

IMMINGHAM EASTERN RO-RO TERMINAL



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Immingham Eastern Ro-Ro Terminal, Port of Immingham, North East Lincolnshire

Historic Environment Settings Assessment



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Summary

Wessex Archaeology was commissioned by Associated British Ports (ABP), to prepare a Historic Environment Settings Assessment for a proposed Roll-on Roll-Off Terminal at Immingham, North East Lincolnshire. This study will be used as a technical appendix to inform an environmental statement.

The aims of this study were to assess the potential for the proposed development to cause harm to the significance of any designated heritage assets through a change in their setting.

The study used a nominal 5 km study area around the site to identify those assets which may be sensitive to change with additional assets considered beyond this study area through the application of professional judgement.

Following a process of refinement, two designated assets out of 28 were identified as being potentially susceptible to harm from the proposed development through a change in their setting: the Scheduled Stone Creek Heavy Anti-aircraft gunsite, at Sunk Island Clough and the Grade II listed South Farmhouse.

A more detailed assessment was carried out on these assets in line with national planning policy and with industry standards and guidance, including those set out by Historic England, and concluded that neither would be harmed by the construction of the proposed development.

In both cases, while the site lies within their setting, and within one which contributes to their significance, the construction of the proposed development would be neither novel nor noticeable once completed. The port at Immingham already forms a key element of the landscape and as such an element of the present setting of both assets. The nature of that character, therefore, will not change and cannot lead to any diminishment of the assets' significance, or the ability to appreciate their significance.

The historic environment resource will be a material consideration in the determination of the Development Consent Order. This study has identified no overriding heritage constraints which are likely to prohibit development.



Immingham Eastern Ro-Ro Terminal

Historic Environment Settings Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Associated British Ports (ABP) to prepare a Historic Environment Settings Assessment for a proposed Roll-on Roll-Off Terminal – known as the Immingham Eastern Ro-Ro Terminal (IERRT) at Immingham, North East Lincolnshire (hereafter ‘the Site’, Figure 1), centred on National Grid Reference (NGR) 520223, 415442.
- 1.1.2 This study forms a technical appendix to the Environmental Statement (ES) produced in support of the application for the project.

2 SCOPE AND METHODOLOGY

2.1 Aims

- 2.1.1 The specific aims of this assessment are to:
- establish the presence of heritage assets which may be sensitive to change through development within their setting;
 - assess the significance of those identified assets through consideration of their valued components; and
 - assess the potential harm of development or other land changes on the significance of the heritage assets and their setting.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in Annex 2.

3.2 Legislation

- 3.2.1 There is national legislation relating to the protection of, and proposed development on or near, important archaeological Site Areas or historical buildings within planning regulations as defined under the provisions of the following:
- *Planning (Listed Buildings and Conservation Areas) Act 1990;*

- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *The Historic Buildings and Ancient Monuments Act 1953.*

3.3 National and local planning policy

- 3.3.1 The primary policy applicable to this assessment is the National Policy Statement for Ports (NPSfP) provides the framework for decisions on proposals for new port developments that are determined as Nationally Significant Infrastructure Projects (NSIP).
- 3.3.2 Section 5.12 of the NPSfP sets out the approach to be taken when considering the potential that the construction, operation and decommissioning of port infrastructure has to lead to adverse impacts on the historic environment (Department for Transport 2012, Section 5.12).
- 3.3.3 The framework set out in the NPSfP requires:
- recognition that heritage assets are an irreplaceable resource;
 - applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
 - account for the desirability of sustaining and enhancing the significance of heritage assets and their setting to be taken into account;
 - weight to be placed on the conservation of designated heritage assets, in line with their significance; and
 - 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 impact, and to make this evidence (and any archive generated) publicly accessible.
- 3.3.4 The NPSfP also advises that the assessment should take account of other relevant UK policies and plans, including the Marine Policy Statement (MPS) and any existing marine plans provided for by the Marine and Coastal Access Act 2009 (MCAA) (Department for Transport 2012, Section 4.1.1).
- 3.3.5 In addition to the policies noted above, the National Planning Policy Framework (NPPF), as the successor to PPS5, also provides relevant policies for the assessment of the historic environment.
- 3.3.6 Section 16 of the NPPF, entitled ‘Conserving and enhancing the historic environment’, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 3.3.7 The aim of NPPF Section 16 is to ensure that local planning authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their

conservation and to reduce complexity in planning policy relating to proposals that affect them.

- 3.3.8 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource.

3.4 Industry standards and guidance

- 3.4.1 In addition to legislation and planning policies, this assessment has been carried out in line with industry standard guidance and best practice set out within the documents listed below:

- *Standards and guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2017);*
- *Managing Significance in Decision Taking in the Historic Environment: Historic Environment Good Practice in Planning Advice Note 2 (Historic England 2015); and*
- *The Setting of Heritage Assets: Historic Environment Good Practice in Planning Note 3 (Historic England, 2017).*

3.5 Designated heritage assets

- 3.5.1 NPSfP Paragraph 5.12.2, and accompanying footnote 66, references the definition of a designated heritage asset as defined in National Planning Policy Framework (NPPF) Annex 2 which states:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

- 3.5.2 Designation can be defined as:

'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, 71).

- 3.5.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973.*

- 3.5.4 The Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

- 3.5.5 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); '*cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity*'. The United Kingdom is a signatory of the UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.
- 3.5.6 Further information regarding heritage designations is provided in Annex 2.

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (ClfA 2014, updated 2020).

