East Midlands Gateway
Phase 2 (EMG2)

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ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 12A

Built Heritage Statement

October 2025

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The East Midlands Gateway Phase 2 and Highway Order 202X and The East Midlands Gateway Rail Freight and Highway (Amendment) Order 202X

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EAST MIDLANDS GATEWAY PHASE 2 (EMG2)

Built Heritage Statement

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1 INTRODUCTION

1.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services, a Tetra Tech company, on behalf of SEGRO Properties Ltd and SEGRO (EMG) Ltd in order to assess the potential impact arising on the historic built environment by the proposed development scheme at East Midlands Gateway. The proposed development (hereafter 'the EMG2 Project') is located at land west of junctions 23a and 24 of the M1, Leicestershire (also referred to as 'the Site') [Fig.1]. The EMG2 Project has three elements:

- **EMG2 Main Site** – A new multi-unit logistics/industrial development located south of the East Midlands Airport and the A453, and west of the M1 motorway. This part of the site falls within the 'East Midlands Airport and Gateway Industrial Cluster' (EMAGIC) site, which forms part of the East Midlands Freeport designated by the Government in 2022;
- **Highway Works** - Works to the highway network including significant improvements at Junction 24 of the M1 (referred to as J24 Improvements) and the road network interacting with that junction; and
- **EMG1 Works** - Additional warehousing on Plot 16 together with works to increase the permitted height of the cranes at the rail-freight terminal, improvements to the public transport interchange and site management building.

The Built Heritage Statement provides the built heritage baseline to the Environmental Statement.

1.2 The EMG2 Main Site is located in an area of south facing, falling ground, with the southern boundary associated with the 60m-65m contour, and the northern boundary associated with the 85m-90m contour. The highest point within the EMG2 Main Site lies at 93m aOD and is associated with a triangulation point located adjacent to Hyam's Lane in the north-eastern corner of the EMG2 Main Site. The course of the Long Whatton Brook is located *c*.250m to the southwest of the EMG2 Main Site, while a minor tributary of the Brook forms part of the EMG2 Main Site's western boundary.

1.3 To the north of the EMG2 Main Site, set on the ridge, is the East Midlands Airport. Adjacent to the north-eastern corner is Donnington Park Services (off junction 23A of the M1) and, to the west and southwest, the village of Diseworth. Hyam's Lane runs diagonally north-east to south-west towards the village of Diseworth.

1.4 The EMG1 Works area includes the rail freight terminal, and land to the southeast of the village of Lockington and Plot 16. Furthermore, this also includes the existing entrance to EMG1 on the A453 and, to the north, junction 24 of the M1 motorway. The Highway Works includes the road network around the noted junctions and four isolated sections of highway and/or footpaths in varying locations.

1.5 The EMG1 Works area, in association with the EMG1 DCO, was subject to a programme of research, analysis and a walk-over survey, the findings from which were set out in a Built Heritage Assessment by CgMs June 2014.

1.6 A search area for the detailed assessment of potentially affected built heritage assets from the EMG2 Project was extended to 2km beyond the EMG2 Project boundary [Fig.2]. However, following the Site and area walk-over surveys, potentially affected built heritage beyond this search area and visually noted in these surveys were also considered in this assessment. A prime example is the Grade I Church of St Mary and St Hardulph *c.*5.1km west of the EMG2 Main Site's western boundary [Fig.1].

1.7 The land within the EMG2 Project order limits includes no designated or non-designated built heritage assets. However, parts of the Site potentially fall within the setting of a number of listed buildings (including two designated at Grade II* and one at Grade I) and two conservation areas (at Diseworth and Lockington). There is consequently a requirement, set out under paragraph 207

of the NPPF, for an applicant to identify these heritage assets and describe their significance, with consideration given to any contribution made by their settings. This report subsequently provides an appraisal of the proposed scheme, before assessing how and to what extent the proposals will likely affect the significance of the identified built heritage assets.

1.8 This assessment is executed with suitable regard to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, the Levelling Up and Regeneration Act 2023, and both national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. Relevant information, including from the relevant conservation area appraisals, for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a series of walkover surveys of the Site and publicly accessible locations in the surrounding area, map and archives studies, and the application of professional judgement.

1.9 An assessment of the archaeological potential of the Site, the likely impacts of the EMG2 Project on archaeological sites and the appropriate archaeological management measures for the EMG2 Project are set out in a separate report.

1.10 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than two years from the date of this report. All maps, plans, photographs and other graphics are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The statutory requirements and national and local policy provide a framework for the consideration of development proposals that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the overarching statutory requirements in the determination and assessment of development proposals in the built historic environment. The National Planning Policy Framework (NPPF) sets out the Government's policies and requirements at a national level and the Planning Practice Guidance reflects the Secretary of State's views on the way Government policy should be applied. It is acknowledged that matters of legal interpretation are determined in the courts but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning and the historic built environment in England.

2.2 Documents produced by Historic England provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. Therefore, there is a clear hierarchy of statutory duty, policy and best practice and this has been applied, as relevant, to inform the assessment of the application proposals that is included in this report.

2.3 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified in local schedules compiled by Local Planning Authorities (LPAs) and incorporated into a Local List. In this case '*Unlisted Buildings of Interested*' are identified and considered from within Diseworth Conservation Area and Lockington Conservation Area.

Legislation

Planning (Listed Buildings and Conservation Areas Act) 1990

2.4 Legislation regarding buildings and areas of special architectural and historic interest (conservation areas) is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 [hereafter the '1990 Act']. The relevant legislation in this case extends from Section 66 of the 1990 Act. This states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings.

2.5 The meaning and effect of the duty in relation to Section 66 has been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight' to the desirability of preserving* (i.e. keeping from harm) *the setting of listed buildings*' [para.29].

2.6 For development within a conservation area, section 72 of the 1990 Act requires the decision maker to pay '*special attention* […] *to the desirability of preserving or enhancing the character or appearance of that area*'. The duty is not engaged in this case since no part of the Site forms land within a conservation area.

Levelling Up and Regeneration Act 2023

2.7 Heritage is dealt with in Chapter 3 whereby amendments enacted to the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 are set out. The effect of the Act [Clause 102] in regard to the setting to scheduled monuments is that these now have the same statutory status to the setting of listed buildings.

2.8 Clause 102 also enacts amendments to the two Acts such that a desirability to not only 'preserve' a designated asset (World Heritage Sites; Scheduled Monuments; Registered Parks and Gardens; listed buildings and Protected Wrecks, but not conservation areas) and its setting, but now a desirability to 'preserve or enhance' such a designated asset and its setting.

National Planning Policy

National Networks National Policy Statement

2.9 The National Networks National Policy Statement (NPS) (Department for Transport, 2024) sets out the UK Government's policy for the delivery of nationally significant road and rail networks. The NPS at Paragraphs 5.204 – 5.226, recognises the need to consider heritage assets within the application and determination process as the construction and operation of national infrastructure has the potential to result in adverse impacts on the historic environment.

2.10 Paragraph 5.210 states that:

> *The applicant should undertake an assessment of any significant heritage impacts of the proposed project and should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's 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 a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, the applicant should include an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.11 Paragraph 5.220 states that:

> *Any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset, the greater the justification that will be needed for any loss.*

National Planning Policy Framework (December 2024)

2.12 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

2.13 It defines a heritage asset as 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*'. This includes both designated and non-designated heritage assets (in this case '*Unlisted Buildings of Interest*').

2.14 Section 16: *Conserving and Enhancing the Historic Environment* relates to the conservation of heritage assets in the production of local plans and decision taking in relation to development proposals set out in applications for development. It emphasises that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance*'.

2.15 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be

proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering planning decisions.

2.16 Under '*Considering potential impacts*', the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of heritage assets.

2.17 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development. The decision maker is not directed to refuse permission of an application in this instance.

2.18 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset (in this case an '*Undesignated Building of Interest*'), a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset with the public benefits of the proposed development.

National Guidance

Planning Practice Guidance

2.19 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states that conservation of heritage assets is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. It highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

2.20 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that, while the level of harm will be at the discretion of the decision maker, substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

2.21 Importantly, it is stated that harm may arise from work to the asset, or from development within its setting. Setting is defined as '*the surroundings in which an asset is experienced and may be more extensive than the curtilage*'. A thorough assessment of the impact of proposals upon an asset's setting must take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.22 The PPG defines the different heritage interests as follows:

- **Archaeological interest**: As defined in the Glossary to the National Planning Policy Framework, 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. Assets with historic interest not only provide a material record of our 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.

2.23 In terms of the identification of non-designated heritage assets, a number of processes through which they can be identified are noted, including through local and neighbourhood plan-making, and conservation area appraisals and reviews. It is noted that:

> '*Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible* […] *This includes information on the criteria used to select non-designated heritage assets*'.

2.24 It is also noted that '*local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications'*. While non-designated heritage assets could be identified against published criteria disassociated with a local list, the guidance suggests that local planning authorities maintain a local list of non-designated heritage assets.

