

Medworth Energy from Waste Combined Heat and Power Facility



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Environmental Statement Chapter 10: Historic Environment

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10. Historic Environment

10.1 Introduction

10.1.1 This chapter presents the environmental assessment of the likely significant effects of the Proposed Development with respect to the historic environment.

10.1.2 The chapter should be read in conjunction with the description of the development provided in **Chapter 3: Description of Proposed Development (Volume 6.2)** and with respect to relevant parts of **Chapter 9: Landscape and Visual (Volume 6.2)**, where common Receptors have been considered and where there is an overlap or relationship between the assessment of effects. A list of terms and abbreviations can be found in **Chapter 1: Introduction, Appendix 1F Terms and Abbreviations (Volume 6.4)**.

10.1.3 This chapter is supported by the following appendices:

- **Appendix 10.A: Gazetteer of heritage assets (Volume 6.4)**; and
- **Appendix 10.B: Archaeology desk study (Volume 6.4)**.

10.2 Consultation and Stakeholder engagement

10.2.1 The assessment has been informed by consultation responses and ongoing Stakeholder engagement. An overview of the approach to consultation is provided in **Chapter 4: Approach to the EIA (Volume 6.2)**.

10.2.2 A summary of the relevant responses received in the EIA Scoping Opinion in relation to the historic environment and confirmation of how these have been considered within the assessment to date is presented in **Table 10.1 Summary of EIA Scoping Opinion responses for the historic environment**.

Table 10.1 Summary of EIA Scoping Opinion responses for the historic environment

Consultee	Issue raised	Response
The Planning Inspectorate	The Inspectorate agreed that during operation the underground Grid Connection option is unlikely to significantly affect the setting of heritage assets. Accordingly, the Inspectorate considers that this matter can be scoped out of the ES.	Noted. Operation phase effects arising from underground elements of the Grid Connection are scoped out and therefore not included in the chapter.
The Planning Inspectorate	The Inspectorate agreed that impacts to superficial archaeological deposits at the EfW CHP Facility Site are unlikely to result in significant effects and can be scoped out of the ES. However, the Inspectorate noted that any significant effects on	An assessment of direct effects of the Temporary Construction Compound (TCC) (for EfW CHP Facility Site and Grid Connection) during construction is included within Section 10.9 .



Consultee	Issue raised	Response
	heritage assets at the Temporary Construction Compound (location to be determined) should be assessed in the ES.	
The Planning Inspectorate, Cambridgeshire County Council, Fenland District Council	The Inspectorate, Cambridgeshire County Council and Fenland District Council disagreed that effects on Wisbech Conservation Area should be scoped out of the assessment. It stated that the ES should include an assessment of effects on the Wisbech Conservation Area and other relevant heritage assets and that efforts should be made to identify the relevant heritage assets to be assessed with the relevant consultation bodies.	An assessment of effects on the Wisbech Conservation Area is included in this chapter in Table 10.12 . This chapter also includes an assessment of effects on other relevant heritage assets, listed in Table 10.12 .
The Planning Inspectorate	The Grid Connection corridor comprises the study area for direct disturbance, but no study area has been proposed in relation to impacts to setting from this project element. This should be identified and justified in the ES.	A Study Area in relation to impacts to settings of heritage assets of 2km from the Grid Connection was adopted for the PEIR, which reflected the Underground Cable (UGC) and Overhead Line (OHL) options that were in consideration for the PEIR. Whilst the selection of a wholly UGC into the Walsoken Substation for the Grid Connection means that the degree and extent of potential for effects on the settings of heritage assets are likely to be lower than in the case of an OHL, in order to maintain a consistency of approach, a Study Area of 2km from the Grid Connection has been maintained for the purpose of the assessment presented in this chapter.
The Planning Inspectorate	As with the Landscape and Visual Assessment study areas, the Inspectorate considers that the study areas for the Historic Environment should be established relevant to the extent of the impact and the potential for likely significant effect, rather than any predetermined arbitrary distance. The study areas should be applicable to the impacts that will occur during both construction and operational phases of the Proposed Development and take into account the characteristics of the receiving environment.	As the scheme design has developed, the Study Area has been reviewed and defined in order to ensure that potentially significant effects are identified. With regard to potential effects on settings, this has included a review of the Zone of Theoretical Visibility (ZTV). The Study Area includes the Wisbech Conservation Area and is described in Section 10.4 and applies to both construction and operational phases.
Cambridgeshire County Council	Where other heritage assets, specifically listed buildings and conservation areas, occur within a 2km radius, the EIA/ES should make proportionate reference to potential impact on the setting of these	A Study Area of 2km has been adopted to consider heritage assets, including listed buildings and conservation areas, which could be affected by changes to setting. Assets within this area were reviewed,



Consultee	Issue raised	Response
	designated heritage assets.	<p>along with a review of preliminary ZTVs to identify the potential effects on the settings of off-site assets and this was shared with consultees on 7 April 2021, ahead of the preparation of the PEIR.</p> <p>As the extent of land within the Order limits has been reduced with confirmation that the Grid Connection will comprise an UGC to Walsoken Substation, this has reduced the number of heritage assets within the 2km Study Area. A number of assets which were assessed in the PEIR are no longer in the Study Area and have therefore not been assessed within the ES. These are listed in Table 10.13.</p>
<p>The Planning Inspectorate, Cambridgeshire County Council, Fenland District Council</p>	<p>The Scoping Report makes no reference to potential need for field investigation to further inform the assessment (which may arise as a result of desk study findings) and/or further design iteration of the cable connection options and routing, in particular. Cambridgeshire County Council's response notes the presence of tidal flats around Wisbech and The Wash, including the EfW CHP Facility Site. A geoarchaeological strategy should therefore be implemented to inform the baseline environment where deep excavations are proposed, and significant effects are likely to occur.</p> <p>Fenland District Council also noted the potential for effects on archaeology within the proposed EfW CHP Facility. It is not specifically stated, but it is assumed that this comment relates to deeper deposits only, in line with comments from The Planning Inspectorate.</p>	<p>The results of a ground investigation previously completed within the EfW CHP Facility have been shared with Cambridgeshire County Council's archaeological officer and have been incorporated into this assessment at Section 10.9.</p> <p>The initial view of the council's Senior Archaeologist is that borehole records from within the site of the EfW CHP Facility do not show a requirement for further archaeological work within this area. Further assessment involving a review of LiDAR and aerial photographic evidence has been completed to assess the potential elsewhere within the Order limits, including the Grid Connection Route. This is described within Appendix 10.B (Volume 6.4) and the results have been incorporated into the assessment at Section 10.9.</p>
<p>The Planning Inspectorate</p>	<p>The Planning Inspectorate noted that the ES should clearly set out where mitigation measures are embedded into the design or where reliance is being placed on further investigation works (and the residual effects in this regard).</p>	<p>Embedded environmental measures (including the need for archaeological investigations) are set out in Section 10.7, with residual effects assessed in Section 10.9.</p>
<p>The Planning Inspectorate</p>	<p>The Planning Inspectorate requested clarification on the level of significance that would trigger the need for mitigation measures.</p>	<p>Measures to mitigate or compensate for effects on the historic environment are described in Section 10.7. Measures are identified where they are considered to be appropriate, feasible and are likely to be effective.</p>



Consultee	Issue raised	Response
The Planning Inspectorate	The Scoping Report has not identified non-designated heritage assets. These should be identified within the ES and any impacts on them assessed, where significant effects are likely to occur.	Non-designated heritage assets are identified and discussed at Section 10.5 and within Section 10.9 .
Cambridgeshire County Council	Cambridgeshire County Council commented that the assessment of archaeology at the Main Facility Site (i.e. the EfW CHP Facility) and grid connection should consider the impacts of development at significant depth e.g. for deep excavations required for construction at the Main Development Site, or development in other areas within the Proposed Development area; e.g. along the Grid Connection Corridor.	The results of a ground investigation previously completed within the EfW CHP Facility Site has been shared with Cambridgeshire County Council and have been incorporated into this assessment at Section 10.9 . An assessment of effects of the Proposed Development within other areas, including the Grid Connection, is included within Section 10.9 .
Cambridgeshire County Council	Cambridgeshire County Council commented that the assessment of archaeology should consider the impact of substations, infrastructure or cable diggings along the Grid Connection Corridor, when identified, in order to adequately assess the impact on any potential heritage assets.	Further information on the components of the Grid Connection is included within Sections 3.6 and 3.9 . Taking account of this, Study Areas have been defined and are described in Section 10.4 . The scope of the assessment with regard to the Grid Connection is described in Section 10.6 .
Cambridgeshire County Council	Cambridgeshire County Council noted that the proposed CHP Connection route has (Historic Environment Record) HER monument points within the boundary, referring to Scoping Report Figures 9.1 and 9.3. The EIA should include an assessment of the significance of any level of harm which would be caused to the relevant heritage asset and its setting by virtue of the scale and location of the Proposed Development.	An assessment of effects on heritage assets within the CHP Connection Corridor is included in Section 10.9 . HER monument points are listed in Appendix 10.A (Volume 6.4) .
Cambridgeshire County Council Fenland District Council	In two specific instances, the Grid Connection Corridor runs very close to listed buildings. Any future EIA/ES will need to give full and specific consideration to the impact of the proposals on the setting of Austin Farmhouse, 4 Burrett Road (grade II) List Entry No 1342384 and Greens Cottage, Folgate Lane (grade II) List Entry No 1264180 and fully identify what grid connection infrastructure will be utilised in these localities and how this will impact on the setting of these listed	Austin Farmhouse, 4 Burrett Road (grade II) List Entry No 1342384 is within 1km of the Grid Connection and an assessment of effects on this is included in Section 10.9 . Greens Cottage, Folgate Lane (grade II) List Entry No 1264180 is approximately 6.5km from the Grid Connection, which is outside the Study Area and there is no potential for any effects on this asset. No further assessment with regard to this asset has therefore been undertaken.



Consultee	Issue raised	Response
	Buildings.	
Norfolk County Council	Cultural Heritage (Archaeology) commented: We are content with the desk-based assessment that is proposed to be carried out for the parts of the development that are proposed in Norfolk, as detailed in the Scoping Report.	Noted.

10.2.3 A summary of the relevant responses received to the PEIR, together with any subsequent discussions held in relation to the historic environment and confirmation of how these have been considered within the assessment to date is presented in **Table 10.2 Summary of PEIR responses for the historic environment together with any subsequent engagement.**

Table 10.2 Summary of PEIR responses for the historic environment together with any subsequent engagement

Consultee	Issue raised	Response
Historic England	Further assessment of effects on Wisbech Conservation Area, including through use of visualisations.	For the ES, a photomontage has been prepared of the view from North Brink, within Wisbech Conservation Area, and this is included in the assessment presented in Section 10.9.
Fenland District Council	Consider environmental impacts, other than visual impacts, such as noise, smell, vibrations etc. on heritage assets and to include detail on how the negative effects would be managed and mitigated.	Other factors identified within Historic England guidance ¹ , including noise, odour, vibration and dust have been reviewed and incorporated into the assessment within Section 10.9.
Borough Council of King's Lynn and West Norfolk	Analysis of the impact of the Grid Connection on listed buildings at Oxburgh Hall should be provided.	An assessment of the effects on Oxburgh Hall listed building is included within Section 10.9 although the Grid Connection is now proposed to be underground.
Cambridgeshire County Council	A meeting was held with local authority consultees on 23 March 2021 to review scoping responses, planned data collection and scope of the assessment. The Senior Archaeologist,	Following the meeting, borehole data for the EfW CHP Facility Site was shared with the Senior Archaeologist, Cambridgeshire County Council. After reviewing the borehole data, the Senior Archaeologist confirmed that, while it would be useful to relate the borehole data to existing deposit models, there would be no

¹ Historic England. (2017) Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. /



Consultee	Issue raised	Response
	Cambridgeshire County Council, requested information on the deposits within the EfW CHP Facility Site.	merit in undertaking archaeological fieldwork within the EfW CHP Facility Site, but that there may be along previously non-developed sections of the Grid Connection. Since PEIR submission, the proposals for the Proposed Development have evolved such that the Grid Connection is entirely within the road or road verge and so does not cross previously non-developed land. Therefore, data collection has focused on desk study data, including LiDAR data, and further field surveying has not been completed, though there is provision for archaeological recording during excavation of the cable trench.
Cambridgeshire County Council	Response to PEIR stated that conclusions of the chapter were agreed, and that surface impacts on historic environment will be minimal and only the deepest areas of excavation associated with this project would require an archaeological response.	Comments noted. Provision for an archaeological Written Scheme of Investigation is included within the Outline CEMP (Volume 7.12) . This will include a methodology which will be subject to agreement with the relevant local authorities and it is anticipated that, as a minimum, it will include provision for archaeological monitoring of soil stripping with recording of any identified archaeological remains. The Outline CEMP (Volume 7.12) will be secured as a DCO Requirement.

10.3 Relevant legislation, planning policy, technical guidance

Legislative context

10.3.1 Legislation relevant to the assessment of the effects on the historic environment is provided in **Table 10.3 Legislative context for the historic environment**.