4.2 Study Area

- 4.2.1 A study area was established within a 5 km radius of the Site boundary. 5 km is a nominal figure which is generally used in settings assessments of this kind as it is likely to include all those assets which have a potential to be harmed by a development which is not defined by great height or vertical scale. However, when analysing the proposed development, professional judgement is applied to allow for additional assets outside of the 5 km radius to be included within the assessment should there be a potential for harm to occur.
- 4.2.2 No such additional assets were identified for this assessment.

4.3 Sources

- 4.3.1 The following publicly accessible sources of primary and synthesised information were consulted:
- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets; and
 - the North East Lincolnshire Historic Environment Record (NLHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county.
- 4.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

4.4 Significance

- 4.4.1 Significance is defined within the NPSfP within Paragraph 5.2.6 Footnote 69 as:

Its value to people now and in the future because of its heritage interest

4.4.2 Further advice and guidance on what constitute significance is set out in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

4.4.3 These interests are defined as:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.4.4 This assessment was also informed by the advice published by Historic England in the document entitled 'Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2' (2015) and 'Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12' (2019).

4.5 Setting assessment

4.5.1 NPSfP Paragraph 5.12.2, and accompanying footnote 66, references Annex 2 of the NPPF which defines the setting of a heritage asset 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.'

4.5.2 The assessment of setting was guided by The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017), which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to ‘identify which heritage assets and their settings are affected’
- Step 2 requires assessment of ‘the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’
- Step 3 is to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’
- Step 4 is to explore ways to ‘maximise enhancement and avoid or minimise harm’
- Step 5 is to ‘make and document the decision and monitor outcomes’

4.5.3 For the purposes of this assessment, only Steps 1-4 of the process have been followed. Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

4.6 Site Visit

4.6.1 A site visit was undertaken on 24 February 2022. In person visits to developments are a critical component of the assessment process as it allows the site and asset to be understood in their immediate and wider contexts.

4.7 Assumptions and limitations

4.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

4.7.2 The records held by the NLHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

4.8 Copyright

4.8.1 This report may contain material that is non-Wessex Archaeology copyright (eg, Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the

conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

5 DESIGNATED HERITAGE ASSETS - REFINEMENT

5.1 Introduction

- 5.1.1 This refinement exercise is guided by steps 1 and 2 of the staged approach set out in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2017).
- 5.1.2 In order to adequately identify those heritage assets which have the potential to be harmed from the proposed development, a combination of methods has been employed to create a list of heritage assets, which includes the use of a zone of theoretical visibility (ZTV).
- 5.1.3 While a ZTV is often employed to identify assets which may be sensitive to harm from a development, setting is not dependent on views or intervisibility. When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect of significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.
- 5.1.4 Setting is not a designation in and of itself, there cannot be harm to an asset's setting, rather the harm is to the asset as a result of changes to its setting, where that setting contributes to its significance.
- 5.1.5 Table 1 below briefly sets out each asset, its setting, its significance, whether setting contributes to that significance and whether the Site lies within that setting.
- 5.1.6 The final column indicates whether a potential for harm to the significance of the asset exists through the change brought about by the proposed development within the asset's setting, as defined by the guidance set out in NPSfP paragraph 5.12.13, paragraph 5.12.16 and in the NPPF paragraphs 200, 201 and 202. Where there is a potential for harm, those assets are taken forward for further, more detailed, assessment.
- 5.1.7 The assessments and comments provided are based on professional judgement, founded on experience and the application of the relevant guidance and legislation.

5.2 General landscape/townscape observations

- 5.2.1 The Site is located on the Immingham side of the Humber Estuary Foreshore within an extensive industrial environment (Plate 1). It is surrounded by largescale warehouses and is situated between two existing piers (Plate 2). Immingham is a busy port handling a substantial amount of cargo and that character is appreciable not just from within the Site, but from the surrounding area.

- 5.2.2 From the northern foreshore, the port and its infrastructure are clearly discernible while the landscape here is one of stark contrast with a definitively rural character (Plate 3). The low-lying land and large drainage channels attest to the proximity this landscape has to the estuary, in a similar way to the port on the opposite side where that character is immediately appreciable.
- 5.2.3 Despite the intervisibility of the port with this side of the estuary, there is a clear separation in scale with fishing vessels moored in a small harbour at Stone Creek juxtaposed against the industrial scale of the port opposite (Plate 4).
- 5.2.4 Inland, the port and its associated infrastructure is dominant with substantial infrastructure leading towards the dockside. The routes in and out of the port are filled with Heavy Goods Vehicles which highlight the nature of the activities being undertaken. Closer to the water's edge, the infrastructure and port elements are more evident and define the character of the area.
- 5.2.5 The settlements outside of the port are generally mixed in architectural form with few exhibiting a coherent historic character. The nature of the port and its modern development has led to the construction of a large number of modern residential buildings in most nearby settlements. However, there are some areas where the former rural character is still appreciable, perhaps best characterised in Stallingborough. Here, set in a relatively secluded area, the Church of St Peter and St Paul sits within its large churchyard adjacent to the site of the former medieval settlement (Plate 5). Beyond this enclave to the north, rural and agricultural land are still a key element of the landscape, however, the presence of the docks and infrastructure are still discernible in the distance (Plate 6).
- 5.2.6 The overall conclusion from this must therefore be that the port and the industrial area around it are a key feature of the landscape around Immingham and beyond. These modern buildings and infrastructure have altered the setting of many historic assets and given the scale of that alteration, any new construction activities which occur within the port complex are difficult to distinguish from the existing character. Any new development, therefore, would have to be of an immense scale or dramatic variation from the existing building types to be noticeable within the wider landscape.