2.25 North West Leicestershire Council have adopted five lists of non-designated local heritage assets. The lists currently contain more than seventy buildings from across the district that are considered by the Council to make a special contribution to the district's architectural and historic interest. The identification and inclusion of these non-designated built heritage assets on the lists is based on the Council's published *'criteria for identifying local heritage assets'*, adopted June 2016. The five lists comprise:

- Commemorative structures;
- Education buildings;
- Places of worship;
- Recreational buildings; and
- Suburban and small country houses.

2.26 The criteria for identifying local heritage assets are based on the consideration of a potential non-designated built heritage asset's:

- Age and rarity;
- Architectural interest;
- Historic interest; and
- Group value.

Historic Environment Good Practice Advice in Planning

2.27 The GPAs provide supporting guidance relating to good conservation practice. The documents focus on how the good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, asset owners, applicants, and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment. These are complemented by the Historic England Advice Notes in Planning.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.28 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand

the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.29 This advice note focuses on the management of change within the setting of heritage assets. As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what the setting contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.30 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

2.31 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.32 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.33 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The five-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and

5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.34 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.35 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.36 To assess the significance of the heritage asset, Historic England advise that the analysis describes various interests. The headline heritage interests are identified in the NPPF and PPG and comprise archaeological interest; architectural interest; artistic interest; and historic interest.

Local Planning Policy and Guidance

2.37 In considering any applications for development, the LPA will be mindful of the framework set by government policy (the NPPF) by current Development Plan Policy and by other material considerations. In this instance the determining authority is North West Leicestershire Council. The Local Plan was adopted November 2017 and was re-adopted, following review, in March 2021.

North West Leicestershire Local Plan

2.38 **Policy HE1** ***Conservation and enhancement of North West Leicestershire's historic environment:***

'*1. To ensure the conservation and enhancement of North West Leicestershire's historic environment, proposals for development, including those designed to improve the environmental performance of a heritage asset, should:*

a) Conserve or enhance the significance of heritage assets within the district, their setting, for instance significant views within and in and out of conservation areas;

b) Retain buildings, settlement patterns, features and spaces, which form part of the significance of the heritage asset and its setting;

c) Contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship; and

d) Demonstrate a clear understanding of the significance of the heritage asset and of the wider context in which the heritage asset sits.

2. There will be a presumption against development that will lead to substantial harm to, or total loss of significance of a designated heritage asset. Proposals will be refused consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the 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 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. 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 securing its optimum viable use.

3. *Where permission is granted, where relevant, the Council will secure appropriate conditions and/or seek to negotiate a Section 106 obligation to ensure that all heritage assets are appropriately managed and conserved.*
4. *The District Council will support development that conserves the significance of non-designated heritage assets including archaeological remains'.*

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

3.1 The following section describes the Site at present, summarises the historic development of the Site and surrounding area, and outlines how built heritage assets potentially affected by its proposed development have been identified. The section goes on to assess, in summary, the significance of the identified built heritage assets, principally the Grade I Church of St Mary and St Hardulph, Breedon-on-the-Hill; the Grade II* listed Church of St Michael and All Angels, Diseworth; Diseworth Conservation Area; and the Grade II* listed Church of St Andrew, Kegworth, including any contribution the Site currently makes to their significance.

Site Description

3.2 The whole Site, an area of *c*.187ha. is roughly centred on NGR SK 4737 2642, is located in northwest Leicestershire *c.*14 km northwest of Loughborough [Fig.1].

EMG2 Main Site

3.3 The EMG2 Main Site, *c.*101.6ha in area, is approximately centred at NGR SK 4612 2496. The EMG2 Main Site is made up primarily of arable land, with one field under pasture in the very south-western corner of the EMG2 Main Site, adjacent to the village of Diseworth. All existing field boundaries are defined by hedges with some trees therein.

3.4 The EMG2 Main Site is positioned in an area of south facing rising ground, the southern boundary, associated with the 60m-65m contour, is marked by the largely unadopted (to the east of Diseworth) road Clements Gate, extending eastwards from Diseworth. The northern boundary, associated with the 85m-90m contour, is marked by the A 453 Ashby Road. The highest point within the EMG2 Main Site lies at 93m aOD and is associated with a trigonometry point located adjacent to Hyam's Lane in the EMG2 Main Site's north-eastern corner. The course of the Long Whatton Brook is located *c.*250m to the southwest of the EMG2 Main Site, while a minor tributary of the Brook forms part of the western boundary.

3.5 To the north of the EMG2 Main Site, set on the apex of a ridge, is the East Midlands Airport. Adjacent to the EMG2 Main Site's north-eastern corner is Donnington Park Services (junction 23A of the M1) and, to the west and southwest, the village of Diseworth. Hyam's Lane runs diagonally across the EMG2 Main Site sloping downwards from the north-east to south-west towards the village of Diseworth. The eastern boundary is formed by the M1/A42 junction (to the south of Donnington Park Services). The EMG2 Main Site is set back from the built envelope of Diseworth by at least one open field, except at a point on the eastern edge of Diseworth on Clements Gate.

3.6 The historic core of Diseworth is designated as a conservation area and includes 22 listed buildings and nearly 50 historic buildings identified in the Diseworth Conservation Area Appraisal as '*Unlisted Buildings of Interest*'.

3.7 To the southeast of the EMG2 Main Site, *c*.800m from the south-eastern corner [Fig.1], is the historic village of Long Whatton (marked by the designation as a conservation area which includes thirteen listed buildings). The village has similar origins and history as Diseworth, but a more elongated linear morphology. The EMG2 Main Site is separated from the village by the visually and aurally dominating north-south aligned embankments of the A42 and the M1 crossing the shallow, wide valley of the Long Whatton Brook.

EMG1 Works

3.8 The EMG1 Works area primarily contains the built-out elements of the EMG1 development consisting of filter beds on the north-western side and the markedly reduced land level of the rail freight terminal on the eastern side. This part of the EMG1 Works slopes, at first gently and then steeply upwards, from *c*.38m aOD close to the east end of Church Street, Lockington, up to just over 75m aOD to the south and southwest, where the EMG1 Works abut the plateau upon which the SEGRO East Midlands Gateway logistics park is situated (to the north and northeast of East Midlands Airport). This part of the EMG1 Works is bound to the northwest by a substantial landscape bund that extends in height up to *c*.72m aOD some 16-22m above the EMG Works.

3.9 The EMG1 Works are close to the south and southeast of the village of Lockington, which is designated as a conservation area. The EMG1 Works are *c*.115m from Lockington Conservation Area at their closest. The Area includes six listed buildings and 27 non-designated buildings of architectural and historic interest. The latter are considered to make a positive contribution to the streetscape of the Area.

3.10 To the east of this part of the EMG1 Works is the town of Kegworth, its western edge *c*.400m from this part of the Site. There are some glimpsed views across the Site of the spire to the Church of St Andrew in the centre of Kegworth from some parts of the landscape bund to the northwest of the Site [see *visualisation photo-viewpoint EMG1 – d existing view* provided as part of the LVIA].

Highways Works

3.11 The proposed Highways Works comprises significant improvements at Junction 24 of the M1 (referred to as J24 Improvements) and the road network interacting with that junction. All of these aspects of the Highways Works are within pre-exiting areas of highway and highways' easement.

Historic Development of the Site and Area

3.12 Map evidence and archaeological investigations attest to the presence of prehistoric and Roman activity across the wider landscape around the Site.

Saxon and Medieval

3.13 Diseworth was established as a settlement by the sixth century and the cross-shaped plan of the village's 'gate streets' was set out by the tenth century [Diseworth Conservation Appraisal (CAA)]. The village is recorded in the Domesday Survey of 1086 as a small settlement containing twelve households, supported by seven plough teams [Open Domesday]. The historic core of the settlement is located *c.*250m to the west of the EMG2 Main Site's south-western boundary. The Church of St. Michael and All Angels is located at the centre of the village, *c*.350m to the southwest of the EMG2 Main Site, at the nearest point. The Church is likely to have been originally constructed in the tenth century.

3.14 Diseworth's earliest surviving secular buildings are from the later medieval period [CAA]. A number of farmsteads were (and remain) included within the built envelope of the village. Associated with these were tied workers' cottages and buildings for wheelwrights and blacksmiths, all supporting the agricultural economy. The ownership of farms in and around Diseworth was dominated from the beginning of the sixteenth century into the twentieth by Christ College, Oxford and the former Langley Priory (situated *c.*2.2 km southwest of Diseworth) [CAA].

3.15 Other historic settlements dating to the medieval period within the wider area include Hemington *c*.1.6km to the northwest of the EMG1 Works. The village is not recorded in the Domesday book, suggesting a post-conquest formation. The medieval Hemington Chapel, designated as a scheduled monument is located *c*.1km to the northwest of the EMG1 Works.

3.16 The historic settlement of Castle Donnington is located 2km to the west of the EMG1 Works. The town is recorded in the Domesday book as *Dunintone*. The town includes a medieval castle dating

from the twelfth century. This is located centrally in the town. It was destroyed by order of King John in 1215 and then rebuilt later in the thirteenth century. By the sixteenth century the castle had fallen into disrepair.