Table 10.3 Legislative context for the historic environment

Legislation	Implications
Ancient Monuments and Archaeological Areas Act 1979	Under this Act, an archaeological site or historic building of national importance can be designated as a Scheduled Monument and is registered with the Department of Culture, Media and Sport (DCMS). Any works that might affect a Scheduled Monument require the granting of Scheduled Monument consent. Historic England (HE) administers applications for Scheduled Monument consent and makes recommendations to the SoS for DCMS.



Legislation	Implications
Planning (Listed Buildings and Conservation Areas) Act, 1990	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of listed buildings (buildings that are considered to be e.g., of special architectural or historic interest) and designation of Conservation Areas (areas e.g., of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A listed building may not be demolished, altered or extended without listed building consent being granted.</p> <p>This Act requires local planning authorities to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The local planning authority shall designate those areas as Conservation Areas. The Act also includes provisions relating to demolition in Conservation Areas.</p>
The Hedgerow Regulations 1997	<p>Important hedgerows, as defined by the Hedgerow Regulations 1997, enjoy certain statutory protections. Various criteria specified in the Regulations are used to identify important hedgerows for wildlife and landscape and archaeology and history reasons.</p>
Infrastructure Planning (Decisions) Regulations 2010	<p>These Regulations supersede the Section 66 and 72 duties of the Planning Act 1990 in respect of listed buildings and Conservation Areas, requiring the SoS (as decision-maker) to have regard to the desirability of preserving a listed building, its setting or any of its features of special architectural or historic interest. When deciding an application relating to a Conservation Area, the SoS must have regard to the desirability of preserving or enhancing the character or appearance of that area.</p>

Planning policy context

- 10.3.2 There are a number of policies at the national and local level that are relevant to the Proposed Development. The overarching National Policy Statements (NPS), which provide the primary policy basis for the consideration of Nationally Significant Infrastructure Projects (NSIPs), are provided in **Table 10.4 Planning policy context for the historic environment: Adopted National Policy Statements**. This section should be read in conjunction with **Chapter 5: Legislation and Policy (Volume 6.2)**.
- 10.3.3 National Policy Statement EN-1 is the overarching national policy statement for energy, while National Policy Statement EN-3 Renewable Energy and National Policy Statement EN-5 Electricity Networks Infrastructure are relevant to the Proposed Development. Key provisions of the NPSs in relation to the historic environment are listed in **Table 10.4 Planning policy context for the historic environment: Adopted National Policy Statements**.



Table 10.4 Planning policy context for the historic environment: Adopted National Policy Statements

Policy reference	Implications	Section addressed
<p>Overarching National Policy Statement for Energy (EN-1)²</p>	<p>Paragraph 5.8.2 states as follows: “<i>The historic environment includes 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, landscaped and planted or managed flora. Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest are called “heritage assets”. A heritage asset may be any building, monument, site, place, area or landscape, or any combination of these. The sum of the heritage interests that a heritage asset holds is referred to as its significance.</i>”</p>	<p>This chapter identifies heritage assets and assesses the potential for previously unrecorded heritage assets. It presents an assessment of significance in accordance with best practice. The chapter considers the potential adverse effects resulting from the Proposed Development.</p>
	<p>Paragraph 5.8.8 refers to information requirements for applications for consent which affect heritage assets. It states that where assets will be affected, the applicant should provide a description of the significance of that asset and the contribution of their setting to that significance. The level of detail will be proportionate to the assets’ importance and will be determined by what is necessary to understand the potential impact of the proposal.</p>	<p>The baseline description at Section 10.5 provides a description of the heritage significance of assets which may be affected by the Proposed Development.</p>
	<p>Paragraphs 5.8.11 to 5.8.14 relate to decision-making in relation to heritage assets. It states that in determining applications, the SoS should take into account the particular nature of the significance of the heritage assets and the value that they hold for this and future generations.</p> <p>There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.</p>	<p>The baseline description within Section 10.9 provides a description of the heritage significance of assets which may be affected by the Proposed Development, which will inform this decision-making.</p>

² Department of Energy & Climate Change. (2011). *Overarching National Policy Statement for Energy (EN-1)*.



Policy reference	Implications	Section addressed
	<p>Meanwhile, any harm or loss should require clear and convincing justification; substantial harm to or loss of a Grade II listed building, park or garden should be exceptional; substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional.</p>	
	<p>Paragraphs 5.8.15 to 5.8.18 describe the balance to be made in the planning process: any harm should be weighed against the wider benefits of the application, although the stringency of the test is scaled in relation to the degree of harm to the heritage significance of the asset and whether or not the asset is designated.</p>	<p>The assessment of historic environment effects at Section 10.9.</p>
	<p>Paragraphs 5.8.19 to 5.8.22 states that the decision-maker should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p>	<p>Proposals for the provision of archaeological recording are outlined as part of the embedded environmental measures in Section 10.7.</p>
<p>National Policy Statement for Renewable Energy Infrastructure (EN-3)³</p>	<p>In the section on biomass/waste combustion, paragraph 2.5.34 states that when considering the impact on the historic environment, as set out in Section 5.8 of EN-1, and whether it is satisfied that the substantial public benefits would outweigh any loss or harm to the significance of a designated heritage asset, the Secretary of State (SoS) should take into account the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the national targets for renewable energy supply and emissions reductions.</p>	<p>An assessment of effects on heritage assets is included in Section 10.9, though it is not the role of this chapter to weigh these against public benefits.</p>

³ Department of Energy & Climate Change. (2011). National Policy Statement for Renewable Energy Infrastructure (EN-3).



Policy reference	Implications	Section addressed
National Policy Statement for Electricity Networks Infrastructure (EN-5) ⁴	NPS EN-5 notes the general duty at Schedule 9 to the Electricity Act 1989 that proposals for new electricity infrastructure should “ <i>have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest;...</i> ”. With regard to the undergrounding of electricity cables, EN-5 notes at paragraph 2.8.9 the potential archaeological consequences compared with an overhead line.	An assessment of effects on heritage assets is included in Section 10.9 .

10.3.4 In September 2021, the Department of Business, Energy and Industrial Strategy (BEIS) consulted on a review of Energy NPSs, with consultation closing on 29 November 2021. The Energy National Policy Statements were reviewed to reflect the policies and broader strategic approach set out in the Energy White Paper⁵ and ensure a planning framework was in place to support the infrastructure requirement for the transition to net zero. There are no substantive changes with regard to the historic environment within those draft Energy National Policy Statements which are considered to be relevant to the Proposed Development.

10.3.5 Other national and local policies which may provide additional guidance that can be considered important and relevant to the consideration of a NSIP are summarised in **Table 10.5 Planning policy context for the historic environment: National and local planning policies**.

Table 10.5 Planning policy context for the historic environment: National and local planning policies

Policy reference	Implications	Section addressed
National Planning Policy Framework (NPPF) ⁶	The NPPF sets out planning policies for England and how they should be applied. It provides a framework for the production of local development plans, against which planning applications are determined. Of relevance to the Historic Environment is Section 16: Conserving and Enhancing the Historic Environment. Guidance on the	Sections where specific provisions of NPPF are addressed are described below.

⁴ Department of Energy & Climate Change. (2011). National Policy Statement for Electricity Networks Infrastructure (EN-5).

⁵ HM Government (2020). Energy White Paper: Powering our Net Zero Future.

⁶ Ministry of Housing, Communities & Local Government. (2021). National Planning Policy Framework.



Policy reference	Implications	Section addressed
	<p>implementation of the NPPF is provided by the Planning Practice Guidance⁷ (PPG), published by the Department for Communities and Local Government (DCLG). Key aspects of the NPPF relevant to this appraisal are set out below.</p>	
<p>NPPF Paragraph 194</p>	<p>In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>	<p>The baseline description at Section 10.5 provides a description of the heritage significance of assets which may be affected by the Proposed Development.</p>
<p>NPPF Paragraph 195</p>	<p>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</p>	<p>The baseline description at Section 10.5 provides a description of the heritage significance of assets which may be affected by the Proposed Development.</p>
<p>NPPF Paragraph 197</p>	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and c) the desirability of new development making a positive contribution to local character and distinctiveness. 	<p>The baseline description at Section 10.5 provides a description of the heritage significance of assets which may be affected by the Proposed Development, which will inform this decision-making.</p>

⁷ Ministry of Housing, Communities & Local Government. (2019). Planning Practice Guidance: Historic environment.



Policy reference	Implications	Section addressed
NPPF Paragraph 199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.	An assessment of historic environment effects is included at Section 10.9 .
NPPF Paragraph 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. 	An assessment of historic environment effects is included at Section 10.9 .
NPPF Paragraph 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: <ul style="list-style-type: none"> a) the nature of the heritage asset prevents all reasonable uses of the site; b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use. 	An assessment of historic environment effects is included at Section 10.9 .
NPPF Paragraph 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.	An assessment of historic environment effects is included at Section 10.9 .



Policy reference	Implications	Section addressed
NPPF Paragraph 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.	An assessment of historic environment effects is included at Section 10.9 .
Local Policy		
Cambridgeshire County Council and Peterborough City Council Minerals and Waste Local Plan 2036 (2021)⁸	As described in Chapter 5: Legislation and Policy (Volume 6.2) , Cambridgeshire County Council and Peterborough City Council was adopted on 28 July 2021.	Impacts due to the Proposed Development are considered in Section 10.9 .
Policy 21: The Historic Environment	Policy 21 states that minerals and waste proposals will be subject to the requirements set out in NPPF in relation to the historic environment.	An assessment of historic environment effects is included at Section 10.9 .
Appendix 3: Location and Design of Waste Management Facilities (2021)	Notes that proposals for Waste Management Facilities “ <i>should conserve and enhance the significance of heritage assets</i> ”.	
Fenland Local Plan (Adopted) (2014)⁹ Policy LP18 The Historic Environment	Policy LP18 The Historic Environment states that development proposals should describe and assess the significance of assets and their settings, identify the impact of the proposed works upon the special character of the asset and provide clear justification for the works	The baseline description at Section 10.5 provides a description of the heritage significance of assets which may be affected by the Proposed Development. An assessment of historic environment effects is included at Section 10.9 .
Fenland District Council Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document (2014)¹⁰	Policy DM1 – Buildings of Local Importance states that planning permission will not be granted if it would involve the demolition of, or substantial alteration to, the external appearance of any building designated as of local importance unless certain conditions are met.	The proposals will not involve demolition or alteration of any buildings designated as of local importance.

⁸ Cambridgeshire County Council and Peterborough City Council (2021). Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036.

⁹ Fenland District Council (2014). Fenland Local Plan

¹⁰ Fenland District Council (2014). Delivering and Protecting High Quality Environments in Fenland SPD



Policy reference	Implications	Section addressed
Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD (2011) ¹¹	Development Management Policy DM9 – Archaeological sites – states that applications which could potentially affect heritage assets, or which are in areas with high potential for archaeological interest, will be required to prepare and submit an appropriate desk-based assessment and, where necessary, a field evaluation.	An assessment of historic environment effects is included at Section 10.9 .
King’s Lynn and West Norfolk Local Development Framework Core Strategy (2011) ¹²	Policy CS12 Environmental Assets states that <i>“Development should seek to avoid, mitigate or compensate for any adverse impacts on ... heritage as well as seeking to enhance sites through the creation of features of new... heritage interest”</i> .	An assessment of historic environment effects is included at Section 10.9 .
King’s Lynn and West Norfolk Local Development Framework Site Allocations and Development Management Policies (2016) ¹³	Policy DM 15 – Environment, Design and Amenity states that <i>“Development must protect and enhance the amenity of the wider environment including its heritage and cultural value”</i> .	An assessment of historic environment effects is included at Section 10.9 .

Technical guidance

10.3.6 Technical guidance used to inform the assessment is listed in **Table 10.6 Technical guidance for the historic environment assessment** below.

Table 10.6 Technical guidance for the historic environment assessment

Technical guidance	Implications
CIfA Standard and guidance for historic environment desk-based assessment (2014) ¹⁴	Guidance defining good practice for the execution and reporting of desk-based assessment in line with CIfA’s regulations including the code of conduct.
Historic England Good Practice Advice in Planning Note 2: Managing Significance in decision-taking in the Historic Environment (2015) ¹⁵	Guidance supporting the implementation of planning policy by relevant decision -makers. The guidance emphasises that information required in support of applications for planning permission and listed building consent should be proportionate to the significance of the heritage assets affected and the impact on that significance.

¹¹ Norfolk County Council (2011). Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026.

¹² KLWN (2011). King’s Lynn and West Norfolk Local Development Framework Core Strategy

¹³ KLWN (2016). King’s Lynn and West Norfolk Local Plan – Site Allocations and Development Management Policies Plan

¹⁴ Chartered Institute for Archaeologists. (2014) Standard and guidance for historic environment desk-based assessment.

¹⁵ Historic England. (2015) Good Practice Advice in Planning Note 2: Managing Significance in decision-taking in the Historic Environment.