6 DETAILED SETTINGS ASSESSMENT

6.1 General

- 6.1.1 This section sets out the detailed assessment of those assets identified during the scoping exercise which have the potential to be sensitive to the construction of the proposed development through a change in their setting, as summarised in Table 1.
- 6.1.2 This assessment is guided by steps 2 and 3 of the staged approach set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017)



- 6.1.3 Each asset has a dedicated assessment report which includes a description of the asset, a description of its setting, what contributes to the significance of the asset, and if the proposed development will result in harm to that significance based on the current development designs.
- 6.1.4 Each dedicated assessment report below also includes identifying details for the asset alongside a map showing its location in relation to the Site.
- 6.1.5 Where relevant, or necessary, the report also includes photographs which illustrate specific points within the assessment which will be labelled and numbered accordingly.



Table 1: Designated heritage assets - Refinement

Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Church Of St Peter And St Paul	1346978	Grade listed building	II* 5km	Primarily vested in its historic and architectural interest as a parish church which dates to the late 17th century and was constructed on the site of an earlier church. It is situated on the edge of the settlement at Stallingborough and adjacent to the Scheduled remains of the medieval settlement. Setting is defined by its churchyard, and proximity and relationship to the former settlement.	Yes	No	No
Church Of St Margaret	1346976	Grade listed building	II 5km	Primarily vested in its historic and architectural interest as a parish church originally constructed in the 17th century and extensively restored in the 19th century. The church is situated at a junction between two roads around which lie an extension to the graveyard and to the north a farm complex. The setting of the asset is defined primarily by this location and by its relationship to the settlement at Habrough, which includes the now buried remains of the former manor house to the south-east of the church.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Baptist Chapel	1346858	Grade listed building	II 5km	The significance of this asset is derived from its historic and architectural interest. The chapel was constructed in the late 18th century with alterations undertaken in the 19th and 20th centuries, although it retains much of its original architectural detailing. The asset is situated along Baptist Chapel Lane and is entirely surrounded by mature vegetation beyond which lie a number of modern residential properties, agricultural land to the south and industrial estates to the north. The asset is best appreciated in close proximity.	No	No	No
Gravestone Approximately 0.5 Metres South-West Corner Of Nave Of	1310015	Grade listed building	II 5km	The significance of the asset is derived from its historic and architectural interest as a 12th century gravestone which has remained in situ within the church graveyard. The asset's setting is defined by its location and relationship with the church.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Church Of St Andrew	1310011	Grade listed building	I 5km	The significance of the asset is vested primarily in its architectural and historical interest as an 11th or 12th century church which was expanded and altered throughout the 13th to 17th centuries. The church retains almost all of its original architectural detailing and was restored in the early 20th century. Its setting is primarily defined by its spatial and historic relationship with its churchyard and the settlement at Immingham.	Yes	No	No
Killingholme South Low Lighthouse	1215093	Grade listed building	II 5km	A lighthouse constructed in the early 19th century which derives its significance from its historic interest and its architectural interest. Its setting is defined by its position on the banks of the estuary and its location was deliberately chosen. The asset was designed to be seen from the water and this is therefore where it is best appreciated, making an important contribution to its significance as does its proximity to two other lighthouses. Despite the substantial development around it, the lighthouse remains visually unaltered from the estuary.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
The Old Vicarage	1214966	Grade listed building	II 5km	An early to mid-19th century vicarage located within the settlement at North Killingholme surrounded by mature vegetation. Its significance is drawn from its historic and architectural interest as it retains much of its original architectural detailing, and through its historic relationship with the settlement. That historic relationship has been maintained despite modern development in the area, although is not derived from any visual links given the asset is entirely screened from the surrounding landscape by mature vegetation.	Yes	No	No
Cross Approximately 20 Metres South Of Church Of St Peter And St Paul	1161697	Grade listed building	II 5km	The significance of the asset is derived from its historic and architectural interest as a remaining medieval stone cross within the churchyard of the Church of St Peter and Paul. Its setting is defined by its location and relationship with the church.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Belmont Cottage	1161631	Grade listed building	II 5km	The significance of the asset is derived from its historic and architectural interest as a remaining element of the former character of the area surrounding St Andrew's Church. It retains much of its original early 19th century detailing while it is situated within a setting defined primarily by modern residential development with St Andrew's Church opposite. This setting makes no contribution to its significance as the cottage's historic and architectural interest are best appreciated in close proximity.	No	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Churchfield Manor	1161630	Grade listed building	II 5km	The significance of the asset is derived from its historic and architectural interest as a remaining element of the post-medieval landscape of the area. The house was constructed in the late 18th or early 19th century and retains much of its original architectural detailing, although the asset has been subject to a number of alterations and additions in the 20th century. Its setting is defined by its portion outside of the settlement at Immingham within a superficially rural landscape, although that landscape has been altered in the past 100 years through the establishment of the adjacent golf course and the substantial industrialisation to the east.	No	No	No
Cross Base Approximately 8 Metres South Of Church Of St Andrew	1161628	Grade listed building	II 5km	The significance of the asset is derived from its historic and architectural interest as a remaining medieval stone cross base within the churchyard of the Church of St Andrew. Its setting is defined by its location and relationship with the church.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Appletree Cottage	1161587	Grade listed building	II 5km	A house constructed in the 17th century which sits within a wider, later, farm complex. The house retains much of its original detailing and derives its significance from its architectural and historic interest. The setting of the asset is defined primarily by its location and by its relationship to the settlement at Habrough, which includes the Church of St Margaret opposite and with the buried remains of the former manor house to the south.	Yes	No	No
Killingholme North Low Lighthouse	1103707	Grade listed building	II 5km	A lighthouse constructed in the mid-19th century which derives its significance from its historic interest and its architectural interest. Its setting is defined by its position on the banks of the estuary and its location was deliberately chosen. The asset was designed to be seen from the water and this is therefore where it is best appreciated, making an important contribution to its significance as does its proximity to two other lighthouses. Despite the substantial development around it, the lighthouse remains visually unaltered from the estuary.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Killingholme High Lighthouse	1161587	Grade listed building	II 5km	A lighthouse constructed in the early 19th century which derives its significance from its historic interest and its architectural interest. Its setting is defined by its position on the banks of the estuary and its location was deliberately chosen. The asset was designed to be seen from the water and this is therefore where it is best appreciated, making an important contribution to its significance as does its proximity to two other lighthouses. Despite the substantial development around it, the lighthouse remains visually unaltered from the estuary.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Church Of Saint Denys	1103701	Grade listed building	5km	A parish church which traces its origins to the 12th century and includes additions from the 13th century through to the 17th century and phases of restoration in the 18th, 19th and 20th centuries. These architectural alterations and changes are visible on the building which allows for an appreciation of its primary significance which is vested in its architectural and historic interest. Its setting is defined by its position within the settlement of North Killingholme where it is located within its churchyard in a particularly prominent and open area. The appreciation of the church as the main focus of the settlement is apparent when moving through the village along St Crispin's Close from Church Lane. Beyond the churchyard and its immediate surroundings, the asset's setting is defined by modern residential properties to the east and agricultural land to the north and west. Beyond the village to the east, lies the substantial port at Immingham. The immediate setting of the church does contribute to its significance, but beyond the village centre, particularly to the east, this wider setting makes no contribution.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
129 Station Road	1103469	Grade listed building II	5km	The asset derives its significance wholly from its architectural and historic interest. Built in the mid-18th century, it retains much of its original architectural detailing, although has been colour-washed on the elevation facing the road and on the left return which diminishes the ability to appreciate that architectural interest somewhat. Its setting is defined by its position on Station Road, surrounded by modern development.	No	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
The Mill	1103468	Grade listed building	II 5km	The asset derives its significance from its historic and architectural interest constructed in the late 19th century, although all of the internal machinery and fittings associated with its original use as a windmill, have now been removed. The asset is conspicuous in the landscape surrounding it which is a necessary condition of an asset like this where elevation was an important consideration in its construction. Beyond the immediate surroundings, the asset is not overly visible as it sits within an area containing a large amount of mature vegetation. The prominence of the tower in the immediate landscape is an important element of its significance as it allows the asset to be appreciated in something akin to its original landscape and for an appreciation of its original function, however, this does not extend further afield.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Daisy Cottage	1103467	Grade listed building	II 5km	A 17th century, or earlier, house which incorporates some reused medieval masonry. The asset derives its significance from its historic and architectural interest as it contains a large amount of its original architectural features including a datestone reading 1601 and timbers forming the roof joists. The setting of the asset is defined by its historic association with the village of Stallingborough including the Church of St Peter and St Paul and the remains of the medieval settlement.	Yes	No	No
South Farmhouse	1083467	Grade listed building	II 5km	A large farmhouse constructed in the mid-19th century for the Crown Estates. Its significance is derived from its historic and architectural interest and retains much of its original architectural detailing both internally and externally. The farmhouse is situated at the end of a long lane, close to the foreshore of the Humber Estuary. The low-lying nature of the surrounding land means there is clear visibility all around and there is a strong link from the farmhouse to the wider landscape, including the port at Immingham across the Estuary.	Yes	Yes	Yes