3.17 The historic core of Kegworth is located *c*.1.3km east of the EMG1 Works. Its name comes from Old English and Danish, suggesting a pre-conquest foundation. The town was recorded in the Domesday book as being held by Earl Harold Godwin, who became the last Saxon king. The town was known as *Cachworde*, *Caggworth* and *Cogga.* Kegworth gained its market charter in 1290 and held two three-day annual fairs.

3.18 Although Lockington was not recorded in the Domesday book, it is first recorded in 971 as Lochamtona [*Codex diplomaticus ævi Saxonia*]. The core of the settlement at Lockington and associated manor house are located *c*.450m to the northwest of the EMG1 Works. The Church of St Nicholas has a thirteenth-century foundation and is *c*.310m from the EMG1 Works at its closest.

3.19 During the Post-medieval and Industrial Age periods, the Site is likely to have remained within the agricultural hinterland of Diseworth, Kegworth and Lockington. The earliest cartographic sources to depict the area in a reasonably level of detail is Prior's 1779 Map of Leicestershire [Fig.3] which indicates that the Site was located in open ground between the settlements of Diseworth, Kegworth and Lockington.

3.20 The 1779 Lockington Enclosure Map [Fig.4] indicates that by the late eighteenth century the EMG1 part of the Site is an area of multiple enclosed agricultural field parcels.

3.21 The 1796 Diseworth Enclosure Map [Fig.5] confirms that the EMG2 Main Site is located either side of Hyam's Lane with regular large field parcels either side of the Lane. Several smaller field parcels are located adjacent to Hyam's Lane, or within the south-western corner of the EMG2 Main Site. Diseworth parish (separate from Long Whatton until 1933) covers an area of *c*.8.08km^2 and wholly contains the EM2 Main Site (an area of *c*.1.016km^2).

3.22 Early historic mapping with any detail, such as the 1815 OS drawing [Fig.6], shows the EMG2 Main Site largely set out with large fields positioned along Hyam's Lane. Diseworth is seen as built form set around the crossroads of Clements Gate, Lady's Gate, Hall Gate and Grimes Gate.

3.23 The first edition OS mapping of 1883-1885 [Fig.7] shows the EMG2 Main Site very much sub-divided with much smaller fields than previously shown. A brickyard is shown on the eastern edge of Diseworth on the south side of Clement Gate. While agriculture has historically dominated the economy of Diseworth, Kegworth, Lockington and area, the surrounding landscape also supported a brickmaking industry during the eighteenth and nineteenth centuries (a kiln survives on the south side of Clement Gate in Diseworth [Figs 7-8]). A domestic framework knitting industry flourished in the village over the same period [CAA].

3.24 The 1883-85 Ordnance Survey map [Fig.7] indicates that the field parcels within the EMG2 Main Site have been subject to further sub-division with a substantial number of smaller regular square or rectangular field parcels. The density of this pattern is notable to the northwest and southeast of Hyam's Lane. No distinctive topographic features are depicted. The layout of the EMG2 Main Site largely remains unaltered between 1903 and 1955 [Figs 8-10].

3.25 Castle Donnington airfield, located a short distance to the northwest of the EMG2 Main Site, was initially in operation during the latter part of the First World War, and was then subsequently in use as a base for Bomber Command between 1942 and 1946. The airfield closed and the air force station was decommissioned in 1946. A group of local government agencies bought the former airfield in 1964 and a construction and runway investment programme were launched. The airfield was renamed East Midlands Airport and opened for commercial passengers in 1965.

3.26 By 1967 [Fig.11] the key change in and around the Site was the construction of the M1 motorway and A50 dual carriageway. The small fields noted across the EMG2 Main Site and the wider area through the nineteenth century endure until the mid-twentieth century. Hedgerows are seen to start

to be removed in the 1972-1975 OS mapping [Fig.12]. This removal is seen to have accelerated in the later twentieth century [Fig.13].

3.27 By 1975 [Fig.12] the modernised road network increases further. The road network within and around the Site continues to grow including the construction of the A453 by 2006 [Figs 13-15].

3.28 By 2022 [Figs 16 & 17] the consented development at EMG1 has been constructed. Extensive construction works have taken place in order to construct a substantial landscape bund along the northwest and eastern boundary, filter beds to the northwest, and a rail head and associated container transfer hub (involving significant land reduction). The only area within the EMG1 Works is not impacted by groundworks is a teardrop-shaped area of land on the eastern side adjacent to the M1 motorway.

3.29 The latter part of the twentieth century saw the notable contraction of the agricultural economy (certainly in terms of labour intensity) in and around Diseworth, Kegworth and Lockington. For example, while four working farmsteads currently survive in Diseworth, most other farmsteads and ancillary buildings have been converted to residential use. The development of EMG1 involved the clearance of a number of farmsteads.

3.30 The development of new dwellings in the three settlements proliferated in the later twentieth century and into the twenty-first, most particularly in Kegworth which notably expands residential area to the west and north. New streets, mainly in the form of cul-de-sacs proliferate in the southern and western sides of Diseworth, with extensive residential infill of former paddocks and farmyards around all four of the gate streets. Diseworth and Lockington, as described in the respective CAAs, have become increasingly dormitory in character.

4 ASSESSMENT OF SIGNIFICANCE

4.1 The Site includes no built heritage assets. In order to identify built heritage assets around the Site with the potential to be affected by the proposed development of the EMG2 Project (where a part of the Site forms a portion of their setting), an initial search radius of 2 km was used [Fig.2]. Following this, a number of walk-over surveys of the Site and surrounding area was carried out to identify which of these assets has the potential to be affected by the proposed development, and whether any built heritage assets beyond this initial search radius also have the potential to also be affected.

4.2 Within the initial search radius, over 70 listed buildings and three conservation areas were identified. However, it is considered that for the vast majority of these built heritage assets, the Site does not form part of their setting.

4.3 This is collectively the case for those built heritage assets in Long Whatton. While the village is only *c.*800m at its nearest point from the EMG2 Main Site's south-eastern corner, the discrete, enclosed and elongated linear form of the village and the lack of any visually apparent tall building (the towered church is at the far eastern end of the village) with, more significantly, the profound screening effect of the raised and treed embankments of the north-south aligned A42 and M1 positioned between the EMG2 Main Site and the village, result in no legibility of the assets' significance from the Site and no meaningful intervisibility. There is no evidence of historical association or ownership between the EMG2 Main Site and built heritage assets in Long Whatton. Consequently, the EMG Main Site does not form a part of the setting to built heritage assets associated with Long Whatton.

4.4 Similarly, for the former Langley Priory, located *c.*2.5km southwest of the EMG2 Main Site's south-western corner [Fig.2; HER: MLE17857], the Site does not form any part of this asset's setting. While parts of the Site had some ownership association with the former Priory up to the early twentieth century [CAA], the topographic position of the former Priory, set low in the landscape and screened by intervening woodland, there is no intervisibility and no legibility of the asset's significance from any part of the Site.

4.5 This is the case too for all but one of the built heritage assets located in Kegworth, which are entirely screened from the Site by intervening topography, planting and built form. The exception is the Church of St Andrew in the historic core of Kegworth some 1.32km east of the EMG1 Works. There are some glimpsed views that take in the spire to the Church across part of the EMG1 Works from the extensive landscape bund immediately bounding the EMG1 Works to the northwest [see *visualisation photo-viewpoint EMG1 – d*, part of the LVIA].

4.6 Additionally, despite the relatively close proximity of Lockington Conservation Area and the towered Church of St Nicholas to the north-western part of the EMG1 Works, the built heritage assets within the Area, including the Church and the Conservation Area itself, are wholly screened from the Site by the substantial landscape bund to the northwest of the EMG1 Works.

4.7 It is also the case that there are no sequential views between the EMG1 Works and the Church (or any part of the Conservation Area) from the far eastern end of Church Street where there is no bund bounding the EMG1 Works. This is due to the curving nature of Church Street and the woodland belt of mature planting along the northern side of Church Street with the block of mature woodland between the bund and the village on the south side of Church Street. The mature trees to the east of Lockington block all potential sequential views between all built heritage assets in the village and the EMG1 Works. As a consequence, no portion of the Site forms any part of the setting to built heritage assets associated with Lockington.

4.8 The Church of St John the Baptist in Belton, *c.*4.1km south of the EMG2 Main Site's south-western corner, can be visible (specifically the spire) in certain lights from some parts of the field in the EMG2 Main Site to the immediate southwest of Donnington service station. The spire does not

break the skyline and is most often visually subsumed into the surrounding rolling landscape of fields with woodland belts. The Church's significance is not legible from any part of the Site and, as such, is not considered further in this assessment.