Technical guidance	Implications
Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) ¹⁶	<p>Guidance on managing change within the settings of heritage assets, suggesting a staged approach to defining the contribution of setting to heritage significance and assessing effects of development.</p> <p>The guidance sets out five steps to follow to ensure an appropriate level of assessment is achieved. These steps are:</p> <p>Step 1: identify which heritage assets and their settings are affected.</p> <p>Step 2: the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.</p> <p>Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance.</p> <p>Step 4: explore the ways to maximise enhancement and avoid or minimise harm.</p> <p>Step 5: make and document the decision and monitor outcomes.</p>
Historic England Conservation Principles, Policies and Guidance ¹⁷	Guidance on the nature of heritage significance and the values from which it derives.
Conservation Principles for the Sustainable Management of the Historic Environment - consultation draft (Historic England, 2017) ¹⁸	A draft version of the revised conservation principles for the sustainable management of the historic environment.

10.4 Data gathering methodology

Study Area

EfW CHP Facility, CHP Connection, Access Improvements, Temporary Construction Compound (TCC) and Water Connections

10.4.1 A Study Area of 1km from the Order limits has been used in order to consider the potential for effects arising from direct disturbance to archaeology (**Figure 10.2: HER Records within 1km Study Area (Volume 6.3)**), with a wider Study Area of 2km from the Order limits for considering effects resulting from a change in setting to designated assets (**Figure 10.1: Designated Heritage Assets within 2km Study Area (Volume 6.3)**).

Grid Connection

10.4.2 A Study Area of 1km from the route of the Grid Connection has been used in order to consider the potential for effects arising from direct disturbance to archaeology (**Figure 10.2: HER Records within 1km Study Area (Volume 6.3)**) with a wider Study Area of 2km for considering effects resulting from a change in setting to

¹⁶ Historic England. (2017) Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

¹⁷ Historic England. (2008) Conservation Principles Policies and guidance for the sustainable management of the historic environment.

¹⁸ Historic England. (2017) Conservation Principles Policies and guidance for the sustainable management of the historic environment consultation draft.



designated assets (**Figure 10.1: Designated Heritage Assets within 2km Study Area (Volume 6.3)**).

Desk study

- 10.4.3 Searches of the Norfolk County Council Historic Environment Record (NCC HER) and Cambridge County Council Historic Environment Record (CCC HER) for non-designated assets, together with a search specific to designated heritage assets from Historic England's National Heritage List England online (NHLE) were undertaken. The records are included in the gazetteer at **Appendix 10.A: Gazetteer of heritage assets (Volume 6.4)**.
- 10.4.4 Information about previous archaeological investigations/events was obtained from NCC HER and the CCC HER. These are detailed in the report and are presented in the Archaeological Events Gazetteer (**Appendix 10.A: Gazetteer of heritage assets (Volume 6.4)**). Details of findspots recorded as part of the Portable Antiquities Scheme were received from NCC and CCC HER.
- 10.4.5 This assessment has been undertaken in accordance with guidelines set out by the Chartered Institute for Archaeologists' "Standard and Guidance for Archaeological Desk-Based Assessment" (CIfA, 2014).
- 10.4.6 A summary of the desktop data used to inform the assessment is provided in **Table 10.7 Desktop data for the historic environment assessment** below.

Table 10.7 Desktop data for the historic environment assessment

Desktop data	Source of desktop data	Details of the information
Existing database of heritage assets	Historic England	National agency records of designated heritage assets.
Existing database of heritage assets	Cambridge Historic Environment Record (CHER), Norfolk Historic Environment Record (NHER).	Local authority records on archaeology, heritage.
Digital Imagery: Historic Ordnance Survey mapping	National Library of Scotland (online) and Groundsure	Historic Ordnance Survey maps.
Digital Imagery: Historic county maps	Norfolk Heritage Explorer (online)	Tithe and enclosure maps covering relevant parts of the Study Area.
Wisbech Conservation Area Appraisal	Fenland District Council ¹⁹	Description of the historic character of Wisbech Conservation Area.

¹⁹ Fenland District Council. (2016). Wisbech Conservation Area Appraisal.



Desktop data	Source of desktop data	Details of the information
LiDAR	Environment Agency	LiDAR Digital Terrain Model
Published Sources	Various, including online	Reports on previous archaeological investigations

Survey work

- 10.4.7 Field surveys in support of this chapter focused on walkover site visits and photographic records of land within the Order limits. In the case of the Grid Connection, walkover followed the route with a focus on the cable route and the Walsoken Substation and Walsoken DNO Substation location. Off-site heritage assets were also visited from publicly accessible locations to inform the settings assessment.
- 10.4.8 A summary of the survey results used to inform the assessment undertaken to date and the outstanding data requirements are provided in **Table 10.8 Surveys for the historic environment assessment** below.

Table 10.8 Surveys for the historic environment assessment

Survey	Survey dates	Survey methodology	Outstanding survey requirements
Walkover historic environment survey	April 2021	On-site survey comprising walkover, photography and plotting any recorded features in GIS.	None

Archaeological Potential

- 10.4.9 The baseline information has been obtained from desk-based research and a site walkover and there will inevitably be a degree of uncertainty over the presence of below-ground archaeological remains. Where there is potential for the presence of previously unknown features of archaeological interest, professional judgement has been used to assign a level of potential for the relevant development footprints to contain as yet unknown below-ground archaeological remains according to the system described below.
- High – There is recorded evidence that archaeological features and finds of this period are likely to be represented in the Order limits;
 - Medium – Recovery of material, or observations of activity in the Study Area, suggests that archaeological features and finds of this period may be represented in the Order limits; and
 - Low – There is no evidence which suggests that archaeological features and finds of this period are likely to be represented in the Order limits.



10.5 Baseline

- 10.5.1 This section provides a summary description of the current and future baseline of the historic environment for the Proposed Development (within the Order limits) and the Study Areas. Further information on the baseline is included in the desk study (**Appendix 10B: Archaeology Desk Study Baseline Report (Volume 6.4)**).
- 10.5.2 The baseline is described separately for the EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections and the Grid Connection.
- 10.5.3 Reference numbers for designated assets and for Cambridge Historic Environment Record (CHER) and Norfolk Historic Environment Record (NHER) entries are provided in brackets and these are listed in **Appendix 10A: Gazetteer of heritage assets (Volume 6.4)**.

Overall baseline

EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections

Site Description

- 10.5.4 The EfW CHP Facility Site includes an existing Waste Transfer Station (WTS) and an aggregates supply yard, hereafter referred to as the WTS. It is bordered on the western side by the line of the disused March and Wisbech Railway, the route of which is retained as a linear strip of overgrown land. The existing yard was built in the early 2000s, with this area having previously been occupied by pastoral land as part of Great Bolness Field. The TCC is within currently grassed land which has not been previously developed, though part of it may have been used as a construction compound. The CHP Connection element of the proposed EfW CHP Facility runs in an approximate south-west to north orientation beginning from the western boundary of the EfW CHP Facility Site close to the boundary with New Bridge Lane and running to the Nestlé Purina factory in central Wisbech, along the route of the disused March to Wisbech Railway.
- 10.5.5 The Access Improvements cover a stretch of road running north-west to south-east from the junction with the B198 (Cromwell Road) to the southern boundary of the EfW CHP Facility Site, as well as minor improvements to the access off Algores Way. This section of road crosses the course of the disused March and Wisbech Branch Railway (MCB19612). This railway was opened in 1847, following the passing of the Wisbech, St. Ives and Cambridge Junction Railway Act 1846 authorising the construction of a line from March to Wisbech. It was originally built with a double line of rails, but was closed to passengers in 1968, reduced to a single track in 1972 and finally closed to freight in 2000.

Geology

- 10.5.6 The Isle of Wisbech broadly marks the boundary between the mainly freshwater peat fen to the south and the marine intrusions from the Wash within the Nene estuary. The latter area has been subject to periodic flooding and silting episodes in



which silt is swept upstream from the Wash by a tidal action forming deposits of marine clays, silts and sands.

- 10.5.7 Boreholes dug within the EfW CHP Facility Site (Allied Exploration and Geotechnics June 2020) have identified bands of peaty material, which are likely to derive from a freshwater marsh deposit. These interface with deposits of yellow sandy and silty clays, which may be estuarine in origin.
- 10.5.8 The upper 0.60-0.70m of the EfW CHP Facility Site generally comprises made ground of obvious modern origin, presumably derived from the construction of the existing WTS.

Designated heritage assets

- 10.5.9 There are no designated heritage assets within the Order limits for the EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections. There are 286 listed buildings within the 2km Study Area (**Figure 10.1 Designated Heritage Assets within 2km Study Area (Volume 6.3)** and **Appendix 10A: Gazetteer of heritage assets (Volume 6.4)**), with the great majority of these located within the Wisbech Conservation Area. Many of these are approximately 1.5km north of the EfW CHP Facility Site, though listed buildings along North Brink are within approximately 1.1km, to the north. The Grade II registered park and garden of Peckover House is also within Wisbech Conservation Area, approximately 1.6km north of the EfW CHP Facility Site. There are also listed buildings within the village of Elm, approximately 1.6km to the south-east of the EfW CHP Facility Site. Elm village is also a Conservation Area. There are no other designated heritage assets within the 2km Study Area.
- 10.5.10 Wisbech Conservation Area was designated in March 1971 and contains a total of 227 listed buildings. The town of Wisbech originated as an early medieval riverside market, with further development as an urban centre after the establishment of a Norman castle following the conquest. Its location on the River Nene was key to the development of the town, and by the 18th century it maintained a trade in corn, coal and timber, as well as developing a banking industry during the 19th century.
- 10.5.11 Wisbech Conservation Area is included on the Historic England Heritage at Risk Register, with the conservation area appraisal noting issues including lack of maintenance to buildings, dereliction, loss of historic shopfronts and on-street parking.
- 10.5.12 Peckover House Grade II registered park and garden (1000629) is located on North Brink. The gardens were developed from the early 19th century around the 18th century Peckover House (Grade I listed building, 1331632). The gardens are enclosed by a high red-brick wall and is divided into sections including an open croquet lawn, a wilderness area and a rose garden as well as various paths, trees and borders. Garden structures and buildings include a summerhouse, orangery, workshops, a propagating house, a fernery and a gardener's cottage.
- 10.5.13 Elm Conservation Area comprises the historic core of the village of Elm, focused on the Grade I listed Church of All Saints (1331971) at the junction of Main Road and Begdale Road. Other than the church, and listed tombs and headstones within the churchyard, there are eight listed buildings within the conservation area. The



conservation area contains a relatively large number of trees which tend to curtail outward views and give an enclosed feel to the village.

- 10.5.14 Bowthorpe Conservation Area is located north-east of Wisbech town centre and includes Wisbech Park and adjoining residential land.

Non-designated assets

- 10.5.15 There are no recorded features of archaeological interest within the EfW CHP Facility Site. This area was used for agricultural purposes during the 19th century as part of Great Boleness Field. Historic mapping from the later 19th century shows the area as comprising small regular fields marked by frequent land drains. From the start of the 20th century, it was increasingly used as an area of orchards and market gardens.

- 10.5.16 A review of borehole records from within the EfW CHP Facility Site (Allied Exploration and Geotechnics June 2020) has identified bands of peaty material, which are likely to derive from a freshwater marsh deposit. These interface with deposits of yellow sandy and silty clays, which may be estuarine in origin. These earlier deposits lie directly below modern made ground deposits with a depth of around 0.6m to a maximum of 2m which appear to derive from the construction and use of the existing WTS.

- 10.5.17 The relatively recent development of an industrial park in this area in the early 21st century resulted in some archaeological investigation within the immediate surroundings of the EfW CHP Facility Site. Previous investigations at the Potty Plants site in 1986 (CHER MCB11045) and later in 2005 (CHER ECB2062) recorded natural clay and peat deposits, in addition to producing structural evidence including ditches, ponds and pits. The 1986 excavation on the north side of the A47 recorded pottery sherds of Roman date in a V-shaped feature, in addition to dyke-side features. While the ditches could not be securely dated, the presence of Roman wares was reflected on the south side of the A47. The 2005 archaeological investigation undertaken within the Potty Plants site was located to the immediate south of the TCC and consisted of seven trenches, recording post-medieval and modern activity only. A monument record was created to reflect the remains, characterised as a pit, pond and linear features of modern date in addition to a single undated ditch (CHER MCB16839).

- 10.5.18 A Roman 2nd century pottery assemblage with contemporary artefacts and an occupation layer forming part of a roddon system located to the south of the site were recorded during works for the Wisbech Bypass (CHER MCB5411). This could indicate contemporary evidence in the area. Finds further east along the A47 were limited to unstratified Roman pottery (CHER MCB5434) and a possible occupation horizon observe under 1.6m of silt observed in a ditch (CHER MCB5432).

- 10.5.19 An evaluation at Cromwell Road in 1995 (CHER ECB574), approximately 350m west of the site, identified elements of a post-medieval field system which existed until the 19th century and may have had medieval origins, comprising drainage and field boundary ditches. A 2015 evaluation of another site off Cromwell Road (CHER ECB4603), approximately 460m south-west of the site, identified a series of ditches and gullies, all thought to be post-medieval in date.



10.5.20 There was also an evaluation (CHER ECB2633), undertaken approximately 360m to the north of the Site, which identified no notable archaeological remains.

10.5.21 The sole non-designated asset recorded along the route of the CHP Connection Corridor is the contiguous former course of the March and Wisbech Branch Railway (CHER MCB19612).