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Weighbridge House at Stone Creek	1083430	Grade listed building	II 5km	A mid-19th century weighbridge house located at the edge of Stone Creek, adjacent to the Humber Estuary. Its significance is derived mainly from its historic interest as a remaining element of the former character of this area, although it is architecturally simple. Its setting is defined by its spatial position adjacent to the creek and the estuary, although this does not make a contribution to its significance which is primarily appreciated through an understanding of its history.	No	No	No
The Iron Bungalow	1391349	Grade listed building	II 5km	The asset derives its significance wholly from its architectural and historic interest as one of only a handful of early 20th century corrugated iron houses used as temporary accommodation for construction workers. Its setting is defined by its position on Pelham Road, surrounded by modern development.	No	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Royal Observer Corps Monitoring Post	1403218	Grade listed building	II 5km	The asset comprises the standing remains of a cold war era monitoring post which was constructed in the mid-1950s to monitor radioactive fallout in event of a nuclear attack. It derives its significance from its historic interest as a remaining element of the defence infrastructure put in place following the second world war and through its historic relationship with the adjacent anti-aircraft gun emplacement. The asset's setting is defined by the surrounding woodland and rural landscape, which is incidental and not a contributing factor to its significance.	No	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Former Heavy Anti-Aircraft Gun Site	1403222	Grade listed building	II* 5km	Comprises the standing remains of a Second World War heavy anti-aircraft site located on the eastern bank of the Humber Estuary. Its significance is bound in its archaeological and historical interest as a rare, complete, and well-preserved example of this type of installation. Its setting is defined by its location as deliberate, tactical decisions were made in the selection of the site to host these defences which were to protect the ports and industrial infrastructure in the area from attack. The setting must, as well, be thought of in three dimensions for this asset where clear skies and visibility in all directions was a key characteristic and one which remains in place.	Yes	No	No
Immingham War Memorial	1455139	Grade listed building	II 1km	The significance of the war memorial is vested in its historic interest and in its spatial location as it will specifically reference men from the immediate area. That significance is therefore bound in its location as this is the only way it can be fully appreciated.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Healing War Memorial	1455332	Grade II listed building	5km	The significance of the war memorial is vested in its historic interest and in its spatial location as it will specifically reference men from the immediate area. That significance is therefore bound in its location as this is the only way it can be fully appreciated.	Yes	No	No
Churchyard cross 20m south of St Peter and St Paul's Church	1020023	Scheduled Monument	5km	The significance of the asset is derived from its historic and architectural interest as a remaining medieval stone cross within the churchyard of the Church of St Peter and Paul. Its setting is defined by its location and relationship with the church.	Yes	No	No