4.9 Following one of the Site walk-over surveys, some glimpsed intervisibility between parts of the EMG2 Main Site and the Grade I Church of St Mary and St Hardulph was also identified [Fig.1], with the tower and the nave roof forming part of the distant skyline in this direction. No evidence of historical association was identified. The Church is located at Breedon-on-the-Hill in a prominent cliff-top location *c*.5.2km to the west of the EMG2 Main Site's south-western corner.

4.10 Other built heritage assets identified as potentially having a part of their setting being formed by the Site (and, therefore, potentially having their significance effected by the EMG2 Works) include the Church of St Michael and All Angels in the centre of Diseworth, *c*.350m from the southwest corner of the EMG2 Main Site, and Diseworth Conservation Area, *c.*85m from the EMG2 Main Site at its nearest point. In addition to the 22 listed buildings, nearly 50 buildings identified in the Diseworth Conservation Area Appraisal (CAA) as '*Unlisted Buildings of Interest*' are located in the Area. These too are subsumed within the wider built form of the village and, as such, their significance is illegible from the EM2 Main Site.

4.11 In relation to the Highways Works, it is concluded in this assessment that there will be no impacts to the significance of any built heritage asset. The only potential impacts to the historic built environment relate to the EMG2 Main Site and the EMG1 Works, as discussed and assessed in detail below.

4.12 In summary, the only built heritage assets that require initial identification and consideration of their significance in this case are the:

- Grade I Church of St Mary and St Hardulph, Breedon-on-the-Hill;
- Grade II* Church of St Andrew, Kegworth;
- Grade II* Church of St Michael and All Angels, Diseworth; and
- Diseworth Conservation Area (consideration of which includes, as individually appropriate, designated and non-designated built heritage assets within the Area).

EMG2 Main Site

Church of St Mary and St Hardulph

4.13 The Church of St Mary and St Hardulph [NHLE:1361364] is located *c*.5.2km to the west of the south-western corner of the EMG2 Main Site at Breedon-on-the-Hill [Fig.1]. It is positioned at the top of a prominent landscape hill above a quarried, *c.*80m high cliff when viewed from the east (including parts of the EMG2 Main Site) [Plate 1]. The Church was designated December 1962 at Grade I. The listing citation notes that it is a:

> '*Parish church, formerly the church of an Augustinian Priory founded in the early twelfth century. It incorporates carved masonry of ninth-century date from monastic foundation formerly on site. Parts of the west tower are early twelfth century. The thirteenth-century aisled chancel is now used as the nave and has fourteenth-century fenestration and fifteenth-century clerestory. The south porch incorporates some remains of a thirteenth-century transept but has been much altered. Church much repaired 1784 by Joseph Wyatt and again in 1900 when the interior was stripped of plaster and east windows of chancel were renewed. Ashlar with lead roofs. West tower is of three stages with a battlemented parapet, carved gargoyles and slender clasping buttresses. Fourteenth to fifteenth-century traceried window over a nineteenth-century door.*
>
> *The present nave has a four-bay fifteenth-century clerestory with battlemented parapet and two-light traceried windows, those to north with ogee tracery, those to south with trefoil-*

headed lights. The aisles have large, irregular buttresses, moulded plinths, sill strings and drip moulds. The north aisle has a moulded parapet and thirteenth-century lancet in the western bay over a blocked doorway with a two-centred arch and roll-moulding. […] *The main east window is a group of three lancets with a cusped roundel above, all renewed in 1900. All of the lancets have deeply chamfered surrounds* […]'.

4.14 The citation (and the related HER entries) go on to describe the '*very important*' Saxon stone carving incorporated into internal medieval masonry. The extensive friezes are described as '*the largest known collection of Anglo-Saxon frieze and architectural carving known in the United Kingdom*' [HER: MLE4403]. Pevsner [1984] described the Anglo-Saxon decorative stonework incorporated within the Church's medieval interior as:

'*Fragments of Saxon sculpture, an extremely fortunate survival, of a different style from anything existing on the continent of Europe. The technique of cutting in high relief could be continental or even come from the Byzantine world. The most likely date of the main group – the two friezes and the related panels – is now thought to be from the early ninth century. Of both sandstone and limestone, these pieces are remarkable for their carving technique. On the friezes the ornament is on a small scale, but with the delicate forms in high relief, which indicates the use of fine chisels and drills, and is quite unlike Northumbrian work*. […]'

4.15 The Saxon king Aethelred (675-704), through his land holdings of Medehamsted (Peterborough), dedicated the monastery at Breedon by 691, as noted in the Anglo-Saxon Chronicles. The Venerable Bede relates that the Breedon priest, Tatwin, became the Archbishop of Canterbury in 731. The monastery gained further royal support, from Aethelwold, in the tenth century. A twelfth-century monk and chronicler records that St Ærdulfus rex, St Cotta, St Benna and St Frederic are buried here.

Significance of the Church of St Mary and St Hardulph

4.16 The Church of St Mary and St Hardulph is a heritage asset of extremely high, national significance. This is reflected in its statutory designation as a Grade I listed building. This marks the Church as being within the top 2.5% of England's most significant historic buildings.

4.17 The architectural value of the Church is extremely high. This arises from its incorporated Anglo-Saxon decorative masonry and the medieval fabric. The decorative Anglo-Saxon stonework reused in the interior of the Church is the largest and possibly the most important collection of rare (in European terms) Anglo-Saxon decorative stonework.

4.18 The Church also holds very high historic value. The site of the Church is an important religious centre associated with the Anglo-Saxon royal family, the burial place of four pre-conquest saints (one an Anglo-Saxon king) and was from where an eighth-century Archbishop of Canterbury was drawn. The current Church was founded in the late Anglo-Saxon period, with later medieval and nineteenth-century modifications.

4.19 The Church holds group value with the designated and non-designated monuments in the Church's cemetery. There is group value too with archaeological remains of the Anglo-Saxon monastery and, to a lesser extent, with the preceding Iron Age hillfort.

Setting

4.20 The immediate setting of the asset comprises its cemetery (group value of associated monuments is noted above) and the prominent hilltop, the site of a former Iron Age hillfort [Plate 2]. These elements of setting have a primary contribution to the asset's significance.

4.21 The wider setting, due to the Church's highly prominent hill-top position, visually takes in thousands of hectares of Leicestershire and Derbyshire countryside. From parts of the EMG2 Main Site, there are very long-distance views of the Church's tower, the eastern gable of the nave and the lancets of the east window [Plate 2]. These views are largely available from most of the EMG2 Main Site excepting the far north-eastern field and from lower elevations of the EMG2 Main Site to the southwest and immediately adjacent to Clements Gate.

4.22 The heritage asset is legible as a church from parts of the EMG2 Main Site, but it is not clear what date it is. There is no perception of the Anglo-Saxon historic associations, the site of the former monastery and the European-wide important collection of Anglo-Saxon decorated stonework within the Church's interior.

4.23 An element of the Church's wider setting includes the large-scale industrial units, warehousing, towers, masts and associated infrastructure set on the ridge to the north and northwest of the EMG2 Main Site, all part of or surrounding the East Midlands Airport. The backdrop to this element of the Church's wider setting are the four monumental cooling towers and the tall exhaust tower of the redundant Ratcliffe-on-Soar power station [Plate 3] [see *visualisation photo-viewpoint EMG2 – 10ix 22 existing view* provided as part of the LVIA].

4.24 There is no evidence of any historical association between the Church and any part of the Site.

Summary

4.25 The Church of St Mary and St Hardulph is a heritage asset of extremely high, national significance. The asset's significance primarily relates to its Anglo-Saxon and medieval historic associations, the medieval form and fabric of the Church and, most particularly, the European-wide important collection of Anglo-Saxon decorated stonework incorporated within the Church's interior.

4.26 The immediate setting, the cemetery, the monuments therein and the site of the former monastery also provide a primary level of contribution to the asset's significance.

4.27 The EMG2 Main Site forms a very tiny part of the asset's huge wider setting predominantly made up of rural fields, woodland belts and intermittent settlements. Consequently, the Site has no meaningful contribution to the asset's significance. The Church of St Mary and St Hardulph will be given no further consideration here since the proposed EMG2 Works can have no meaningful impact on the asset's significance.

Church of St Michael and All Angels

4.28 The Church of St Michael and All Angels [NHLE:1068865] is located in the centre of Diseworth, *c*.350m from the southwest corner of the EMG2 Main Site. It is positioned to the southeast of the crossroads to the village's four gate streets. The Church was designated December 1962 at Grade II*. The listing citation notes that it is a:

> '*Parish church. Eleventh to twelfth-century origin but substantially thirteenth century with a fourteenth-century tower. North porch dated 1661. Nineteenth and twentieth-century restorations. Rubble stone with ashlar tower and lead roofs. West tower, nave, south aisle, north porch, chancel. The west tower is of two stages with diagonal buttresses. Two-light traceried west window and wide arched single lights in double-chamfered surrounds to the bell chamber. Broach spire with a single tier of lucarnes*. […]'.

4.29 The HER notes that the Church is listed in the *Matriculus* of 1220. The west tower is noted as dating to *c.*1300. Pevsner [1984] records the '*west tower of c.1300, with triple-chamfered bell openings, their tracery and cusping apparently removed. Spire with tall broaches and lucarnes*'.

