

CHAPTER 9: BUILT HERITAGE – ADDENDUM

9.1 INTRODUCTION

- 9.1.1 This ES addendum provides an update to the assessment of the likely significant effects of the amended proposals in relation to the built heritage resource, including designated and non-designated heritage assets located within the Site and its surroundings.
- 9.1.2 The amendments to the proposals, including the Site boundary, do not affect the conclusions of the previous Heritage Desk-Based Assessment which forms Appendix 9.1 of the 2020 ES.

9.2 ASSESSMENT CRITERIA & METHODOLOGY

- 9.2.1 The approach including methodology and significance criteria used in this assessment is the same as that presented in Chapter 9 of the 2020 ES.
- 9.2.2 The policies, guidance and standards of relevance to this assessment are unchanged from those set-out in the 2020 ES.

9.3 CONSULTATION

- 9.3.1 A consultation response from Mr Tim Dyer, Built Heritage advisor to EBC, in relation to OPA Phase 1 was issued on 2 February 2021. This stated that the proposals would have little immediate effect on built heritage assets, but noted that the wider setting of the Grade II Listed Fir Tree Farmhouse would be changed 'from rural to urban'. No objection was raised in relation to OPA Phase 1.
- 9.3.2 In response to the Wider OPA scheme (dated 3 February 2021), Mr Dyer considered that the proposals would result in Firtree Farm being 'subsumed into an employment hub' with proposed 4 storey buildings 'seriously compromising the setting' of the Grade II Listed Farmhouse. The response stated that the conversion of the house to employment use would 'likely to compromise it'. The response did acknowledge the retention of open space to the east of the building, along with the garden to the north, as positive elements to the scheme, but nevertheless objected to the proposals.
- 9.3.3 In response to the above comments, the Wider OPA proposals have been amended to reduce the height of the proposed buildings to the south of Firtree Farm from 4 storeys to 3 storeys.

9.4 BASELINE ENVIRONMENT

- 9.4.1 The baseline conditions for both the OPA Phase 1 Site and the Wider OPA remain unchanged from those set-out in Chapter 9 of the 2020 ES.

9.5 POTENTIAL ENVIRONMENTAL IMPACTS & EFFECTS

OPA Phase 1

Construction Impacts and Effects

- 9.5.1 As established in Chapter 9 of the 2020 ES, no sensitive receptors have been identified in relation to OPA Phase 1, and the amended proposals would not result in any impacts during the Construction Phase.

Occupation Impacts and Effects

- 9.5.2 The amended proposals would not result in any impacts to built heritage during the Occupation stage of OPA Phase 1.

Wider OPA

- 9.5.3 As per the 2020 ES, the consideration of the effect of the amended proposals on the Grade II Listed Firtree Farmhouse are based on the information presented in outline form, with detailed proposals expected to be presented as part of the reserved matters applications.

Construction Impacts and Effects

Physical Impacts in relation to Firtree Farmhouse

- 9.5.4 The amended proposals would not result in any new or additional physical impacts to the Grade II Listed Firtree Farmhouse, with the severity of the anticipated **Negative effect** upon the building's significance remaining uncertain on the basis of the currently available information.

Non-physical Impacts in relation to Firtree Farmhouse

- 9.5.5 The amended proposals would not result in any new or different non-physical impacts to the Grade II Listed Firtree Farmhouse during the construction phase of the development. The **Minor Negative (not significant) effect** resulting from Construction operations within the setting of the building, as identified by the 2020 ES, would remain unchanged, as would the **Neutral effect** arising from the demolition of Victoria House.

Occupation Impacts and Effects

Physical Impacts in relation to Firtree Farmhouse

- 9.5.6 As per the 2020 ES, there would be no adverse physical effects in relation to the Listed Building fabric during the operation phase of the Proposed Development.

Non-physical Impacts in relation to Firtree Farmhouse

- 9.5.7 The potential impacts of the amended proposals on the significance of Firtree Farmhouse, as arising through changes to the asset's setting, would remain largely unchanged from those identified in the 2020 ES. The revised Building Heights Parameter Plan does indicate a reduction in height of the buildings to the south of Firtree Farmhouse, which would slightly reduce the visual prominence of the development within views from and featuring the Listed Building, although a **Negative effect** is still expected to arise as a result of the alteration of the wider setting of the asset. The severity of the effect would be contingent on design measures implemented at the relevant reserved matters stage(s).

9.6 ADDITIONAL MITIGATION, COMPENSATION & ENHANCEMENT MEASURES

OPA Phase 1

- 9.6.1 As per the 2020 ES, no mitigation or enhancement measures are necessary in relation to OPA Phase 1.

Wider OPA

Mitigation to Address Physical Impacts in relation to Firtree Farmhouse

- 9.6.2 No new mitigation is required at either the construction or occupation stages that is not identified in Chapter 9 of the 2020 ES.

Mitigation to Address Non-physical Impacts in relation to Firtree Farmhouse

- 9.6.3 No changes are required to the mitigation measures proposed in Chapter 9 of the 2020 ES, in relation to both the construction and occupation stages of the Proposed Development.

9.7 RESIDUAL ENVIRONMENTAL IMPACTS & EFFECTS

OPA Phase 1

- 9.7.1 As established in the 2020 ES, there will be no residual impacts on the built heritage resource as a result of OPA Phase 1.



Wider OPA

Construction

9.7.2 No new or different residual significant effects are identified during the construction phase compared to the non-significant (minor negative) effect stated within Chapter 9 of the 2020 ES.

Occupation

9.7.3 The anticipated **non-significant (minor negative)** effects identified in relation to the occupation phase of the development in the 2020 ES remain unchanged.

9.8 CUMULATIVE EFFECTS

9.8.1 The amended proposals would not result in any changes to the assessment of cumulative effects presented in Chapter 9 of the 2020 ES.

9.9 IMPACT OF CLIMATE CHANGE

9.9.1 The impact of Climate Change would remain unchanged from that identified in Chapter 9 of the ES.