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Stone Creek Heavy Anti-aircraft gunsite, at Sunk Island Clough	1020187	Scheduled Monument	5km	Comprises the standing, buried and earthwork remains of a Second World War heavy anti-aircraft site located on the eastern bank of the Humber Estuary. Its significance is bound in its archaeological and historical interest as a rare, complete, and well-preserved example of this type of installation. Its setting is defined by its location as deliberate, tactical decisions were made in the selection of the site to host these defences which were to protect the ports and industrial infrastructure in the area from attack. The setting must, as well, be thought of in three dimensions for this asset where clear skies and visibility in all directions was a key characteristic and one which remains in place.	Yes	Yes	Yes



Asset Name	NHLE Reference Number	Designation	Buffer Zone	Significance	Does setting contribute to significance?	Is the Site within this setting?	Potential for harm?
Stallingborough medieval settlement, post-medieval manor house and formal gardens	1020423	Scheduled Monument	5km	This monument's significance is defined by its historic and archaeological interest through the information it would yield relating to the medieval and post-medieval settlement at Stallingborough. Its setting is defined by its relationship with the village and with the Church of St Peter and St Paul which lies immediately adjacent. The asset is best appreciated in close proximity where the earthworks representing former building platforms can be well understood. There is little in the way of wider setting, although despite the substantial industrialisation of the area there is some appreciation of the wider rural landscape between the asset and the A180.	Yes	No	No

6.1.6 The following assets identified as having a potential to be harmed by the proposed development will therefore be subject to a detailed assessment set out in the following pages:

- Stone Creek Heavy Anti-aircraft gunsite, at Sunk Island Clough (NHLE 1020187); and
- South Farmhouse NHLE (1083467)



7 CONCLUSIONS

7.1 General

- 7.1.1 This assessment has concluded through the application of the industry standard Historic England stepped process and through professional judgement and experience that there will be no harm to any of the designated heritage assets identified during the refinement process.
- 7.1.2 The Proposed Development represents an addition to a very busy, industrial dockland landscape. Once constructed, it will be subsumed into that landscape and will not represent a novel or noticeable addition. In that respect, there is no change to the setting of any of the identified heritage assets as this dockland landscape is already an integral part of their current setting. The change is of scale, rather than of type, and is a very small-scale change.
- 7.1.3 The assessment process also identified that the Site does not lie within the setting of any designated heritage assets which makes a contribution to their significance.

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ANNEXES

Annex 1: Terminology

Glossary

The terminology used in this assessment:

Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Inventory Gardens and Designed Landscapes, Inventory Battlefields and Conservation Areas designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
Historic environment	Physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand.
Historic environment record	A public, map-based data set, primarily intended to inform the management of the historic environment.
Setting	More than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.
Significance	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Value	An aspect of worth or importance

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Early medieval	AD 410–1100
Mesolithic	8500–4100 BC	Medieval	AD 1100–1500
Neolithic	4100–2500 BC	Post-medieval	AD 1500–1800
Bronze Age	2500–700 BC	19th century	AD 1800–1899
Iron Age	800 BC–AD 400	Modern	1900–present day



Annex 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 197	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 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.
Para. 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁶⁸ . ⁶⁸ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 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.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁹ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁶⁹ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 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.
Para. 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Annex 3: Viewshed analysis methodology

Viewshed analysis is a type of visibility analysis, a commonly applied GIS technique where the output produces a mathematical model of the area which theoretically shares intervisibility with a target point. This model is referred to as a Zone of Theoretical Visibility (ZTV).

This method provides a means of modelling where in the landscape a proposed development is likely to be visible from, thereby helping to identify those heritage assets which could be affected by the proposals.