Significance of the Church of St Michael and All Angels

4.30 The Church of St Michael and All Angels is a heritage asset of very high, national significance. This is reflected in its statutory designation as a Grade II* listed building. This marks the Church as being within the top 7% of England's most significant historic buildings.

4.31 The architectural and historic value of the Church is high. This arises from the architectural and aesthetic value of its medieval form and fabric and this fabric's age. The Church holds group value with the cemetery and the associated monuments. There is group value too with the historic core of Diseworth, and the individual historic buildings therein, which the Church serves.

Setting

4.32 The immediate setting of the asset comprises its cemetery and the immediate historic core of Diseworth [Plate 4]. These elements of setting have a primary contribution to the asset's significance. The broach spire to the Church is a prominent landmark within the historic core of Diseworth (the Conservation Area). It is noted by the Council as being visible in much of the approach to 'the Cross' along Hall Gate from the west [CAA; 4.24]. It is not noted in the Appraisal as being prominent from any other location.

4.33 The wider setting, due to the Church's spire height, extends to the fields surrounding Diseworth. From this area the Church is largely legible as an historic church set in the centre of an historic village enclosed by later development. Views of the spire are largely available from most of the EMG2 Main Site excepting the far north-eastern field. The kinetic view of the spire, and its setting within the village, strengthen as one descends Hyam's Lane towards Diseworth from the higher part of the EMG2 Main Site [Plate 5].

4.34 Views of the Church's spire in the centre of Diseworth from the southwest of the village includes some of the upper fields of the EMG2 Main Site as a backdrop [see *visualisation photo-viewpoint EMG2 – 10ix 9 & 21 existing view* provided as part of the LVIA]. However, these views also include, as a skyline backdrop, some of the large-scale industrial units, warehousing, towers, masts and associated infrastructure set on the ridge to the north of the Main Site, all part of or surrounding the East Midlands Airport [Plate 7].

4.35 There is no evidence of any direct historical association between the Church and the Site, other than the EMG2 Main Site is wholly within the historic (pre-1933) parish of Diseworth (the parish was amalgamated with Long Whatton in 1933). It is clear, therefore, that this agricultural land (EMG2 Main Site) forms part of the setting to this historic agricultural settlement in which the Church sits and serves.

Summary

4.36 The Church of St Michael and All Angels is a heritage asset of very high, national significance. The asset's significance primarily derives from its historic medieval origins, the architectural and aesthetic interest of its fabric and form, and its historical association with the historic core of Diseworth (with the cemetery forming the asset's immediate setting).

4.37 The wider setting, of which the EMG2 Main Site is a small part, provides a secondary level of contribution to the asset's significance. Consequently, the Site, as a small part of the asset's wider historic agricultural, rural context, provides a low level of contribution to the asset's significance.

Diseworth Conservation Area

4.38 Diseworth Conservation Area was first designated February 1974. The Area was revised – extended – April 2021. The Diseworth Conservation Area Appraisal and Study was published April 2021. The Conservation Area Appraisal (CAA) sets out that the special character and appearance of the Area:

> '*is derived from the informal grouping of farmhouses, outbuildings and the former tied cottages along the curvatures of the principal streets. Although modern infill housing development has been undertaken, the overall pattern of the pre-enclosure settlement remains largely evident*'.

4.39 The CAA goes on to conclude that most properties in the Area are of two storeys in height though some farmhouses have three storeys. Consequently, the one landmark building is the Church of St Michael and All Angels, although the spire is only noted as standing out from within the Area from the west along New Hall Gate.

4.40 There are 22 listed buildings noted in the Conservation Area predominantly dating from the sixteenth to the eighteenth centuries and these largely display local vernacular building traditions.

The CAA also identifies nearly 50 '*Unlisted Buildings of Interest*'. Many of these building also reflect local vernacular traditions [Fig.1].

4.41 Excepting for the Church of St Michael and All Angels, the *c.*70 designated and non-designated historic buildings within the Area are largely subsumed within the enclosing, later built form of the village and, consequently, screened from the EMG2 Main Site. This is to such a degree that none of these individual historic buildings' significance is meaningfully legible from the Site and intervisibility with the EMG2 Main Site is profoundly limited.

4.42 This includes the Grade II listed, late seventeenth-century Old Hall Farmhouse at the junction of Grimes Gate and Hyam's Lane on the northern edge of the village. Its main and historic aspect is to the east onto Grimes Gate and the asset's northern, rear flank is largely screened from the Main Site by built form to the immediate east; a block of woodland to the north; some mature trees in surrounding hedgerows; and topography. Consequently, there is no meaningful legibility of this asset's significance from the EMG2 Main Site. Therefore, in this case, the individual historic buildings (excepting the Church) are appropriately dealt with in his document as a collective whole with the Conservation Area.

Setting

4.43 In terms of the Conservation Area's relationship with the surrounding landscape, therefore including consideration of the EMG2 Main Site, the CAA notes that:

> '*The location of the village within a shallow valley means that views out of the Area are restricted*. […] *The curvature of the principal streets also presents a further restriction to views out of the Area*'.

4.44 The CAA only notes good views southwards out of the Area to the surrounding countryside to the rear of properties on the southern side of Clements Gate over the Diseworth Brook and to include landscape beyond the parish of Diseworth. It is also noted that where views looking north are afforded from the countryside south of the village, the backdrop includes industrial structures and buildings associated with the East Midlands Airport, including the recently completed control tower, also beyond the historic parish of Diseworth.

4.45 While there is some legibility of Diseworth as an historic village (the roofscape of the historic core) from many parts of the EMG2 Main Site, this legibility is mainly signified by the landmark presence of the Church spire [Plate 6].

4.46 The CAA also notes the twentieth-century residential infills along the gate streets. It was published, however, before the more extensive back-land and rear residential development behind the eastern side of Grimes Gate. This includes, at the northern end, Old Hall Court [Plate 8]. This small residential estate is on the south side of Hyam's Lane at it enters Diseworth and screens the built heritage assets at Old Hall Farm, to the west, from the EMG2 Main Site. All the eastern back-lands to Grimes Gate to the south of Old Hall Court, excluding a small area adjacent to the cricket pavilion, have been infilled with recent residential development, including Cheslyn Court accessed from Grimes Gate and Diseworth Grange accessed off the north side of Clements Gate.

4.47 All these recent developments on the north-eastern side of the village fall within the boundary of the Conservation Area and are all likely to fall in the setting of numerous listed buildings in the village. All these recent developments strengthen the screening of the individual designated and non-designated built heritage assets within the Area from the EMG2 Main Site.

4.48 The CAA also makes further specific reference to Diseworth Conservation Area and its relationship with the surrounding landscape (including landscape beyond the parish of Diseworth), with the EMG2 Main Site noted in the Historic Landscape Characterisation, recorded in the HER, as '*Fields and Enclosed Land'* within the *'Langley Lowlands Landscape Character Area'*. The CAA notes that:

> *'The agricultural land surrounding the village with its straight field boundaries and surviving hedgerows appears essentially to reflect the landscape created by the enclosure of Diseworth*

Parish in 1794. Within this landscape, however, visual evidence of earlier farming methods remains in the form of medieval ridge and furrow ploughing patterns - the field areas immediately to the north of Hyam's Lane and to the north of Hallfield Farm [to the west of the village] *providing examples'.*

4.49 The referenced area of ridge and furrow is located in the north-western portion of the EMG2 Main Site. This is noted in the Archaeological Desk-based Assessment supporting the application as recorded in a LiDAR survey. The narrow form of the ridge and furrows strongly suggests a post-medieval date. This area of ridge and furrow was not visually apparent in the walk-over surveys; neither was it identified by the archaeological trial trenching programme carried out to model the EMG2 Main Site's archaeological potential. As such, these buried, residual features have no visual impact on the character and appearance of the Conservation Area; they are not legible from within the field and are similarly not legible from within Diseworth [see *EMG2 – Montage Views. View C - Now* provided as part of the LVIA].

Summary of Diseworth Conservation Area's Significance

4.50 Diseworth Conservation Area is a designated heritage asset of high, local significance. The character and appearance (significance) of the Area primarily relates to the relic medieval morphology of the four principal gate streets (set around the one landmark building of the Church of St Michael and All Angels); the *c.*70 designated and non-designated bult heritage assets, largely of local vernacular tradition, therein; and the enclosed, discrete nature of the Area. It is the historic morphology of the village and the associated historic buildings (their form, fabric, architectural and aesthetic value, and age) that provide the primary contribution to the asset's significance.

4.51 The Conservation Area's setting is formed by the open agricultural land within the shallow valley around the village, including extensive landscape beyond the parish of Diseworth This exhibits much of the late eighteenth-century landscape of enclosure with most of the related field boundaries surviving. The historic core of the village is largely discrete within this setting. There are few views available from within the Area to the surrounding landscape. No such views are noted in the CAA that include any part of the EMG2 Main Site or from the EMG2 Main Site into the Area.