Known and potential archaeological assets

10.5.22 A summary of potential archaeological assets within the proposed site of the EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections is included in **Table 10.9 EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections**. In the case of potential archaeology, this is given in accordance with the scale set out in **Section 10.4**.

Table 10.9 EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections

Location	Archaeological Asset	Period	Potential
Temporary Construction Compound	Remains of agricultural activity	Roman Post-medieval	Medium Medium
EfW CHP Facility Site	Peat and estuarine deposits	Not known	High
CHP Connection Corridor	March and Wisbech branch railway (MCB19612)	Post-medieval/modern	High

10.5.23 At least part of the site of the TCC appears to have been used as a construction compound for the construction of the logistics building to the south-east of the EfW CHP Facility Site and so will have been stripped of topsoil for this purpose, which would have removed any shallow archaeological remains within the affected area.

Grid Connection

Site Description

10.5.24 For the most part, the Grid Connection will run within the western verge of the A47. This section of the A47 was built in the early 1980s and passes through an area of regular, enclosed fields in arable and orchard use, which are marked by regular land drainage ditches.

Geology

10.5.25 The entirety of the Grid Connection is located within tidal flats around Wisbech and The Wash where deposit sequences extend to depths in excess of 20m. Historic land-surfaces may be present within deep silt sequences and could contain sensitive and significant heritage assets relating to archaeological activity from different periods throughout the Holocene.



Designated heritage assets

10.5.26 The Study Area for the Grid Connection includes two concentrations of listed buildings at its southern extent, associated with the village of Elm (all within the Elm Conservation Area) and Oxburgh Hall respectively (**Figure 10.1: Designated Heritage Assets within 2km Study Area (Volume 6.3)**). Elm Conservation Area contains 13 listed buildings, including the Grade I listed Church of All Saints (1331971) and the Grade II* listed Elm House (1125941). The group at Oxburgh Hall comprises the Grade II listed Oxburgh Hall (1342396), as well as the Grade II listed stable block (1077705), garden wall (1171485) and dovecote (1171494). Aside from built-up areas and transport infrastructure, the Grid Connection Corridor comprises enclosed fields intercut with agricultural water management features consistent with those visible in 19th century Ordnance Survey mapping.

Non-designated assets

10.5.27 Much of the evidence for the presence of non-designated heritage assets within the Study Area for the Grid Connection derives from the collection of surface artefacts, though there have also been a small number of intrusive investigations (trial trenching) as well as observations made during construction of the A47 in the 1980s.

10.5.28 Previous investigation at the Potty Plants site in 1986 (CHER MCB11045) and later in 2005 (CHER ECB2062) at the western end of the Grid Connection Study Area have been described at paragraph 10.5.15. A Roman 2nd century pottery assemblage with contemporary artefacts and an occupation layer forming part of a roddon were recorded during works for the Wisbech Bypass (CHER MCB5411). This could indicate contemporary evidence in the area. Finds further east along the A47 were limited to unstratified Roman pottery (CHER MCB5434) and a possible occupation horizon observed under 1.6 m of silt observed in a ditch (CHER MCB5432).

10.5.29 Just west of the A47/A1101 junction is the purported location of the Elm and Wisbech Leper Hospital (CHER MCB4765). This hospital reportedly stood at the parish boundary of Elm and Wisbech, with a foundation date of 1378 provided. The location for the former hospital is not known and no remains directly relating to the hospital are recorded, though sub-surface remains may survive in the surrounding field and scatters of medieval pottery have been recorded on either side of Halfpenny Lane (CHER MCB5434).

10.5.30 A single sherd of early medieval pottery, Thetford ware (CHER MCB5433), was recorded on the south side of New Bridge Lane at the western edge of the Grid Connection Study Area.

10.5.31 A fieldwalking survey carried out in advance of construction of the Wisbech Bypass (A47) recorded a scatter of medieval and post-medieval pottery (NHER MNF19632). Metal detecting carried out in a field to the south of this investigation recorded medieval and post-medieval coins, in addition to fragments of pottery.

10.5.32 Fieldwalking recorded an undated roddon in addition to Roman, medieval and post-medieval pottery north of Green Lane (MNF18929), with further medieval pottery sherds recorded further north (MNF19037). An archaeological evaluation was carried out on land to the north though only natural features were recorded (ENF95989, MNF43560).



- 10.5.33 Two former post-medieval/early modern lengths of transport infrastructure intersect the A1101/A47 junction. These are the former Wisbech Canal (MCB26862), established in the 18th century, and the Wisbech-Upwell Tramway (MCB25016), opened in the 19th century. Both lines were closed and dismantled in the 20th century. The former route of Lynn and Wisbech Railway (Wisbech to Magdalen Road) (NHER MNF13596) also crosses the Grid Connection Study Area to the north of Green Lane. This line was opened by the East Anglian Railway in 1848 and operated until 1968. No surface remains of the former railway survive where it crosses the Grid Connection Route. Another site of former industrial activity within the Grid Connection Study Area is the site of the Walsoken Steam Brick and Tile Company works (NHER MNF2382), which operated until the early 20th century and was located to the immediate south of Walsoken Substation.
- 10.5.34 Overall, therefore, there is evidence within the Grid Connection Study Area for the presence of scatters of material dating to the Roman, medieval and post-medieval periods suggesting a potential for the presence of archaeological remains of former agricultural activity. There is also some suggestion of the presence of remains of Roman period settlement, with a lower potential for the presence of such remains.

Known and potential archaeological assets

- 10.5.35 A summary of potential archaeological assets within the Grid Connection Study Area is included in **Table 10.10 Grid Connection Study Area – known and potential archaeological assets**. In the case of potential archaeology, this is given in accordance with the scale set out in **Section 10.4**.

Table 10.10 Grid Connection Study Area – known and potential archaeological assets

Archaeological Asset	Period	Potential
Archaeological remains related to former agricultural activity	Roman	Medium/High
Archaeological remains related to settlement	Roman	Medium/Low
Archaeological remains related to former agricultural activity or settlement	Early medieval	Low
Archaeological remains related to Wisbech Leper Hospital (CHER MCB4765)	Medieval	Medium
Remains related to former transport infrastructure - Wisbech Canal (CHER MCB26862), Wisbech-Upwell Tramway (CHER MCB25016) and Lynn and Wisbech Railway (NHER MNF13596).	Post-medieval	Low
Archaeological remains related to settlement	Roman	Low



Archaeological Asset	Period	Potential
Archaeological remains related to former agricultural activity	Medieval	Medium
Archaeological remains related to former agricultural activity	Post-medieval	Medium

10.5.36 While **Table 10.10 Grid Connection Study Area – known and potential archaeological assets** summarises the archaeological potential within the Grid Connection Study Area, the Grid Connection itself will be contained within the roadside verge for its full length along New Bridge Lane and the A47. The road verge is likely to have been subject to previous disturbance during road construction, particularly on the line of the A47. It is therefore considered that the potential for survival of any archaeological remains within the proposed route of the Grid Connection will be low.

Future baseline

10.5.37 No changes are anticipated in the baseline condition of the Proposed Development as all the land concerned is assumed, in the absence of construction works associated with these proposals, to continue being used and managed in its present function.

10.5.38 In the event that the proposals to reopen the disused March to Wisbech Railway proceed, then that would likely require works which would have the potential to affect any remains associated with the former railway.

10.6 Scope of the assessment

Spatial scope

10.6.1 The spatial scope of the assessment of the historic environment covers the area of the Proposed Development, together with the Study Areas described in **Section 10.4**.

Temporal scope

10.6.2 The temporal scope of the assessment of the historic environment is consistent with the period over which the Proposed Development would be carried out and therefore covers the construction and operational periods as follows:

- The construction period extends over a three-year period from 2023 – 2026; and
- The operational period covers 2026 – 2066.

10.6.3 While the construction period extends over a total of three years, construction period effects on individual heritage assets may be confined to much shorter periods. For example, construction activities associated with the construction of the Grid Connection may be experienced at individual locations for short periods only and



therefore any construction period effects on the setting of a heritage asset would have a short duration.

Potential Receptors

- 10.6.4 Potential Receptors have been identified through the process of desk study outlined in **Section 10.4**. Historic environment Receptors may be affected as a result of direct disturbance during construction activities, or by changes in the setting of an asset which affect its heritage significance.

Receptors which may be subject to effects arising from direct disturbance

- 10.6.5 Direct effects on heritage assets are those which result from physical damage or disturbance which gives rise to a loss of heritage significance. Consequently, it is only those assets which might be physically disturbed by (i.e., within the footprint of) the Proposed Development which are potentially subject to direct effects. As archaeological features are not always evident, a desk-based study has been undertaken to examine archaeological heritage assets up to 1km from Order limits, to provide contextual information for understanding the potential locations of heritage assets within the development site and to ascertain the potential for heritage assets to be affected.

Receptors which may be subject to effects arising from change in setting

- 10.6.6 Indirect effects are defined as those which result in change to heritage significance but do not give rise to physical damage or disturbance to the asset. In this context, these effects will generally arise through change to the settings of heritage assets. These settings comprise perceptual aspects of the assets' context, which contribute to how they may be understood, appreciated and experienced. Historic England guidance²⁰ sets out a methodology for considering any effects on the significance of heritage assets arising from change to setting.
- 10.6.7 The potential for indirect effects has been considered on heritage assets within 2km of the Order limits and those assets which may be significantly affected are identified within **Table 10.11 Historic environment Receptors scoped in for further assessment**.

Likely significant effects

- 10.6.8 The historic environment Receptors that have been taken forward for assessment are summarised in **Table 10.11 Historic environment Receptors scoped in for further assessment**.
- 10.6.9 In the case of effects arising from direct disturbance, these are assets identified as being present or likely to be present within the Order limits and which may be directly disturbed as a result of construction. In the case of effects arising from a change in setting, these are assets whose heritage significance could be affected by a change to their settings.

²⁰ Historic England. (2017) Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. /



Table 10.11 Historic environment Receptors scoped in for further assessment

Receptor	Relevant criteria	assessment	Likely significant effects
Previously unrecorded archaeological features within the EfW CHP Facility Site and Temporary Construction Compound, including: <ul style="list-style-type: none"> Remains of agricultural activity; and Peat and estuarine deposits 	NPPF, Historic England: Conservation Principles, Good Practice Advice in Planning Note 2	England: Principles, Advice in	Effects arising from direct disturbance. Ground works causing permanent truncation or loss to the archaeological resource.
Remains of the March and Wisbech branch railway (CHER MCB19612) within the CHP Connection Corridor.	NPPF, Historic England: Conservation Principles, Good Practice Advice in Planning Note 2	England: Principles, Advice in	Effects arising from direct disturbance. Ground works causing significant damage to the integrity of the remaining feature.
Previously unrecorded archaeological features within the footprint of the Grid Connection, including potential for presence of remains of former agricultural activity or settlement, remains related to Wisbech Leper Hospital or remains related to former transport infrastructure.	NPPF, Historic England: Conservation Principles, Good Practice Advice in Planning Note 2	England: Principles, Advice in	Effects arising from direct disturbance. Ground works causing permanent truncation or loss to the archaeological resource.
Wisbech Conservation Area, including listed buildings within it.	NPPF, Historic England: Conservation Principles, Good Practice Advice in Planning Note 3	England: Principles, Advice in	Effects arising from change in setting. The addition of new visual elements during construction and operation of the EfW CHP Facility adversely affecting the heritage significance of the asset, and other heritage assets contained within it, through a change in setting.
Elm Conservation Area, including listed buildings within it.	NPPF, Historic England: Conservation Principles, Good Practice Advice in Planning Note 3	England: Principles, Advice in	Effects arising from change in setting. The addition of new visual elements during construction and operation of the EfW CHP Facility adversely affecting the heritage significance of the asset, and other heritage assets contained within it through a change in setting.



Receptor	Relevant criteria	assessment	Likely significant effects
Peckover House registered (1000629). Grade II park and garden	NPPF, Historic Conservation Good Practice Planning Note 3	England: Principles, Advice in	Effects arising from change in setting. The addition of new visual elements during construction and operation of the EfW CHP Facility adversely affecting the heritage significance of the asset through a change in setting.
Austin House building (1342384). Grade II listed	NPPF, Historic Conservation Good Practice Advice in Planning Note 3.	England: Principles,	Effects arising from change in setting. Construction and operation phases of the Grid Connection adversely affecting the significance of the asset through a change in setting.
Oxburgh Hall building (1342396). Grade II listed	NPPF, Historic Conservation Good Practice Planning Note 3.	England: Principles, Advice in	Effects arising from change in setting. Construction and operation phases of the Grid Connection adversely affecting the significance of the asset through a change in setting.

10.6.10 The extent of Bowthorpe Conservation Area is shown on **Figure 10.5: Wisbech Conservation Area (Volume 6.3)**, overlain with the ZTV. This suggests some theoretical visibility of the upper part of the chimneys from within the southern part of Wisbech Park, within an area occupied by sports pitches. However, at a distance of 2-2.5km, this would not affect the historic character of this part of the conservation area as an open recreation ground, enclosed along its edge by a line of mature park trees. There would be negligible visibility of the Proposed Development from the arboretum in the northern part of the park or from the suburban residential area which are within the conservation area on the west and eastern sides of the park. As a result of this there would be no effect on the setting of this asset and no further assessment has been undertaken. A view from within Wisbech Park, in which main building and chimneys of the EFW CHP Facility would not be visible is illustrated in **Figure 9.27a & b: Viewpoint 11: Wisbech Park (Volume 6.3)**.