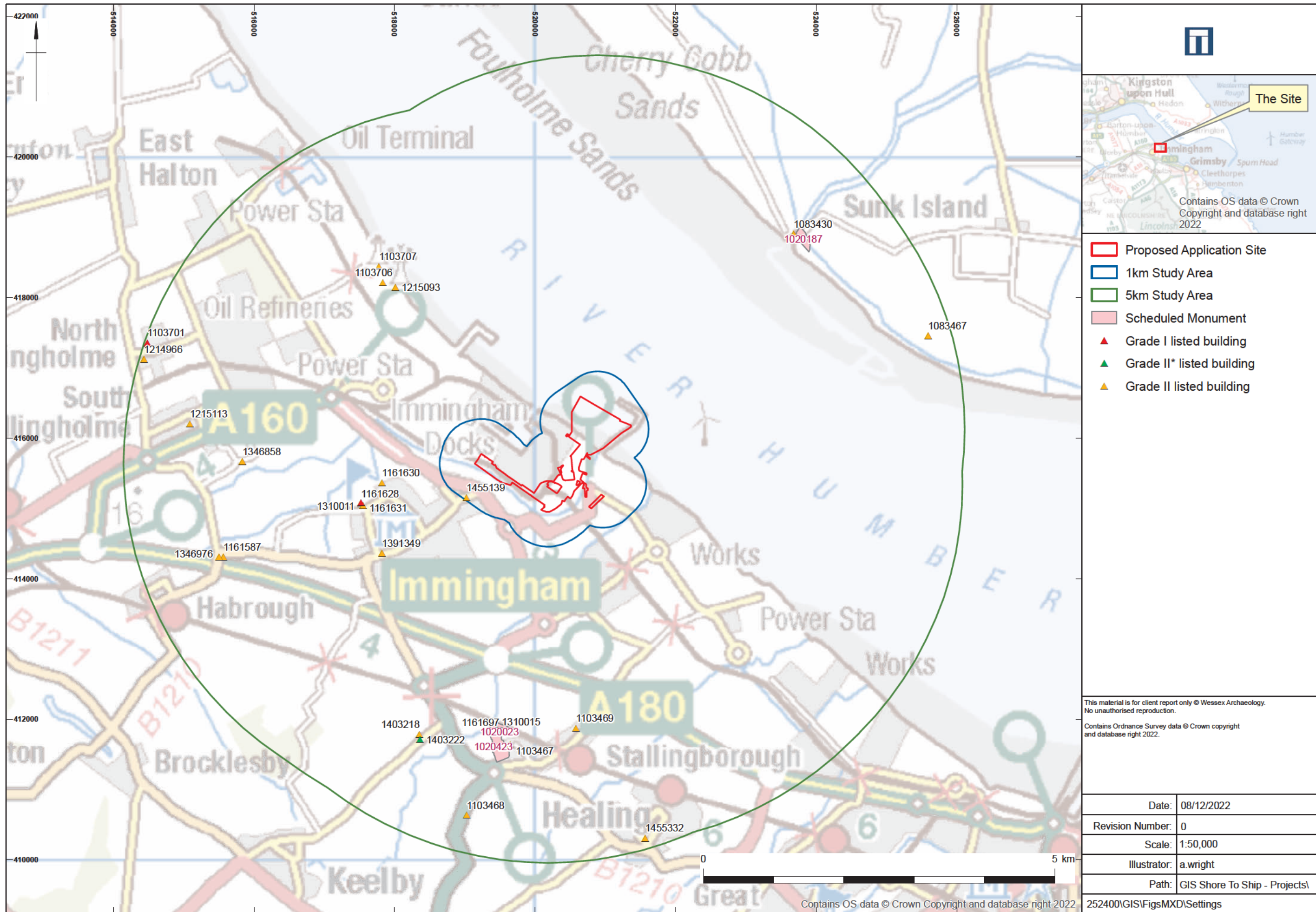
A viewshed analysis was carried out within a 5 km radius of the Site for the purposes of this assessment. The ZTV was calculated using:

- from the potential of a place to yield evidence about past human activity;
- from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or
- from the ways in which people draw sensory and intellectual stimulation from a place; and
- The Landform Panorama DTM, a 'bare earth' terrain model of 50 m horizontal resolution provided by Landform Panorama;
- An array of target points located within the Site boundary and set to correspond with the approximate height of the proposed development, as indicated by the draft proposals. The maximum height of the target points was set at 10 m;
- Observer heights were set to 1.6 m representing the eye height of an average person.

Designated heritage assets of the highest significance (comprising World Heritage Sites, Scheduled Monuments, Category A Listed Buildings, Inventory Gardens and Designed Landscapes and Inventory Battlefields) which lay within the 5 km limit of the ZTV were identified. All Conservation Areas, Category B Listed Buildings located within the 1 km Study Area were also included in the viewshed analysis.

It should be noted that, in itself, the inclusion of a heritage asset within the ZTV does not indicate that the Site constitutes part of its setting, or that the development proposals would necessarily affect the asset.

The viewshed analysis is based on a 'bare-earth' model, which takes no account of surface forms and features including trees, vegetation, buildings and other structures. Therefore, the inclusion of a heritage asset within the ZTV should not be conflated with 'real-world' intervisibility.



Site, location and designated heritage assets considered in refinement exercise

Figure 1



Plate 1) Example of industrial character at Immingham Docks



Plate 2) View from the Site towards the Estuary showing existing docks


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Plate 3) View from the northern foreshore of the Estuary towards the docks



Plate 4) Juxtaposition of the northern and southern sides of the Estuary



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Plate 5) View across the medieval settlement at Stallingborough towards the site, from the south



Plate 6) Example of the combination of the rural and industrial character of the area

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South Farmhouse

Designation	Designation Number	Significance Criteria	Impact to Significance?
Grade II Listed Building	1083467	Architectural, Historic, Setting	No