4.52 However, the CAA does note an area of residual, buried ridge and furrow in the north-western part of the EMG2 Main Site. However, this element of the historic landscape around the village offers no contribution to the Conservation Area's character and appearance. Where the surrounding historic landscape surrounding the village does contribute positively to the Area's significance, albeit at a secondary level, this is in relation to the largely surviving later eighteenth-century morphology of the enclosed fields, of which the EMG2 Main Site forms a small part.

4.53 The EMG2 Main Site is wholly within the historic parish of Diseworth (amalgamated with Long Whatton Parish in 1933). The historic parish is *c.*8.08km^2 in area, while the EMG2 Main Site is *c.*1.016km^2 in area. As such, the EMG2 Main Site forms a small part of the historic former parish's area. However, the setting of Diseworth Conservation Area also extends to the open landscape beyond the historic former parish's boundaries, to the west and south of Diseworth.

4.54 Views of the Church's spire are largely available from most of the EMG2 Main Site excepting the far north-eastern field. The spire is largely legible as part of an historic church set in the centre of an historic village (though it is the spire that is the main signifier of Diseworth as an historic village in such views). The kinetic views of the spire and the roofscape of the historic core of the village, strengthen as one descends Hyam's Lane towards Diseworth from the higher part of the EMG2 Main Site [Plates 5&6].

4.55 The EMG2 Main Site is a small part of the Conservation Area's setting, which itself provides a secondary level of contribution to the asset's significance. Consequently, the EMG2 Main Site provides a low level of contribution to the character and appearance (the significance) of Diseworth Conservation Area.

Historic Landscape Characterisation

4.56 The EMG2 Main Site is recorded, in the Historic Landscape Characterisation referenced in the HER, as '*Fields and Enclosed Land'* within a part of the '*Langley Lowlands Landscape Character Area*'. The Diseworth Conservation Area Appraisal notes that:

> '*The agricultural land surrounding the village with its straight field boundaries and surviving hedgerows appears essentially to reflect the landscape created by the enclosure of Diseworth Parish in 1794. Within this landscape, however, visual evidence of earlier farming methods remains in the form of medieval ridge and furrow ploughing patterns*'.

4.57 The referenced area of ridge and furrow is located in the north-western portion of the EMG2 Main Site. This is noted in the Archaeological Desk-based Assessment supporting the application recorded in LiDAR data. This area of residual, buried ridge and furrow, likely of a post-medieval date, was not found to be visually apparent in the walk-over surveys and, therefore, illegible from Diseworth and the Conservation Area.

EMG1 Works

Church of St Andrew

4.58 The Church of St Andrew [NHLE:1084364] [Plate 10] is located c.1.32km to the east of the EMG1 Works [Fig.1]. It is positioned within the historic core of the town of Kegworth, on the west side of the River Soar, in a relatively elevated position. Its spire is visible in glimpsed views across the EMG1 Works from some positions on top of the landscape bund to the northwest of the EMG1 Works [Plate 11]. The Church was designated December 1962 at Grade II*. The listing citation notes that it is a:

> *'Parish church. Lower part of tower is C13, remainder of church all C14 and C15 clerestory. Restored 1859-60 by Joseph Mitchell of Sheffield. Further restoration to tower and spire 1875 and 1886. Ashlar, with lead roofs. Cruciform plan with west tower, aisled nave, and contemporary vestry to north of chancel. Fine large building in Decorated style, with moulded plinth and sill strings, battlemented parapets, off-set buttresses, and large arched windows with restored reticulated tracery. Earlier west tower is of 4 stages with chamfered lancets to 2 lower stages, and C13 2-light openings with colonnette mullions to third stage. New bell-chamber added C14 with 2-light traceried openings, embattled parapet, and fine octagonal spire. Spire has 2 tiers of lucarnes. C19-C20 door with Caernarvon arch inserted into south side of tower. Nave has C15 clerestory with 6 bays of rectangular 3-light windows, all with ogee tracery. Remainder of church is in Decorated style* […]'.

Significance of the Church of St Andrew

4.59 The Church of St Andrew is a heritage asset of particularly high, national significance. This is reflected in its statutory designation as a Grade II* listed building. This marks the Church as being within the top 7% of England's most significant historic buildings.

4.60 The architectural value of the Church is particularly high. This arises from its medieval fabric, and the decorative features and monuments in the interior of the Church. The Church also holds high historic value. The Church is the historic parish church to a medieval town and is probably the site of a Saxon precursor. The town of Kegworth is associated with the last Saxon king. The current Church includes later medieval and nineteenth-century modifications.

4.61 The Church holds group value with the non-designated monuments in the Church's cemetery and the cemetery itself. There is group value too with heritage assets in the historic core of Kegworth, particularly the adjacent, to the south, medieval former market site.

Setting

4.62 The immediate setting of the asset comprises its cemetery (group value of associated monuments is noted above) and the former adjacent historic marketplace. These elements of setting have a significant contribution to the asset's significance.

4.63 The wider setting, due to the Church's relatively elevated position above the River Soar with its enclosure by the built form of the town of Kegworth and rising ground to the east, mainly extends to the northeast, east and southeast, comprising the river valley and the largely open countryside to the east of the town. The Church's spire is a notable landmark from most of these areas. There are no direct meaningful views of the Church from any part of the Site. There are some limited views of the spire in views across the EMG1 Works from parts of the landscape bund to the northwest of the EMG1 Works. In these views the asset is legible as an historic place of worship of no later than a nineteenth-century date, at the centre of and serving Kegworth [see *visualisation photo-viewpoint EMG1 – 29 existing view* provided as part of the LVIA].

4.64 There is no evidence of any historical association between the Church and the EMG1 Works.

Summary

4.65 The Church of St Andrew is a heritage asset of particularly high, national significance. The asset's significance primarily relates to its medieval and nineteenth-century fabric and form, including internal features and monuments. There is group value with its cemetery and the monuments therein. Further group value is derived from the historic core of Kegworth and particularly the adjacent historic market site. It is also the historic parish church to a town associated with the last Saxon king.

4.66 The immediate setting, the cemetery, the monuments therein and the likely site of its Saxon precursor also provide a significant level of contribution to the asset's significance. The EMG1 Works forms a very tiny part of the asset's large wider setting, which is predominantly made up of the open countryside to the east and the valley of the River Soar. Consequently, the Site offers no meaningful contribution to the asset's significance. It is not proposed to further consider the Church of St Andrew further given that it is unlikely that the EMG1 Works can have no meaningful impact on the asset's significance. This will be confirmed once finalised landscape and visual impact information has been provided.

Highway Works

4.67 There are no built heritage assets that will have their significance affected by the Highway Works.

5 PROPOSALS AND ASSESSMENT OF IMPACT

Introduction

5.1 The following section provides an assessment of the potential impacts on the built heritage assets identified above, namely the Grade II* listed Church of St Michael and All Angels and Diseworth Conservation Area, arising from the proposed development of the Site, as set out in the DCO and MCO applications (particularly within the Design Approach Document and the Planning Statement) and the EIA.

Proposals

5.2 It is proposed to develop the site for commercial purposes, facilitating the construction of multiple large-scale industrial and distribution centres, with associated access, parking, and landscaping. The proposed second phase to EMG1 (EMG2) comprises three interrelated component parts as follows:

- **EMG2 Main Site** – A new multi-unit logistics/industrial development located south of the East Midlands Airport and the A453, and west of the M1 motorway. This part of the site falls within the 'East Midlands Airport and Gateway Industrial Cluster' (EMAGIC) site, which forms part of the East Midlands Freeport designated by the Government in 2022;
- **Highway Works** - Works to the highway network including significant improvements at Junction 24 of the M1 (referred to as J24 Improvements) and the road network interacting with that junction; and
- **EMG1 Works** - Additional warehousing on Plot 16 together with works to increase the permitted height of the cranes at the rail-freight terminal, improvements to the public transport interchange and site management building.

5.3 In the regards to the EMG2 Works, the Parameters Plan shows the proposed position of the development zones, including the HGV parking area and bus interchange, the proposed access and main internal estate roads, position of the principal drainage infrastructure, structural landscaping, biodiversity enhancement areas and the approx. 13ha Community Park. Likewise for the MCO Scheme, the Parameters Plan shows the proposed position of the development zones, the proposed access, position of the principal drainage infrastructure, structural landscaping and biodiversity enhancement areas. In addition, these Parameters Plans establishes overall building heights. The respective Illustrative Masterplans for the EMG2 Works and MCO Scheme demonstrates how the core development zones could be developed within the scope of the principles established by the Parameters Plans.

5.4 The EMG2 Works will involve the construction of a new arm off the Hunter Road roundabout from the A453, with a new internal spine road running north to south to serve the proposed development plots. The proposals include the provision of structural landscaping including the retention and enhancement of existing landscaping areas along the EMG2 Works' site boundary. The proposals also include for the provision of a significant new landscaped buffer along the EMG2 Works' western perimeter including a significant area designated for a Community Park. The proposals will also retain and enhance the existing hedgerow along Hyam's Lane. The proposed structural landscaping areas will provide a strong landscaped edge to the development offering ecological benefits and visual impact mitigation, whilst also creating an attractive setting to the new buildings at the business park.