10.6.11 The historic environment Receptors and impacts scoped out from being subject to further assessment because the potential effects are not considered likely to be significant are summarised in **Table 10.12 Historic environment Receptors scoped out of further assessment**.

Table 10.12 Historic environment Receptors scoped out of further assessment

Receptor	Impact	Justification
Superficial archaeological deposits which may have been	Changes resulting from direct disturbance	Previous development of site in early 21st century following use as open field suggests no such remains survive Agreed with Planning Inspectorate – Table 10.1 Summary of EIA Scoping Opinion responses for the historic environment



Receptor	Impact	Justification
present within the footprint of the EfW CHP Facility Site		
Greens Cottage Grade II listed building (1264180)	Changes setting	<p>to As agreed with consultees, a preliminary assessment of effects on the setting of this asset as a result of the construction and operation of the OHL Grid Connection to Walpole was completed as part of the PEIR. As the Grid Connection will now comprise an UGC to Walsoken Substation, this asset is approximately 6.6km from the Order limits. There is therefore no longer any potential for effects on this asset.</p> <p>The asset is outside of the Study Area.</p>
Ingleborough Mill Grade II listed building (1077675)	Changes setting	<p>to As agreed with consultees, a preliminary assessment of effects on the setting of this asset as a result of the construction and operation of the OHL Grid Connection to Walpole was completed as part of the PEIR. As the Grid Connection will now comprise an UGC to Walsoken Substation, this asset is approximately 5.8km from the Order limits. There is therefore no longer any potential for effects on this asset.</p> <p>The asset is outside of the Study Area.</p>
Mill House Grade II listed building (1305435)	Changes setting	<p>to As agreed with consultees, a preliminary assessment of effects on the setting of this asset as a result of the construction and operation of the OHL Grid Connection to Walpole was completed as part of the PEIR. As the Grid Connection will now comprise an UGC to Walsoken Substation, this asset is approximately 3.1km from the Order limits. There is therefore no longer any potential for effects on this asset.</p> <p>The asset is outside of the Study Area.</p>
Other off-site heritage assets not identified within Table 10.12 Historic environment Receptors scoped out of further assessment	Changes setting	<p>to A combination of the distance of assets from the Proposed Development, nature of the assets and their current settings and the nature of the Proposed Development means that there will be no potential for significant effects on the settings of heritage assets except those identified in Table 10.12 Historic environment Receptors scoped out of further assessment.</p> <p>The list of off-site assets identified within Table 10.12 Historic environment Receptors scoped out of further assessment was shared with Cambridgeshire County Council, Fenland District Council and Kings Lynn and West Norfolk Council on 7 April 2021.</p>

10.7 Embedded environmental measures

10.7.1 The Proposed Development will include environmental measures and **Table 10.13 Summary of the embedded environmental measures and how these influence**



the historic environment assessment outlines how these embedded measures will influence the historic environment assessment.

Table 10.13 Summary of the embedded environmental measures and how these influence the historic environment assessment

Receptor	Potential effects	Embedded measures and influence on assessment
Listed buildings along the Grid Connection Route	Effects on settings	Adoption of a fully underground cable for the Grid Connection has reduced the potential for effects on the settings of heritage assets.
Archaeological heritage assets	Direct impact on buried deposits of potential archaeological interest during excavation of cable trench.	Selection of route within the road verge has reduced the potential for disturbance to archaeology as this area is likely to have been subject to previous disturbance.
Archaeological heritage assets	Direct impact on buried deposits of potential archaeological or geoarchaeological interest during the construction phase.	Provision for archaeological investigation and recording to be outlined in a Written Scheme of Investigation (WSI), which is included within the Outline CEMP (Volume 7.12) , which will be secured as a DCO Requirement.

10.7.2 The content of the WSI will be agreed in advance with the relevant local authorities and will set out the arrangements and proposed methodology for the recording of archaeological remains in advance of and during construction. While the methodology is subject to agreement with the relevant local authorities, it is anticipated that, as a minimum, it will include provision for archaeological monitoring of soil stripping with recording of any identified archaeological remains. Archaeological monitoring will be undertaken during soil stripping for the TCC and deeper excavations for the EfW CHP Facility.

10.8 Assessment methodology

10.8.1 The generic project-wide approach to the assessment methodology is set out in **Chapter 4: Approach to the EIA (Volume 6.2)**, and specifically in **Sections 4.7 to 4.10**. However, while this has informed the approach that has been used in this historic environment assessment, it is necessary to set out how this methodology has been applied, and adapted as appropriate, to address the specific needs of this historic environment assessment.

Assessment of effects and determining significance

10.8.2 NPS EN-1 (Department of Energy & Climate Change, 2011) requires change to the significance of heritage assets to be considered in developing an understanding of the potential effects of the Proposed Development.



10.8.3 The significance of a heritage asset is a product of the value which it holds to this and future generations as a result of its historic, archaeological, architectural or artistic interests. These interests are discussed in more detail in Conservation Principles²¹ and GPA²²:

- Archaeological: the potential of a heritage asset to hold evidence about the past which can be retrieved through specialist investigation;
- Historical: which can be through association with past events or people, or where a heritage asset is illustrative of a particular asset type, theme or period; and
- Architectural/artistic: values which derive from a contemporary appreciation of a heritage asset's aesthetics.

10.8.4 NPS EN-1 notes that setting contributes to an asset's significance and sets out policies regarding change to the setting of heritage assets but does not offer an explicit definition. Setting is defined in both the NPPF and by Historic England in GPA 3²³ 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, or may be neutral."

10.8.5 GPA 3 advises that the following aspects of setting should be considered in addition to any identified key attributes:

- Physical surroundings of the asset, including its relationship with other assets;
- The way the asset is appreciated; and
- The asset's associations and patterns of use.

10.8.6 The assessment of effects on the settings of heritage assets has been completed with reference to site visits, published material (including designation descriptions) and visualisations of the ZTV. The ZTV is explained in **Chapter 9: Landscape and Visual (Volume 6.2)** and comprises a composite ZTV which has been generated to show the combined potential visibility of the EfW CHP Facility (main building and chimneys) and has been based upon Digital Surface Model (DSM) terrain data at 1m resolution, to take account of the screening that would be provided by baseline vegetation and built elements.

10.8.7 For the purposes of assessing the significance of effects, heritage significance is assigned to one of four classes, with reference to the heritage interests described in paragraph 10.8.3 and relying on professional judgement as informed by policy and guidance. The hierarchy given in **Table 10.14 Significance of historic environment Receptors** reflects the NPPF distinction between designated and non-designated heritage assets.

²¹ Historic England. (2017) Conservation Principles Policies and guidance for the sustainable management of the historic environment consultation draft.

²² Historic England. (2015) Good Practice Advice in Planning Note 2: Managing Significance in decision-taking in the Historic Environment.

²³ Historic England. (2017) Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.



Table 10.14 Significance of historic environment Receptors

Significance	Receptor type	Rationale
High	All designated heritage assets or non-designated assets of demonstrably schedulable or listable quality.	Asset has significance for an outstanding level of archaeological, architectural, historic and/or artistic interest.
Medium	Non-designated sites and monuments of regional importance. Locally listed buildings and buildings of merit.	Asset has significance for a high level of archaeological, architectural, historic and/or artistic interest.
Low	Non-designated assets of local importance.	Asset has significance for elements of archaeological architectural, historic or artistic interest.
Very Low	Non-extant HER record.	Due to its nature of form/condition/survival, cannot be considered as an asset in its own right.

10.8.8 Where a potential for the presence of archaeological remains has been identified on the basis of desk study sources, then an assessment of likely heritage significance has been based on available information.

10.8.9 Magnitude of change is a measure of the extent to which the significance of an asset would be disturbed or lost.

10.8.10 In respect of buried archaeological deposits, where no remains are visible above ground, this would arise from direct disturbance or removal of archaeological material resulting in the loss of archaeological interest. In certain instances, elements of architectural and historic interest can also be affected. Similarly, direct loss, damage or alteration of a structure would primarily affect architectural interest, although historic and archaeological interests may also be affected.

10.8.11 The effects of change in the setting of a heritage asset depend on the contribution of that setting to the significance of the asset, and assessments must be, by their nature, specific to the individual assets being considered.

10.8.12 The magnitude of change (or impact) is based on the extent to which the significance of an asset is affected, which can be influenced by a number of factors:

- Permanence of the impact (temporary, permanent or reversible);
- Physical changes caused by the impact (both positive and negative); and
- The extent of the heritage asset or its setting that would be affected (for example, the whole or a very small part) and the contribution of that part to significance.

10.8.13 Magnitudes of effects on historic environment Receptors are set out in the scale presented below in **Table 10.15 Magnitudes of effect on historic environment assets.**



Table 10.15 Magnitudes of effect on historic environment assets

Significance	Summary Rationale (negative)	Summary Rationale (positive)
High	Loss of significance of an order of magnitude that would result from irreversible total or substantial demolition/disturbance of a heritage asset or from the disassociation of an asset from its setting.	Sympathetic restoration of an at-risk or otherwise degraded heritage asset and/or its setting and bringing into sustainable use with robust long-term management secured.
Medium	Loss of significance arising from partial disturbance or inappropriate alteration of asset which would adversely affect its importance. Change to the key characteristics of an asset's setting, which gives rise to lasting harm to the significance of the asset, but which still allows its archaeological, architectural or historic interest to be appreciated.	Appropriate stabilisation and/or enhancement of a heritage asset and/or its setting that better reveal the significance of the asset or contribute to a long-term sustainable use or management regime.
Low	Minor loss to or alteration of an asset which leaves its current significance largely intact. Minor and/or short-term changes to setting which do not affect the key characteristics and in which the historical context remains substantially intact.	Minor enhancements to a heritage asset and/or its setting that better reveal its significance or contribute to sustainable use and management.
Very Low	Minor alteration of an asset which does not affect its significance in any discernible way. Minor and/or short term or reversible change to setting which does not affect the significance of the asset.	Minor alteration of an asset which does not affect its significance in any discernible way. Minor and/or short term or reversible change to setting which does not affect the significance of the asset.

10.8.14 NPS EN-1 further distinguishes between 'harm' and 'substantial harm' and sets out how development that gives rise to harm should be considered within the planning process. For the purposes of this assessment, any adverse change to a designated heritage asset would normally be considered to comprise harm, while a high magnitude of change would approach or constitute substantial harm.

10.8.15 The definitions of effects for the historic environment are presented below in **Table 10.16 Classification of effects**.



Table 10.16 Classification of effects

		Value/Sensitivity of Receptor			
		High	Medium	Low	Very Low
Magnitude	High	Major (Significant)	Major (Significant)	Moderate (Probably significant)	Minor (Not significant)
	Medium	Major (Significant)	Moderate (Probably significant)	Minor (Not significant)	Minor (Not significant)
	Low	Moderate (Probably significant)	Minor (Not significant)	Minor (Not significant)	Negligible
	Very Low	Minor (Not significant)	Minor (Not significant)	Negligible	Negligible

10.8.16 Effects will be determined as being significant in EIA terms as described in **Chapter 4: Approach to the EIA (Volume 6.2)**.

10.9 Environmental assessment of historic environment effects

EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections

Assessment of effects arising from direct disturbance

Potential for sub-surface archaeology

10.9.1 As identified within **Table 10.9 EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections**, the following are, or may be, present within the site of EfW CHP Facility Site, Access Improvements, TCC and Water Connections:

- Remains of agricultural activity; and
- Peat and estuarine deposits.

10.9.2 Previous archaeological investigations within the Study Area have identified shallow sub-surface archaeological remains associated with former Roman and post-medieval agricultural activity in the form of remains of drainage and field boundary ditches. Any shallow sub-surface archaeological remains on the EfW CHP Facility Site would have been disturbed by previous development associated with the current use of the site. The extent of previous disturbance within the TCC site may be less, though at least part of it has previously been used as a construction



compound and this will have resulted in some truncation of any archaeological remains.

10.9.3 Surviving remains of former agricultural activity would be regarded as a heritage asset of local historic interest and therefore of Low heritage significance. Where these have been disturbed or truncated by previous development, they could be of Very Low heritage significance.

10.9.4 The presence of deposits associated with a combination of freshwater marsh and estuarine environments have been established by boreholes within the EfW CHP Facility Site. These deposits include some peat and were identified below made ground at a variable depth ranging from around 1.5m to 4m below the current ground level. Such deposits may be prehistoric in date, but it is not known if they are associated with human occupation or activity.

Predicted effects and their significance

10.9.5 Construction of the EfW CHP Facility would be on piled foundations, with deeper parts of the construction required for the creation of waste bunkers. Creation of the TCC would require an initial soil strip in order to create a surface for storage and laydown, temporary buildings and car parking.