Asset Description

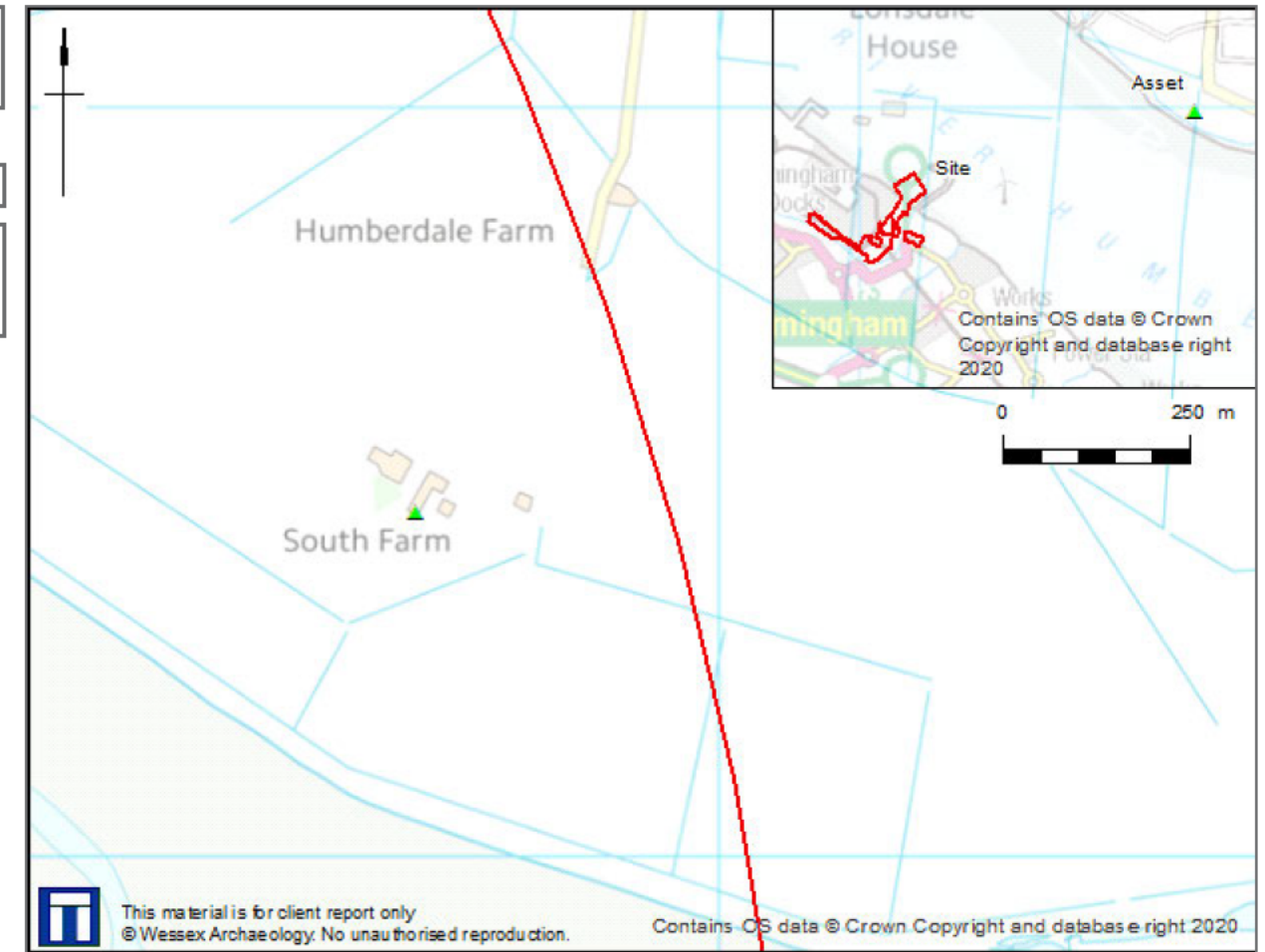
A large farmhouse dating to the mid-19th century which was built for the Crown Estates. The house is constructed from red-brown brick with a Welsh slate roof and features a number of decorative architectural features like a projecting full-height, enclosed porch. In a recess above the porch sits a lozenge-shaped relief panel bearing the crown, royal cypher and the date of construction. Internally, there are a number of remaining original features include a large open well staircase with a swept handrail.

Setting Description

The low-lying nature of the surrounding land means there is clear visibility all around and there is a strong link from the farmhouse to the wider landscape, including the port at Immingham across the Estuary, although immediate rural setting of the asset is the most important component in understanding its purpose and appreciating its significance. The Site lies within this setting as it is located within the Immingham Docks.

Description of Significance

Its significance is derived from its historic and architectural interest as the asset retains much of its original architectural detailing both internally and externally. It also derives some significance from its setting, primarily from the immediate rural landscape but also from its position overlooking the Estuary. The Site, while in this setting, does not make any direct contribution to the asset's significance.



Description of Potential Impact

The site is visible from the asset and it does lie within its setting. However, there will be no impact to its significance as the Proposed Development will make no material change to that setting. The presence of the large docks at Immingham does not alter in any way the setting of the asset while the Proposed Development will be neither novel nor noticeable within the existing vista across the Humber Estuary.



Plate 1) View from the end of the lane towards South Farmhouse



Plate 2) View of the landscape character surrounding South Farmhouse



Plate 3) View from the Site across the Estuary towards South Farmhouse



Plate 4) View from the Site across the Estuary towards South Farmhouse



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Stone Creek Heavy Anti-aircraft gunsite

Designation	Designation Number	Significance Criteria	Impact to Significance?
Scheduled Monument	1020187	Archaeological, Historic, Setting	No