Assessment of Impact

5.5 The proposed EMG2 Works will alter some views from and to the built heritage assets identified above, namely that of the Church of St Mary and All Angels, and has the potential to change an element of the wider setting of the Diseworth Conservation Area and that of the Church. The visual impact of the proposals has been assessed through a number of Site walk-over surveys and through the production of photomontages [set out in the LVIA]. The verified viewpoints and associated montages have been used to inform the assessment of impact provided below. In addition, the applicant's Lighting Assessment, and Noise and Vibration Assessment have also been reviewed in consideration of potential impacts on the built historic environment.

5.6 It should also be noted that while the EMG2 Main Site is currently in agricultural use, and forms part of the rural setting of the identified built heritage assets, some of the built form associated with East Midlands Airport forms the skyline backdrop to the EMG2 Main Site in views from the southwest and south, including from and, particularly, across Diseworth [see *visualisation photo-viewpoint EMG2 – 21 & 9 existing view* provided as part of the LVIA]. The proposed development will, therefore, be experienced within this context.

5.7 In summary, the EMG2 Project will only cause impacts to the historic built environment in terms of where it is applied to the EMG2 Main Site. This is set out in detail below. It is concluded in this assessment that the EMG2 Project will have no impact on the historic built environment where it applies to the EMG1 Works and the Highway Works.

Lighting Assessment

5.8 The Lighting Assessment study area extends 4km from a point at the centre of the EMG2 Main Site and includes Diseworth as one of the receptors. The Assessment describes the baseline of the EMG2 Main Site and surrounding area as a lighting environment of low district brightness ["E2"] associated with sparsely inhabited rural areas, villages or relatively dark outer suburban locations [ES **Table 11.8** in **Chapter 11: Lighting (Document DCO 6.11/MCO 6.11)**].

5.9 Furthermore, it is noted that there is a large volume of existing artificial lighting in the surrounding area, but this is primarily concentrated on the East Midland Airport, its associated infrastructure and the highway network. This existing lighting is visible across the landscape and is affecting the district brightness of the surrounding area.

5.10 Embedded lighting mitigation measures for the EMG2 Main Site [set out in ES **Table 11.20** in **Chapter 11: Lighting (Document DCO 6.11/MCO 6.11)**] include restricting upward lighting; back-light shielding; using minimum practical mounting heights; use of lowest task-applicable lighting levels; and a green buffer zone.

5.11 The area of the EMG2 Main Site close to Diseworth is proposed as open land/landscaping areas and landscape screen bunding. These areas are not likely to require night working, so construction lighting will not be used close to Diseworth. Consequently, effects of lighting on Diseworth during construction will not alter the lighting baseline, and the mitigation [ES **Table 11.20** & **Appendix 6.11A** in **Chapter 11: Lighting (Document DCO 6.11/MCO 6.11)**] will ensure this is the case by requiring lighting to be aimed away from Diseworth. It is likely that properties in Diseworth will experience an increase in the visibility of lighting in the landscape during construction, but the effects of this will be reduced by the embedded mitigation and consequently described as a slight effect [ES **Table 11.22** in **Chapter 11: Lighting (Document DCO 6.11/MCO 6.11)**].

5.12 The illuminance levels reaching Diseworth from the proposed EMG2 Main Site lighting reaches a maximum of 0.01 Lux. This is significantly lower than the post-curfew E2 environment zone limit. It will not result in a change in the lighting baseline. Several dwellings within Diseworth will have views of the proposed lighting for the EMG2 Main Site. Such views of the EMG2 Main Site will be reduced by the proposed landscape screening and the retained and improved green space in the west of the EMG2 Main Site [ES **Table 11.26** & **Appendix 6.11D** in **Chapter 11: Lighting**

(Document DCO 6.11/MCO 6.11)]. The significance of this effect on Diseworth is described in the Lighting Assessment as slight [ES **Table 11.27** in **Chapter 11: Lighting (Document DCO 6.11/MCO 6.11)**].

Noise and Vibration Assessment

5.13 The Noise and Vibration Assessment is primarily focussed, in terms of traffic, on the EMG2 Main Site's access roads and service yards. The effects of proposed fixed plant, such as ventilation, cooling and heating, has also been considered. Receptors for the assessment include residences in Langley Close; Old Hall Court; and Grimes Gate, all within Diseworth. Firstly, the assessment concludes that potential noise and vibration impacts will be derived from on-site noise and on-site fixed plant.

5.14 Regarding the potential generation of ground-borne vibration, it is possible that there may be some associated effects during construction. The EMG2 Main Site is primarily associated with logistics facilities, which do not typically involve activities that will produce any significant levels of ground-borne vibration, although there is also provision for some general industrial uses. However, the nearest potential receptors (homes in Diseworth) are at least 180m away (the Conservation Area is *c*.215m and the Church *c*.460m at their nearest to potential sources of vibration). At these distances, no significant effects from ground-borne vibration can be expected.

5.15 Construction-related traffic will have no effect on the residential receptors in Diseworth [ES **Table 7.18** in **Chapter 7: Noise and Vibration (Document DCO 6.7/MCO 6.7)**] and wider construction activities too will have no effect on the identified Diseworth receptors [ES **Table 7.21** in **Chapter 7: Noise and Vibration (Document DCO 6.7/MCO 6.7)**].

5.16 The baseline findings for the south-western part of the EMG2 Main Site recorded road traffic noise on the A42, M1 and from Clements Gate. There was occasional aircraft noise. The conclusions took into account the presence of the landscape bunds. The assessment concluded that there would be no 'significant effect' on the receptors assessed in Diseworth in regard to noise and vibration [see ES **Table 7.23** in **Chapter 7: Noise and Vibration (Document DCO 6.7/MCO 6.7)**].

Landscape and Visual Impact Assessment

5.17 The Landscape and Visual Impact Assessment selected viewpoints and photomontage/ visualisation locations with consideration of built heritage receptors [Figure 10b.xi]. It is assessed that the EMG2 Main Site falls within an area of *Wooded Village Farmlands* landscape character. The Assessment identifies residents of Diseworth among the noted receptors of landscape and change to that landscape.

5.18 The construction landscape effect of the EMG2 Main Site works is concluded to arise from the progressive removal of existing landscape features and planting and from the consequential changes to the character of the landscape. This will include from the changes arising from the earthworks strategy and the formation of the development plateaus and perimeter mounding (predominantly to the northeast and east of Diseworth) and from the progressive and increased presence of the proposed large-scale buildings and associated infrastructure as this is developed. The Assessments concludes that the EMG2 Main Site construction works will have a minor adverse effect on the identified receptors.

5.19 Specifically, for Diseworth, the Assessment concludes that for those properties on the edge of the settlement (some outside of the Conservation Area) the construction visual effect is concluded to be major adverse for those residences with a clear view of the EMG2 Main Site. However, it should also be noted that from the majority of properties within the village and from the majority of the streets within the settlement there will be no views towards the construction, due principally to Diseworth's relative low-lying position, the landform variations and the intervening properties, buildings and planting within the settlement itself.

5.20 In terms of the completed EMG2 Main Site development, the Assessment concludes that the setting back of the built development area from Diseworth, beyond a broad landscape area will also assist in limiting to some degree the impact of the completed development on the character of this settlement and the lower lying land to the south and west of the Site. The extensive native woodland, trees and other habitat proposals, allied with the outer 'mitigation mounding' will further assist in limiting to some degree the influence of the proposals on the local landscape. This will be increasingly the position as the planting and habitats mature and are managed over time.

5.21 Where the proposals are visible for residents on the north-eastern side of Diseworth, the proposed buildings will be seen set back (*c.* 200m – 450m+) and beyond existing intervening fields and landscape proposals incorporated as part of the proposed EMG2 development. The lower parts of the proposed buildings and the active building surrounds (including parking and service yards) will be effectively mitigated and screened from these properties by the outer mounding and landscape proposals [10.5.79].

5.22 Landscape mitigation measures in the EMG2 Main Site that will help screen the built development from Diseworth Conservation Area and listed buildings therein include:

- A mix of new native woodland, trees, hedgerows, scrub and open conservation grassland habitats, extending around the entire built development area. This will encompass a broad landscape swathe around the west and south of the site, with four fields in the west retained free of any buildings and mounding;
- The creation of a Community Park and publicly accessible landscape across the western part of the Site, as part of the multi-use of this GI area, with the potential for informal activities and uses; and
- Perimeter mitigation mounding extending principally around the western and southern sides of the proposed development area. This will include new woodland, scrub and other planting. This proposed mounding and planting will provide mitigation and visual filtering and screening to views predominantly from Diseworth and other visual receptors to the west and south of the Site.