Construction

10.9.6 It is assumed that all existing deposits within the EfW CHP Facility Site would be lost as a result of construction of the Proposed Development. This would result in a High magnitude of effect to potential archaeological remains of Very Low heritage significance. This would result in a Minor effect which would be **Not Significant**.

10.9.7 Soil stripping for creation of the TCC would result in a Medium magnitude of effect to potential archaeological remains of Low heritage significance. This would result in a Minor effect which would be **Not Significant**.

10.9.8 Construction within the EfW CHP Facility Site would have the potential to disturb the deeper deposits within the site associated with marsh and estuarine environments. There is no evidence to show that these are associated with human activity, and are therefore of heritage significance, though the construction will offer an opportunity to make provision for archaeological recording and to relate these to comparable deposits previously identified within the Wisbech area. This will be undertaken in accordance with a WSI to be agreed with the relevant local authority. With this mitigation incorporated and reflecting that the affected deposits may be expected to extend beyond the Order limits, this will represent a Low magnitude of change and, while the heritage significance of these deposits is not known, this will be **Not Significant**.

10.9.9 Archaeological remains are not expected to be present within the area of the Access Improvements; these works are not anticipated to have any effect. Neither of the options for the Water Connections, involving either horizontal directional drilling or an open cut trench within New Bridge Lane, would affect any archaeology being substantially within the highway.



Operation

- 10.9.10 Any disturbance of archaeological heritage assets within the EfW CHP Facility Site, Access Improvements, TCC and Water Connections Site would have occurred during the construction of the Proposed Development. No further effects are anticipated during the operation of the Proposed Development.

March and Wisbech branch railway (CHER MCB19612)

- 10.9.11 As identified within **Table 10.9 EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections**, the CHP Connection Corridor is along the disused March to Wisbech Railway.
- 10.9.12 The disused March to Wisbech Railway survives as a strip of overgrown land extending toward Wisbech town centre. The site visit indicated that the rails have been removed in part with no signalling or other rail related equipment noted to remain. It is understood that the track bed survives.
- 10.9.13 As a heritage asset of local historic interest, this asset is considered to be of Low heritage significance.

Predicted effects and their significance

- 10.9.14 The CHP Connection will comprise steam and condensate pipelines and electricity and data cables and will be installed on a steel structure installed along the side of the route of the disused March and Wisbech Railway.

Construction

- 10.9.15 The CHP Connection will run along the edge of the disused March to Wisbech Railway, and this would therefore involve only limited disturbance to the asset, and the assessment is that this would result in a change of Low magnitude. On an asset of Low heritage significance this would result in a Minor effect, which would be **Not Significant**.

Operation

- 10.9.16 There will be no disturbance of archaeological heritage assets within the CHP Connection Corridor. No further effects are anticipated during the operation of the Proposed Development.

Assessment of effects arising from change in setting

Wisbech Conservation Area

Baseline conditions

Asset Description

- 10.9.17 Wisbech Conservation Area was designated in March 1971 and contains a total of 227 listed buildings. The town of Wisbech originated as an early medieval riverside market, with further development as an urban centre after the establishment of a



Norman castle following the conquest. Its location on the River Nene was key to the development of the town, and by the 18th century it maintained a trade in corn, coal and timber, as well as developing a banking industry during the 19th century.

10.9.18 The most recent conservation area appraisal²⁴ was completed in 2016 and this describes general characteristics of the conservation area as comprising five key elements, which are:

- 18th/19th century urban townscape and riverside;
- 18th/19th Georgian townscape and churchyard;
- Commercial/Retail structures, industrial heritage towards the river;
- Commercial and residential in Old Market, and industrial towards river; and
- Small scale retail and residential focus.

10.9.19 This emphasises the key historic character of the conservation as a predominantly 18th and 19th century commercial and industrial riverside town with a medieval origin which is still reflected in elements of its urban form.

10.9.20 The appraisal identifies five character areas, which are:

1. The Brinks – including 18th and 19th century riverside townhouses and civic buildings;
2. The Medworth Development and Church Area – including the Georgian residential area of Medworth Circus;
3. Commercial Centre, High Street, and Market Place – mainly characterised by the architecture of commercial, retail and hostelry activity, also with a focal point of the gothic Clarkson Memorial by Sir George Gilbert Scott;
4. The Old Market – financial and banking buildings fronting onto the Old Market; and
5. Norfolk Street – small scale retail and residential buildings, mostly of two storeys, within narrow plots.

10.9.21 **The Brinks** – The Brinks character area comprises the western part of the conservation area and is a linear area extending along the River Nene. It is primarily characterised by the presence of 18th and 19th century riverside domestic and civic buildings, mostly arranged along North Brink, but also along South Brink. Three-storey townhouses are prominent along North Brink, but more modest two-storey houses are also present, giving a mixed feel.

10.9.22 Mixed shades of brick provide the dominant building material and there are also regular arrangements of sash windows and regular boundaries marked by iron railings, lending a degree of formality. The Brinks character area also includes Chapel Road, located along the rear of properties fronting the River Nene and which is marked by tall garden walls, stables and other ancillary buildings.

²⁴ James E. and Hetherington S. 2016 Wisbech Conservation Area Appraisal



- 10.9.23 The conservation area appraisal identifies a number of ‘positive views’ within the character area and these are generally arranged along the River Nene.
- 10.9.24 **The Medworth Development and Church Area** – this character area comprises the Medworth Circus, which was an early 19th century development by Joseph Medworth. It follows the line of the boundary of the former bailey of Wisbech castle and comprises an enclosed crescent with a central enclosed garden area. The character area also includes the church of St Peter and St Paul and its churchyard with a more open area extending to St Peter’s car park, which forms the southern part of the character area.
- 10.9.25 Medworth Circus is notable for its high status townhouses with a regular, Georgian appearance, mostly of local brown brick. There are also a number of civic buildings, including the town museum and The Castle, which feature stone dressings.
- 10.9.26 The church reflects the medieval origins of the town, with the churchyard and gardens providing an important area of open space in the town.
- 10.9.27 The conservation area appraisal identifies a number of ‘positive views’ within the character area. Reflecting the layout of this area, these include views into and around the Medworth Circus and into the churchyard and gardens from the east.
- 10.9.28 **Commercial Centre, High Street, and Market Place** – The commercial centre is located to the north of the Medworth Circus area and comprises the retail and commercial area with the Market Place at the northern end of High Street and the Clarkson Memorial at the south end. There is a mix of 18th to 20th century buildings of up to three storeys with narrow shopfronts. The character of the area, however, has suffered from neglect or inappropriate developments to shopfronts. The area also includes the riverside commercial and industrial area of Nene Quay.
- 10.9.29 Positive views identified within the conservation area appraisal for this character area are along Hill Street and toward the Clarkson Memorial from the south end of High Street.
- 10.9.30 **The Old Market** – The Old Market is believed to have early Medieval origins as the original commercial centre, becoming the secondary hub from the 13th century. The edge of the open area of the market is marked by a number of ostentatious banking buildings fronting on to the market. This area is on the north side of the River Nene and includes the Town Bridge.
- 10.9.31 Identified positive views are within the enclosed space of the Old Market but also facing out from its southern end, over the Town Bridge and along North Brink.
- 10.9.32 **Norfolk Street** – Norfolk Street is the town’s second retail area and located at the eastern end of the conservation area. The area has a mix of small-scale retail and residential buildings with narrow plots and most of which are two storeys in height. The narrow width of Norfolk Street imparts an enclosed feel and identified positive views are along Norfolk Street to the north and south.

Context and Setting

- 10.9.33 The extent of Wisbech Conservation Area broadly reflects the extent of the town by the 18th century and includes the medieval core of the town with surviving elements of the medieval street layout. As a commercial centre, the town continued to expand



during the 19th and particularly during the 20th century and this is reflected in the presence of substantial 20th century residential and commercial development beyond the conservation area. Other than a limited area west of Chapel Road, the conservation area is entirely enclosed by later development, and this tends to enforce a sense of enclosure within the conservation area.

- 10.9.34 As a result, the setting of the conservation area is largely contained within the town centre itself, reflecting the layout of the town centre and its relationship with the River Nene. While there is a historic relationship to the surrounding countryside derived from the role of the town as a commercial centre, there is little in the way of visual connections which can contribute to the significance of the asset. This is reflected in the 'positive views' identified in the conservation area appraisal which are almost entirely internal views, illustrating the main historic buildings, public realm and street layout.

Predicted effects and their significance

- 10.9.35 The EfW CHP Facility Site would be approximately 950m to the south of the southern edge of Wisbech Conservation Area, with the nearest point of the conservation being the southern end of The Brinks character area. The northern end of the CHP Connection would be within approximately 200m but will not be visible from within the conservation area. The town centre character areas are approximately 1.5km north of the EfW CHP Facility Site. In each case there is existing built development between the EfW CHP Facility Site including residential areas and substantial industrial and logistics buildings.
- 10.9.36 Reference to the ZTV overlain on the boundary of the conservation area (**Figure 10.5: Wisbech Conservation Area (Volume 6.3)**) illustrates that the greatest degree of visibility of the EfW CHP Facility will be from the southern end of the conservation area including from North Brink. Most notably, there will be visibility of the EfW CHP Facility from a group of listed buildings comprising the Elgoods Brewery site and a photomontage from this point is included as **Figures 9.23a & b: Viewpoint 7: North Brink at Elgood's Brewery (Volume 6.3)**. There will also be visibility of the EfW CHP Facility from a more extensive area along the southern extent of South Brink, though lying adjacent to the Nestle Purina factory, this part of the conservation area makes much less of a contribution to the heritage significance of the conservation area as a whole.
- 10.9.37 When considering effects on the setting of the conservation area, not only visual factors are relevant.
- 10.9.38 **Chapter 7: Noise and Vibration (Volume 6.2)** identifies measures to control noise and vibration during the construction and operation phases. It notes that construction and operation phase noise and vibration effects would be felt at locations relatively close to the EfW CHP Facility Site only and so noise and vibration is not likely to contribute to an effect to any effect on the setting of this asset. **Chapter 8: Air Quality (Volume 6.2)** identifies measures to be implemented during the construction and operational periods in relation to dust and odour emissions, including those described in the **Outline CEMP (Volume 7.12)** and an **Outline Odour Management Plan (Volume 7.11)**. Effects from dust emissions during the construction phase are considered for Receptors up to 350m from the Order limits, with only the northern part of the CHP Connection extending to within 350m of



Wisbech Conservation Area. Also, as identified in **Chapter 8: Air Quality (Volume 6.2)** there will be no significant effects in relation to dust and odour emissions during the operation phase, with measures in place to manage odour. Therefore, due to the distance from the Order limits and control measures in place during the construction and operation phases, noise, vibration, dust and odour emissions will not contribute to any effect on the setting of the conservation area and when considering effects on the setting of the conservation area, only visual factors are relevant.

- 10.9.39 As a designated conservation area, containing listed buildings, Wisbech Conservation Area is of High heritage significance.

Construction

- 10.9.40 Due to the intervening built developments, there would be no visibility of construction activities at ground and low level. Cranes up to 75m high would be visible during the latter part of the construction phase and the upper parts of the tallest EfW CHP Facility buildings and chimneys would become visible as they are completed. This would be seen in the context of existing large scale industrial and logistics buildings in the intervening space. Therefore, overall, this would result in an effect of Very Low magnitude on this asset. As the asset is of High heritage significance, this would result in a Minor effect which would be **Not Significant**.

Operation

- 10.9.41 Reference to ZTV (**Figure 10.5: Wisbech Conservation Area (Volume 6.3)**) indicates that there would be only limited visibility of the chimneys and upper sections of the main building at the EfW CHP Facility during the operational phase, with greatest visibility from the southern part of The Brinks character area, and very limited visibility within the town centre. This would be seen in the context of existing large scale industrial and logistics buildings in the intervening space.
- 10.9.42 The view from Elgoods Brewery (**Figures 9.23a & b: Viewpoint 7: North Brink at Elgood's Brewery (Volume 6.3)**) can be regarded as a 'worst-case' in terms of effects on the conservation area as a result of a combination of representing the greatest potential change in view from within the conservation area, lower relative distance to the Proposed Development and the sensitivity of the location. The upper parts of the tallest buildings and chimneys of the EfW CHP Facility would be clearly visible on the skyline, with their lower parts screened by intervening built development. They would be seen above a compact section in the view to the south above the area of modern residential development between South Brink and Cromwell Road. This view also features the stack at Lamb Weston and street lighting poles which form vertical elements within the existing view. Within the summer months there will be at least partial screening of the upper parts of the buildings. There will also be an occasional visible plume from the chimneys when meteorological conditions would facilitate it being visible in daylight hours, generally in winter months.
- 10.9.43 The Wisbech Conservation Area Appraisal notes the open nature of this part of the conservation area, where the road proceeds out of the town and particularly the positive contribution that the space created by the river makes to the historic character of this area, and this openness is illustrated within the photomontage. The EfW CHP Facility will introduce a new element, though as previously noted it will be



partially screened and be seen alongside existing vertical elements. It will not notably affect the contribution to the historic character of the openness of the area and will not detract from the contribution that the broad river makes to this.