Asset Description

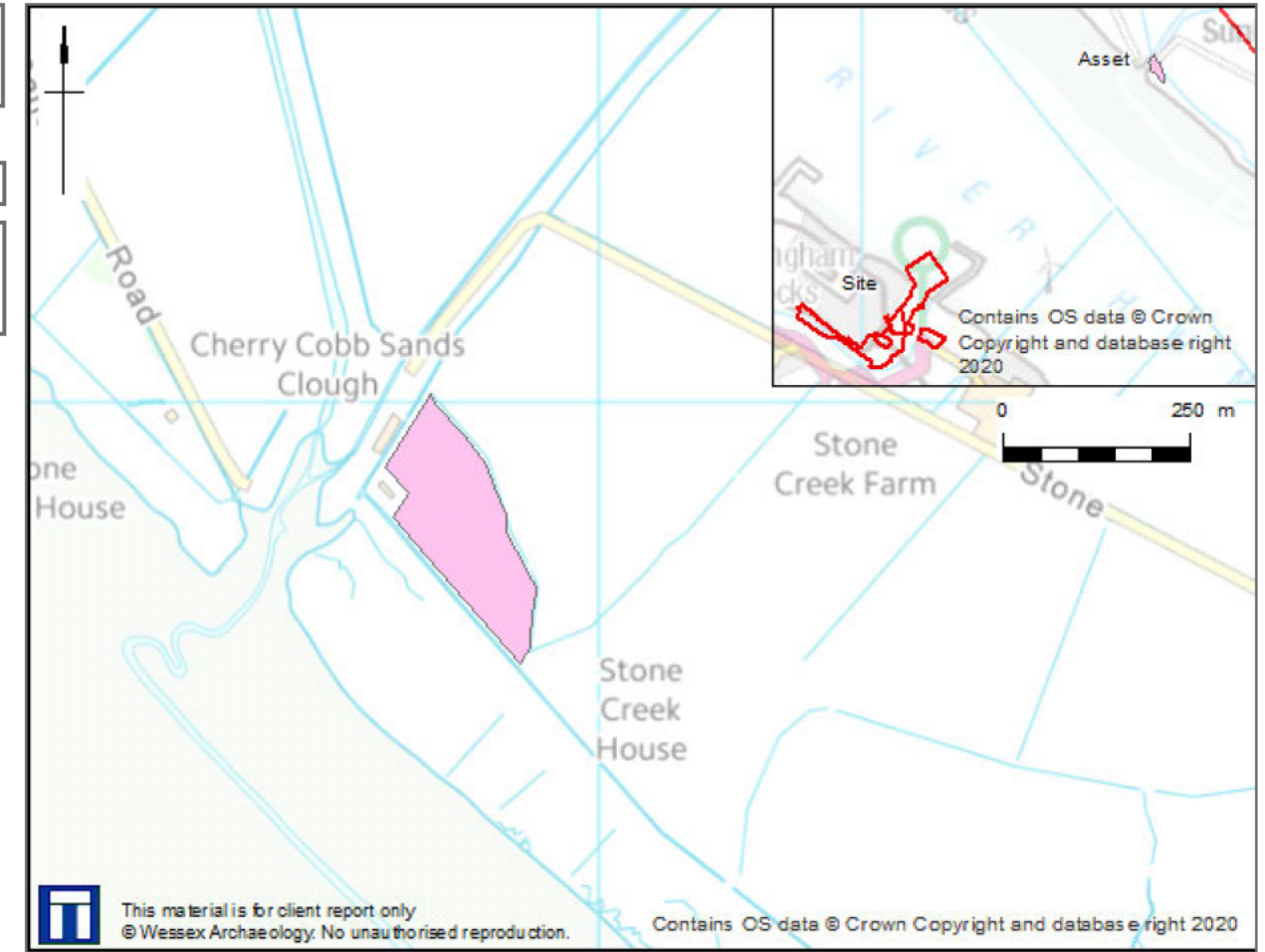
The asset comprises the remains of a Second World War Anti-Aircraft gunsite located at Stone Creek, Sunk Island. The remains are comprised of standing buildings and concrete structures, earthwork remains relating to former elements and from the potential for associated buried archaeological remains. The gunsite was originally known as Station J when it was first established soon after the start of the Second World War in September 1939 and later as Station H9 from August 1941 onwards. While there were many sites like this one established, this is the best preserved example in the region displaying an almost complete layout with some well preserved examples of individual gun emplacements along with the remains of the domestic camp. The presence of the domestic camp is exceptionally rare as most other sites have had these buildings cleared.

Setting Description

In plain terms, the setting of the asset is defined by its location which was deliberately chosen for its strategic benefit. Aircraft would use the natural feature of the Humber Estuary to assist in navigating to a target, in the case Hull, Immingham and their docks. The position of the anti-aircraft gunsite allowed for clear, unobtrusive views out to sea and across the landscape. Unlike many other assets, this setting also includes the skies above as those unobtrusive views were critical to identifying and attacking incoming aircraft. In this respect, the existing makeup of the landscape around the asset makes little difference as this unobstructed view has remained unaltered. The Site lies within this setting as it is located within the Immingham Docks.

Description of Significance

The asset's historic interest is arguably the key element of its significance. While its archaeological interest is undeniable, it is the combination of the remains as a whole, preserved together in their original location, which makes this asset so significant. In particular, the rare surviving elements like the remains of the domestic camp add greatly to that significance. Its setting also makes a contribution to its significance as its location was deliberately selected while the unobstructed views around the landscape, particularly towards the skies, are critical to understanding, appreciating and experiencing the asset. The Site, while in this setting, does not make any direct contribution to the asset's significance.



Description of Potential Impact

While the Site lies within the setting of the asset, there will be no impact to its significance as the Proposed Development will make no material change to that setting. As the anti-aircraft emplacement was specifically located here to provide defence for the port at Hull, this location and its wide open views across the landscape and towards the sky is critical to understanding its function. The presence of the large docks at Immingham does not alter in any way the setting of the asset while the Proposed Development will be neither novel nor noticeable within the existing vista across the Humber Estuary.



Plate 1) View of the Heavy Anti-Aircraft Gunsite



Plate 2) View the area around the Heavy Anti Aircraft Gunsite



Plate 3) View from across the Estuary towards Immingham from Stone Creek



Plate 4) View from the Site across the Estuary towards Stone Creek



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