature of effect	Definition
High beneficial	The development would considerably enhance the heritage significance of the affected asset or the ability to appreciate it
Medium beneficial	The development would enhance to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it
Low beneficial	The development would enhance to a minor extent the heritage significance of the affected asset or the ability to appreciate it
Very low beneficial	The development would enhance to a very minor extent the heritage significance of the affected asset or the ability to appreciate it
Neutral / nil	The development would not affect, or would have harmful and enhancing effects of equal magnitude on, the heritage significance of the affected asset or the ability to appreciate it
Very low adverse	The development would erode to a very minor extent the heritage significance of the affected asset or the ability to appreciate it
Low adverse	The development would erode to a minor extent the heritage significance of the affected asset or the ability to appreciate it
Medium adverse	The development would erode to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it
High adverse	The development would severely erode the heritage significance of the affected asset or the ability to appreciate it

Type of Effect

This is noted along with the nature of the effect and addresses the following parameters:

Temporary – effect can be reversed;

Permanent – effect cannot be reversed;

Short / Medium / Long Term – length of the effect (0-5 years / 5-15 years / over 15 years);

Direct – principally denoting physical change;

Indirect – principally denoting effects derived from change in the setting of a heritage asset.

Significance of Effect

The significance of effect is assessed using professional judgement with reference to Table I2.3 below. This provides a matrix that relates the heritage significance of the asset to the nature of the effect (addressing contribution from setting where relevant) to establish the likely significance of the effect which the proposed development would have on the heritage significance of the asset.

Table I2.3: Significance of Effect

Nature of effect	Heritage significance				
	Highest	High	Medium	Low	
High	Substantial	Substantial	Moderate	Negligible	Adverse / beneficial where appropriate
Medium	Substantial	Moderate	Minor	Negligible	
Low	Moderate	Minor	Minor	Negligible	
Negligible	Negligible	Negligible	Negligible	Negligible	
Neutral / nil	Neutral / nil	Neutral / nil	Neutral / nil	Neutral / nil	