- 10.9.44 Elsewhere within the conservation area, the very limited visibility of the EfW CHP Facility would not affect any of the largely internal 'positive views' which are identified in the conservation area appraisal. Any disruption or interference with an appreciation of the principal elements which have been identified as contributing to the historic character of the asset, including the 18th and 19th century townscape with medieval origins, and the riverside commercial and industrial character would be expected to be minimal. Therefore, overall, this would result in an effect of Very Low magnitude on this asset. As the asset is of High heritage significance, this would result in a Minor effect which would be **Not Significant**.

Elm Conservation Area

Baseline conditions

- 10.9.45 Elm Conservation Area was designated in 1976 and includes the historic core of the village, broadly covering the extent of the village by the end of the 19th century. The latest current conservation area appraisal for Elm Conservation Area was prepared in October 2001 and is out of date in some important aspects. As a result of this, the appraisal has been used for reference only and the following baseline description is based on research and observations made during the preparation of this chapter.
- 10.9.46 The village of Elm is first mentioned in the 7th century and so appears to have been established in the early medieval period, being built on a raised area of silt near the now defunct watercourse of Elm Leam.
- 10.9.47 There is one Grade I listed building in the conservation area, which is the Church of All Saints (1331971). Elm House (1125941) is Grade II* listed and all other listed buildings are at Grade II. These include listed tombs and headstones within the churchyard as well as seven other Grade II listed buildings including the war memorial (1331969), fire engine house (1420191) and the Sportsman Public House (1125940).
- 10.9.48 Elm Conservation Area is focused on the Church of All Saints, located at the junction of Main Road and Begdale Road. The churchyard and to some extent the space around the war memorial provides the principal public open space within the conservation area. Other areas of open space tend to be restricted to large private gardens, though the road surface south of the war memorial and an outdoor seating area to the front of the Sportsman Public House do combine to form something of a hard-surfaced open area.
- 10.9.49 The conservation area generally has an enclosed feel to the village, with spaces within the village being defined by the adjoining buildings, boundary walls of red brick, hedges and railings. The village also contains a relatively large number of mature trees. As well as contributing to the character of the conservation area, these aspects of the village tend to frame key internal views within the conservation area and curtail outward views from within it.



- 10.9.50 The enclosing trees and adjoining later development, as well as the local topography ensure that the conservation area is not readily seen from surrounding locations and is not readily 'revealed' on approaching it until it is entered.

Predicted effects and their significance

- 10.9.51 The EfW CHP Facility would be located approximately 1.6km to the north-west of Elm Conservation Area. Reference to the ZTV overlain on the boundary of the conservation area (**Figure 10.6: Elm Conservation Area (Volume 6.3)**) illustrates that there will be very limited visibility of the EfW CHP Facility from within the conservation area. There would be almost no visibility from along Main Road, while upper sections of the main building only would be visible from an area of 20th century houses at Rose Lane, with only glimpsed views from elsewhere within the conservation area.
- 10.9.52 **Chapter 7: Noise and Vibration (Volume 6.2)** identifies measures to control noise and vibration during the construction and operation phases. It notes that construction and operation phase noise and vibration effects would be felt at locations relatively close to the EfW CHP Facility Site and so noise and vibration is not likely to contribute to an effect to any effect on the setting of this asset. **Chapter 8: Air Quality (Volume 6.2)** identifies measures to be implemented during the construction and operational periods in relation to dust and odour emissions, including those described in the **Outline CEMP (Volume 7.12)** and an **Outline Odour Management Plan (Volume 7.11)**. Effects from dust emissions during the construction phase are considered for Receptors up to 350m from the Order limits, with no part of the Order limits extending to within 350m of Elm Conservation Area. Also, as identified in **Chapter 8: Air Quality (Volume 6.2)** there will be no significant effects in relation to dust and odour emissions during the operation phase, with measures in place to manage odour. Therefore, due to the distance from the Order limits and control measures in place during the construction and operation phases, noise, vibration, dust and odour emissions will not contribute to any effect on the setting of the conservation area and when considering effects on the setting of the conservation area, only visual factors are relevant.
- 10.9.53 As a designated conservation area containing listed buildings, Elm Conservation Area is of High heritage significance.

Construction

- 10.9.54 Due to the intervening vegetation, there would be no visibility of construction activities at ground and low level. Cranes up to 75m high would be visible during the latter part of the construction phase and the upper parts of the tallest EfW CHP Facility buildings and chimneys would become visible as they are completed. As a temporary phase, the assessment is that this would result in a change of Very Low magnitude. On an asset of High heritage significance this would result in a Minor effect, which would be **Not Significant**.

Operation

- 10.9.55 Whilst there is generally open land between EfW CHP Facility and Elm Conservation Area, the enclosed nature of the conservation area ensures that it would generally not be visible from within the asset itself. It would also not be visible from the main



approaches into the conservation area along Main Road and Begdale Road from the north-east, south and west.

- 10.9.56 Visibility of the EfW CHP Facility from the conservation area would likely be limited to a small area on the northern edge of the conservation area (**Figure 10.6: Elm Conservation Area (Volume 6.3)**), an area largely limited to the northern edge of enclosed private gardens. There would also be views of the EfW CHP Facility, albeit seen in the context of the existing Cold Store, to the east of the EfW CHP Facility Site. This would be seen from outside of the conservation area, along the minor road of Halfpenny Lane where it enters the village from the north. These changes would not affect the elements which have been identified as supporting the historic character of the conservation area and so overall, this would result in an effect of Very Low magnitude on this asset. As the asset is of High heritage significance, this would result in a Minor effect which would be **Not Significant**.

Peckover House Grade II registered park and garden (1000629)

Baseline conditions

- 10.9.57 Peckover House Grade II Registered Park and Garden (1000629) is located on North Brink and comprises a largely 19th century enclosed garden attached to an 18th century house which faces on to North Brink. The registered park and garden contain a number of listed buildings, which are:
- Peckover House Grade I listed building (1331632);
 - Garden Boundary Wall between Numbers 14 and 15 Grade II listed building (1229342);
 - Garden Wall to Number 15 (Peckover House) Piers and Boundary Wall to North Grade II listed building (1229356);
 - Side Entrance Piers, Gates and Garden Wall to Number 15 (Peckover House) Grade II listed building (1279118);
 - Stable to north-west of Number 15 (Peckover House) Grade II* listed building (1126639);
 - Remains of White Cross in Garden of Number 15 (Peckover House) Grade II listed building (1331633); and
 - Barn to north-west of Number 15 (Peckover House) Grade II listed building (1126640).
- 10.9.58 The house was originally built in 1722, with wings added to either side in the later 19th century. The original 18th century house has a square plan, with five bays, each of two storeys, with a half basement. It is of amber brick with red brick details and a parapet with stone dressings. To the front, there are panelled sash windows to each floor and a central door within a limestone doorcase.
- 10.9.59 The house was owned by the Southwell family during the 18th century and then bought by Jonathan Peckover in 1794, with the Peckover family owning the house, and engaging in banking business throughout the 19th century. The gardens were developed from the early 19th century, originally by Jonathan Peckover and later by



his sons William and Algernon. By the mid-20th century, the gardens were in decline and the house and gardens were given to the National Trust.

- 10.9.60 The gardens are enclosed by a high red-brick wall, which is also a Grade II listed building (1229356) and is divided into sections which are linked by a serpentine path running around its boundary. The larger, eastern part of the garden is reached through the house, down a flight of stone steps giving access to an open croquet lawn. A 'Wilderness' area is on the eastern boundary and then to the west of the croquet lawn is a rustic summerhouse overlooking a circular pool.
- 10.9.61 The west garden is separated from the east by two high red brick walls running north to south. The western garden contains workshops, a propagating house, a fernery, and a gardener's cottage, as well as a Victorian fern garden with a further rustic summerhouse.
- 10.9.62 The gardens are wholly enclosed by Peckover House itself and adjoining houses facing onto North Brink, on the south side of the gardens. On the north side, it is enclosed from Chapel Road by the high brick wall. Therefore, there are not anticipated to be any outward views from the garden and its setting is largely contained, though its context is clearly as part of this group of grand townhouses along North Brink.
- 10.9.63 As a Grade II registered park and garden containing Grade I, II* and II listed buildings, Peckover House is of High heritage significance.

Predicted effects and their significance

- 10.9.64 The EfW CHP Facility Site would be approximately 1.6km to the south of Peckover House Registered Park and Garden. There is existing built development between the asset and the EfW CHP Facility Site including residential areas and substantial industrial and logistics buildings. The northern end of the CHP Connection would be within approximately 470m but will not be visible from within the asset.
- 10.9.65 **Chapter 7: Noise and Vibration (Volume 6.2)** identifies measures to control noise and vibration during the construction and operation phases. It notes that construction and operation phase noise and vibration effects would be felt at locations relatively close to the EfW CHP Facility Site and so noise and vibration is not likely to contribute to an effect to any effect on the setting of this asset. **Chapter 8: Air Quality (Volume 6.2)** identifies measures to be implemented during the construction and operational periods in relation to dust and odour emissions, including those described in the **Outline CEMP (Volume 7.12)** and an **Outline Odour Management Plan (Volume 7.11)**. Effects from dust emissions during the construction phase are considered for Receptors up to 350m from the Order limits, with no part of the Order limits extending to within 350m of the registered park and garden. Also, as identified in **Chapter 8: Air Quality (Volume 6.2)** there will be no significant effects in relation to dust and odour emissions during the operation phase, with measures in place to manage odour. Therefore, due to the distance from the Order limits and control measures in place during the construction and operation phases, noise, vibration, dust and odour emissions will not contribute to any effect on the setting of the conservation area and when considering effects on the setting of the conservation area, only visual factors are relevant.



- 10.9.66 Reference to the ZTV overlain on the boundary of the registered park and garden (**Figure 10.5: Wisbech Conservation Area (Volume 6.3)**) illustrates that there will be almost no visibility of the EfW CHP Facility from within the registered park and garden or from the section of North Brink on the immediate approach to the gardens. **Figure 9.26b: Viewpoint 10: Southern frontage of Peckover House on North Brink (Volume 6.3)** illustrates the lack of visibility from the front of Peckover House.

Construction

- 10.9.67 Due to the intervening built developments, there would be no visibility of construction activities at ground and low level. Reference to ZTV (**Figure 10.5: Wisbech Conservation Area (Volume 6.3)**) indicates that there would be only limited visibility of cranes during the construction phase, with greatest visibility from the southern part of The Brinks character area. This would be seen in the context of existing large scale industrial and logistics buildings in the intervening space. As a temporary phase, there would be **No** effect on this asset of High heritage significance.

Operation

- 10.9.68 Reference to ZTV (**Figure 10.5: Wisbech Conservation Area (Volume 6.3)**) indicates that there would be only limited visibility of the chimneys and upper sections of the main building at EfW CHP Facility during the operational phase from The Brinks to the front of Peckover House, and so this could be seen on an approach to the house and gardens. This would be seen in the context of existing large scale industrial and logistics buildings in the intervening space. There would be no visibility of the EfW CHP Facility from the enclosed gardens which form the registered park and garden.
- 10.9.69 The enclosed nature of the gardens would ensure there are no outward or inward views of the garden which would be affected. There would also be only negligible visibility of the EfW CHP Facility on the immediate approach to the house and gardens along North Brink and any effect on an appreciation of its setting amongst this row of grand townhouses would be expected to be minimal. Therefore, overall, this would result in an effect of Very Low magnitude on this asset. As the asset is of High heritage significance, this would result in a Minor effect which would be **Not Significant**.

Grid Connection

Assessment of effects arising from direct disturbance

Baseline

Archaeological remains related to former agricultural activity (Romano-British)

- 10.9.70 Fieldwalking and observations during construction of the A47 identified finds, mostly pottery, and features of Romano-British date along the line of the road which indicate that this area was in agricultural use during the period. Romano-British ditches at the Potty Plants site (CHER MCB11045) may have been associated with water management and a possible driveway, potentially associated with a roddon,



was noted at Broadend Road (NHER MNF19038). Other finds of Romano-British pottery (e.g. CHER MCB5434) are more generally indicative of activity of this date.

- 10.9.71 Surviving sub-surface archaeological remains of former agricultural activity of Romano-British date would be likely to be of Low heritage significance.

Archaeological remains related to settlement (Romano-British)

- 10.9.72 Some of the findings from the archaeological work undertaken during construction of this section of the A47 hint at possible Roman period settlement at roddon sites. This includes Roman features at the Potty Plants site (CHER MCB11045), where a series of ditches were found in association with storage jars and possibly fired clay were interpreted as possibly forming part of a salt-making farmstead. Also, a possible occupation horizon beneath a deposit of estuarine silt (CHER MCB5432) was found west of Elm Low Road.

- 10.9.73 Surviving sub-surface archaeological remains of settlement activity of Romano-British date would be likely to be of Medium heritage significance.

Archaeological remains related to former agricultural activity or settlement (Early medieval)

- 10.9.74 Fieldwalking and observations during construction of the A47 identified finds of early medieval pottery. These included a sherd of Thetford ware pottery (CHER MCB5433) at New Bridge Lane, some early medieval pottery around Meadowgate Lane (NHER MNF19632). Other early medieval finds in the Study Area include a middle Saxon copper alloy pin (NHER MNF25468).

- 10.9.75 Records of surface finds of early medieval date are indicative of activity in the area during this period, though settlement may have been focused on the existing settlement centres of Wisbech and Elm.

- 10.9.76 Surviving sub-surface archaeological remains of former agricultural activity would be likely to be of Low heritage significance and of settlement activity of Medium heritage significance.

Archaeological remains related to former agricultural activity (Medieval)

- 10.9.77 Similarly, pottery and other finds of medieval date have been recovered as surface finds and during construction of the A47. These include two halfpennies found during metal detecting (NHER MNF25468) and a scatter of pottery as well as a coin (NHER MNF19632).

- 10.9.78 As with the early medieval period, settlement may be presumed to have been focused on Wisbech and Elm, though the presence of surface finds indicates that land within the site was in use, presumably for agriculture.

- 10.9.79 Surviving sub-surface archaeological remains of former agricultural activity would be likely to be of Low heritage significance.

Archaeological remains related to Wisbech Leper Hospital (CHER MCB4765) (Medieval)

- 10.9.80 The suggested presence of a former Leper Hospital, or chapel, is based on documentary sources only and there are no recorded finds or features which can be



related to this directly. The location of this is therefore uncertain and the survival of any associated remains cannot be confirmed.

- 10.9.81 Surviving sub-surface archaeological remains of settlement activity of Leper Hospital or chapel would be likely to be of Medium heritage significance.

Remains related to former transport infrastructure - Wisbech Canal (CHER MCB26862), Wisbech-Upwell Tramway (CHER MCB25016) and Lynn and Wisbech Railway (NHER MNF13596)

- 10.9.82 The route of the former Wisbech-Upwell Tramway followed the line of the current Elm High Road, with Wisbech Canal located to the west.

- 10.9.83 The Wisbech Canal was opened in 1797, running for a length of 8.4km between Wisbech to the Old River Nene at Outwell. For most of its length, it was built on embankments due to the low level of the fens. Traffic on the canal ceased in 1922 and it was formally closed in 1926. It remained in a derelict state until it was infilled from the 1960s, which much of its length being used as a landfill.

- 10.9.84 The Wisbech-Upwell Tramway was built by the Great Eastern Railway from 1882, with the first section opening in 1883. It was a standard gauge tramway carrying passengers and agricultural produce between Wisbech and Upwell. Passenger services ceased in 1927 due to competition from buses and freight traffic continued until 1966.

- 10.9.85 Surviving remains of these former transport features would be likely to be of Low heritage significance.

Site of Walsoken Steam brick and Tile Co. Works

- 10.9.86 The site of the former Walsoken Steam brick and Tile Company Works is located to the immediate south of Broadend Road (NHER MNF2382). This is shown on the 1886 OS as comprising two kilns, with ponds surrounding these on three sides. The regular form of the ponds indicates that they were man made, and these are likely to be former clay pits. The brickworks had been further developed by 1900, with the former ponds becoming infilled and the site is now in use as a construction storage yard.

- 10.9.87 Surviving remains of the former brick works would be likely to be of Low heritage significance.

Predicted effects and their significance

- 10.9.88 The Grid Connection will comprise an underground cable along New Bridge Lane and the verge of the A47, Broadend Road to Walsoken Substation which will then connect into the adjoining Walsoken DNO Substation. The cables will be laid in an open cut trench with a width of approximately 0.6m and a maximum depth of 2m. Located within the road verge, it is likely that the line of the cable, within the LoD, has been subject to previous disturbance during road construction. This is particularly the case for the section along the A47, which is also at least partly built on an embankment which is presumed to comprise imported materials. Overall, therefore, the excavation of the cable trench would have an effect of Very Low magnitude on deposits of archaeological interest. Surviving remains of the potential



archaeological features would be of a Low to Medium heritage significance, resulting in at most a Minor effect which would be **Not Significant**.

Assessment of effects arising from change in setting

Austin House Grade II listed building

Baseline

- 10.9.89 Austin House was built in 1841 and has a double pile plan with two storeys. It has a gault brick façade and sides, with a rendered exterior to the rear. The east-facing front has two central brick pilasters flanking a central panelled door under fanlight and sash windows with glazing bars under gauged skewback arches. The house fronts on to Burrettgate Road, with domestic gardens to the sides and rear.
- 10.9.90 Burrettgate Road comprises a stretch of linear development extending south from the south-eastern edge of Wisbech. Land immediately beyond this to the east and west sides comprises orchards and pasture within enclosed fields, with arable fields further to the east. The setting of the house would have been more agricultural when it was built in the mid-19th century, though the immediate surrounds are now characterised by 20th century residential views, and this dominates the view out to the east from the front of the house.
- 10.9.91 As a Grade II listed buildings Austin House is of High heritage significance.

Predicted effects and their significance

- 10.9.92 Austin House is located approximately 900m to the north of Walsoken Substation but intervening vegetation and built development ensures that there is no intervisibility between the house and the substation. Given this, and the distance, there will be no effect on this asset during either the construction or operational phase of the Proposed Development.

Oxburgh Hall Grade II listed building

Baseline

- 10.9.93 Oxburgh Hall is a late 17th century house which was altered in the 18th century and also with 19th century additions. It is brick built and of two storeys and features late 18th century sash windows under segmental arches. The house sits directly behind a low brick wall on the eastern side of Meadowgate Lane, with orchards to the east and open agricultural land to the west. Oxburgh Hall is within a farmstead and is surrounded by a range of agricultural buildings and gardens. The garden wall and a stable block are also Grade II listed buildings, whilst a dovecote located 140m east of Oxburgh Hall is also Grade II listed.
- 10.9.94 Meadowgate Lane crosses agricultural land between Elm and Wisbech, crossing the A47 approximately 280m northwest of Oxburgh Hall. The hall is located within an area of gardens and agricultural buildings with mature trees located along the boundary and within the gardens. This is located on the western edge of an area of orchards, which principally defines the setting of the hall, though the setting also



extends to further agricultural land south of the A47. The mature trees surrounding the hall limit views toward and from it.

10.9.95 As a Grade II listed building, Oxburgh Hall is of High heritage significance.

Predicted effects and their significance

10.9.96 The cable connection will be built as an underground cable along the line of the A47, approximately 280m northwest of Oxburgh Hall. Intervening vegetation comprising mature trees will ensure that the temporary construction activities will not be visible in views of and from this asset. There will therefore be no effect on this asset during either the construction or operational phase of the Proposed Development.

Summary

10.9.97 A summary of the results of the assessment of the historic environment is provided in **Table 10.17 Summary of significance of adverse historic environment effects**.



Table 10.17 Summary of significance of adverse historic environment effects

Receptor and summary of predicted effects	Sensitivity/ importance/ value of Receptor ¹	Development Phase	Magnitude of change ²	Significance ³	Summary rationale
EfW CHP Facility Site, Access Improvements, CHP Connection, TCC and Water Connections					
<i>Assessment of effects arising from direct disturbance</i>					
Remains of agricultural activity	Very Low	Construction	High	Minor (Not Significant)	Total loss of any potential archaeological remains associated with existing shallow deposits within the EfW CHP Facility Site, though previous disturbance means these would be of Very Low heritage significance.
	Low	Construction	Medium	Minor (Not Significant)	Soil stripping for creation of the TCC would result in a Medium magnitude of effect to potential archaeological remains of Low heritage significance.
Peat and estuarine deposits	Not known	Construction	Low	Minor (Not Significant)	There is no evidence to show that these deposits are associated with human activity and are therefore of heritage significance. Provision will be made for archaeological recording to be completed in accordance with an agreed WSI the scope of which is set out within the Outline CEMP (Volume 7.12) , it will relate these deposits to comparable deposits previously recorded in the Wisbech area.



Receptor and summary of predicted effects	Sensitivity/ importance/ value of Receptor ¹	Development Phase	Magnitude of change ²	Significance ³	Summary rationale
March to Wisbech branch railway (MCB19612)	Low	Construction	Low	Minor (Not Significant)	Installation of steel structure along the eastern edge of the disused March to Wisbech Railway would involve only limited disturbance to the asset, and therefore a Low magnitude of change to an asset of Low heritage significance.
<i>Assessment of effects arising from change in setting</i>					
Wisbech Conservation Area	High	Construction	Very Low	Minor (Not Significant)	The greatest degree of effect is likely to be felt towards the southern end of North Brink in the area of Elgoods Brewery. The upper parts of the building and the chimneys of the EfW CHP Facility would be seen to the south, though partially screened and in the context of existing vertical elements. This would not notably detract from the sense of openness which contributes to the historic character of this area. Elsewhere within the conservation area, the very limited visibility of the EfW CHP Facility would not affect any of the largely internal 'positive views' which are identified in the conservation area appraisal.
		Operation	Very Low	Minor (Not Significant)	
Elm Conservation Area	High	Construction	Very Low	Minor (Not Significant)	Visibility of the EfW CHP Facility would be limited to a small area on the northern edge of the conservation area and from outside of the conservation area, along the minor road of Halfpenny Lane, from where it would be seen in the context of the existing cold store to the east of the EfW CHP Facility Site. These changes would not affect the elements supporting the historic character of the conservation area.
		Operation	Very Low	Minor (Not Significant)	



Receptor and summary of predicted effects	Sensitivity/ importance/ value of Receptor ¹	Development Phase	Magnitude of change ²	Significance ³	Summary rationale
Peckover House Grade II registered park and garden (1000629)	High	Construction	None	None	The enclosed nature of the gardens would ensure there are no outward or inward views of the garden which would be affected. There would also be only negligible visibility of the EfW CHP Facility on the immediate approach to the house and gardens along North Brink and any effect on an appreciation of its setting amongst this row of grand townhouses would be expected to be minimal.
		Operation	Very Low	Minor (Not Significant)	
Grid Connection					
Sub-surface archaeological remains: Archaeological remains related to former agricultural activity (Romano-British)	Low	Construction	Very Low	Minor (Not Significant)	The Grid Connection will comprise an underground cable along New Bridge Lane, the verge of the A47, and Broadend Road to Walsoken Substation and adjoining Walsoken DNO Substation. It is likely that the line of the cable has been subject to previous disturbance during road construction and the excavation of the cable trench would have an effect of Very Low magnitude on deposits of archaeological interest.
Archaeological remains related to settlement (Romano-British)	Medium	Construction	Very Low	Minor (Not Significant)	
Archaeological remains related to former agricultural activity or settlement (Early medieval)	Low/Medium	Construction	Very Low	Minor (Not Significant)	
Archaeological remains related to former agricultural activity (Medieval)	Low	Construction	Very Low	Minor (Not Significant)	
Archaeological remains related to Wisbech Leper Hospital (CHER MCB4765)	Medium	Construction	Very Low	Minor (Not Significant)	



Receptor and summary of predicted effects	Sensitivity/ importance/ value of Receptor ¹	Development Phase	Magnitude of change ²	Significance ³	Summary rationale
Remains related to former transport infrastructure	Low	Construction	Very Low	Minor (Not Significant)	
Site of Walsoken Steam brick and Tile Co. Works	Low	Construction	Very Low		
<i>Assessment of effects arising from change in setting</i>					
Austin House Grade II listed building	High		None	None	Austin House is located approximately 900m to the north of Walsoken Substation but intervening vegetation and built development ensures that there is no intervisibility between the house and the substation.
Oxburgh Hall Grade II listed building	High		None	None	The cable connection will be built as an underground cable along the line of the A47, approximately 280m northwest of Oxburgh Hall. Intervening vegetation comprising mature trees will ensure that the temporary construction activities will not be visible in views of and from this asset.

1. The sensitivity/importance/value of a Receptor is defined using the criteria set out in Section 10.8 above and is defined as very low, low, medium, and high.
2. The magnitude of change on a Receptor resulting from activities relating to the development is defined using the criteria set out in Section 10.8 above and is defined as very low, low, medium, and high.
3. The significance of the environmental effects is based on the combination of the sensitivity/importance/value of a Receptor and the magnitude of change and is expressed as major (significant), moderate (probably significant) or minor/negligible (not significant), subject to the evaluation methodology outlined in Section 10.8.



10.10 Consideration of optional additional mitigation or compensation

10.10.1 No additional mitigation measures are proposed at this stage to further reduce the historic environment effects that are identified in this chapter of the ES. This is because all relevant and implementable measures have been embedded into the development proposals and are assessed above in this chapter. These measures are considered to be effective and deliverable and address the likely effects of the Proposed Development.

10.11 Implementation of environmental measures

10.11.1 **Table 10.18 Summary of environmental measures to be implemented** describes the environmental measures embedded within the Proposed Development and the proposed means by which they will be implemented, i.e., they will have been secured through the various mechanisms shown below.

Table 10.18 Summary of environmental measures to be implemented

Environmental measure	Responsibility for implementation	for Proposed Compliance mechanism	ES section reference
Provision will be made for archaeological recording to be completed in accordance with an agreed Written Scheme of Investigation.	Applicant/EPC Contractor	Outline CEMP Requirement (Volume 7.12) via DCO	10.7

10.12 Conclusion

10.12.1 The environmental assessment presented in this chapter has concluded that during the construction and operational phase of the Proposed Development there will be no significant effects upon the historic environment.