5.23 The Assessment concludes that the influence of the proposed development upon the surrounding landscape will reduce gradually over time with the maturing of the woodland, trees and other planting proposals, yet it will inevitably remain a strong influence over its immediate landscape context. The residual landscape effect of the proposed EMG2 Main Site development after 15 years on the Site and its immediate context will be Moderate/ Major Adverse. At the broader geographic scale, the residual landscape effect upon the relevant published landscape character areas or types will be Minor Adverse.

Built Heritage Assessment of Impact

Church of St Michael and All Angels

5.24 The Church of St Michael and All Angels, designated at Grade II*, is a heritage asset of very high, national significance. The asset's significance primarily derives from its historic medieval origins, the architectural and aesthetic interest of its fabric and form, and its historical association with the historic core of Diseworth. The wider setting, of which the EMG2 Main Site is a small part, provides a secondary level of contribution to the asset's significance. Consequently, the EMG2 Main Site, as a small part of the asset's wider setting, provides a low level of contribution to the asset's significance.

5.25 The impact of the EMG2 Works on the significance of the Church of St Michael and All Angels will include changes to views of the Church from within the EMG2 Main Site and to longer-distance views from the surrounding landscape. As discussed above, there are views of the spire from parts of the EMG2 Main Site, with the broach spire forming a local landmark. The proposals will remove

or alter these views, with the introduction of large-scale built form, bunding and structural landscaping. Associated lighting, noise and vibration caused through the EMG2 Main Site's operation will also potentially have an impact on the Church's significance. This will diminish some of the existing rural setting of the listed building and reduce the ability to appreciate its architectural interest from some parts of the EMG2 Main Site and from within some of the wider surrounds.

5.26 The EMG2 Works visual impact will be reduced by the retention of Hyam's Lane; the use of a buffer to built form along the western side of the EMG2 Main Site; and the associated planting (together the 'Community Park') which will retain some sense of rurality within the EMG2 Main Site and the sequential, kinetic views of the Church when approaching it from the north-east.

5.27 The proposals will also affect views of the spire within longer views from the west of Diseworth [Plate 7] [see *visualisation photo-viewpoint EMG2 – 21 & 9 existing view* provided as part of the LVIA]. This will alter the current visual backdrop to the listed building and remove some of the existing rural context provided here. A degree of the landmark status of the building will be reduced and partly obscured by the development beyond.

5.28 No significant level of harm will be derived from noise, vibration and lighting associated with EMG2 Main Site's construction and associated traffic to the significance of the Church of St Michael and All Angels.

5.29 The proposals will have an effect on the architectural and historic interest of the listed building through the reduction in views of it within a rural setting; the change in land use and character within the EMG2 Main Site; and the alteration of some long-distance views which will, to a degree, diminish its landmark status. This will give rise to less than substantial harm to the significance of the listed building, which is likely to represent a medium level of less than substantial harm.

Diseworth Conservation Area

5.30 Diseworth Conservation Area is a designated heritage asset of high local significance. The character and appearance (significance) of the Area is primarily derived from the relic historic morphology of the village and historic buildings therein (their form, fabric, architectural and aesthetic value, and age). The EMG2 Main Site is a small part of the Conservation Area's setting (and a small part of the historic former parish of Diseworth), which itself, as a whole, provides a secondary level of contribution to the asset's significance. Consequently, the EMG2 Main Site provides a low level of contribution to the significance of Diseworth Conservation Area.

5.31 The impact of the proposed development scheme on the significance of Diseworth Conservation Area will include some changes to the rural approach to the Conservation Area from the northeast, beyond the recent development at its eastern edge, and changes in views from and to the Conservation Area and from parts of the wider landscape.

5.32 The proposed EMG2 Works will alter one element of the Conservation Area's rural setting, which reflects its historic development as a rural settlement previously dependent primarily on an agricultural economy. This will be apparent on approaches into the Conservation Area but will not be visible in most views from within or beyond the Conservation Area. As discussed above, the valley setting of the Conservation Area and the Area's dense built envelope means that the majority of it is obscured in views from the surrounding landscape. There is no appreciation of the morphology or architectural interest of the Area from these views as a result, with only the presence of the spire of the Church of St Michael the only built heritage asset (listed buildings and non-designated built heritage assets) indicating a meaningful presence of an historic settlement.

5.33 No significant level of harm will be derived from noise, vibration and lighting associated with EMG2 Main Site's construction and associated traffic to the significance (the character and appearance) of Diseworth Conservation Area.

5.34 The proposed EMG2 Works will, therefore, affect the wider rural setting of the Conservation Area, but this will have a limited impact on important views of and into the Area and will not affect its

character and appearance, or the ability to appreciate this from within the Area of most of its hinterland. The proposed development represents a low level of less than substantial harm to the character and appearance (significance) of the Conservation Area through the further alteration of a portion of its rural setting within a part of the EMG2 Main Site, which will diminish something of its historic interest.

6 CONCLUSION

6.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services, a Tetra Tech company, on behalf of SEGRO Properties Ltd and SEGRO (EMG) Ltd in order to assess the potential impact arising on the historic built environment by the proposed EMG2 Project. The proposed development is located at land west of junctions 23a and 24 of the M1, Leicestershire. The Site has three elements:

- **EMG2 Main Site** – A new multi-unit logistics/industrial development located south of the East Midlands Airport and the A453, and west of the M1 motorway. This part of the site falls within the 'East Midlands Airport and Gateway Industrial Cluster' (EMAGIC) site, which forms part of the East Midlands Freeport designated by the Government in 2022;
- **Highway Works** - Works to the highway network including significant improvements at Junction 24 of the M1 (referred to as J24 Improvements) and the road network interacting with that junction; and
- **EMG1 Works** - Additional warehousing on Plot 16 together with works to increase the permitted height of the cranes at the rail-freight terminal, improvements to the public transport interchange and site management building.

The Built Heritage Statement is provided to support a DCO application and provides the baseline to an Environmental Statement.

6.2 The EMG2 Project will only cause impacts to the historic built environment in terms of where it is applied to the EMG2 Main Site. It is concluded that the EMG2 Project will have no impact on the historic built environment where it applies to the EMG1 Works and the Highway Works.

6.3 The Site includes no designated or non-designated built heritage assets. However, parts of the Site potentially fall within the setting of a number of listed buildings (including two designated at Grade II* and one at Grade I) and two conservation areas (at Diseworth and Lockington). There is consequently a requirement, set out under paragraph 207 of the NPPF, for an applicant to identify these heritage assets and describe their significance, with consideration given to any contribution made by their settings. This report subsequently provides an appraisal of the EMG2 Project, before assessing how and to what extent the proposals will likely affect the significance of the identified built heritage assets.

6.4 This assessment is executed with suitable regard to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, the Levelling Up and Regeneration Act 2023, and both relevant national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. Information, including from the relevant conservation area appraisals, for the identified built heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research; a series of walkover surveys of the Site and publicly accessible locations in the surrounding area; map and archives studies; and the application of professional judgement.

6.5 This Built Heritage Statement identifies that the EMG2 Works has the potential to affect the significance of only two designated built heritage assets: the Grade II* listed Church of St Michael and All Angels, and Diseworth Conservation Area. The significance of no other built heritage asset will be affected by the proposed EMG2 Project development. Consequently, it is only parts of the EMG2 Project as applied to EMG2 Main Site that will specifically have any impact on the significance of any element of the Historic Built Environment.

6.6 This Built Heritage Statement concludes that the development of the EMG2 Works will likely result in a medium level of less than substantial harm to the significance of the Grade II* listed Church of St Michael and All Angels and a low level of less than substantial harm to the significance of Diseworth Conservation Area resulting from development within the setting of these heritage

assets. In both cases, any such impacts have been minimised by the introduction of landscaping, including bunding and new planting; the retention of historic landscape features (together the 'Community Park'); and consideration of the siting of the proposed units, including build heights and massing.

6.7 The identified levels of harm, within the spectrum of less than substantial harm, to the identified designated assets' significance needs to be afforded great weight and weighed with the public benefits of the proposal, as set out in paragraph 215 of the NPPF. This paragraph does not direct the decision maker to refuse an application causing less than substantial harm, unlike with paragraph 214 covering cases of substantial harm. The decision maker will need to carry out the statutory test. That is, to consider keeping the significance of the two identified designated built heritage assets' significance from any level of harm. The identified levels of harm to the assets' significance will also need to be seen to be clearly and convincingly justified by the identified public benefits of the EMG2 Project.

6.8 The planning statement submitted with the DCO/MCO application sets out that the public benefits of the EMG2 Project will outweigh the harms identified to the significance of the Church of St Michael and All Angels and that (the character and appearance) of Diseworth Conservation Area. The planning statement also sets out a clear and convincing justification of that harm that flows from the outcome of that weighing exercise. As such, there can be no material objection to the development proposals set out in the submitted DCO/MCO application in relation to built heritage matters.

APPENDICES

Appendix 1: Bibliography

Websites

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PLATES

Plate 1: Church of St Mary and St Hardulph, Breedon-on-the-Hill viewed from the north-western portion of the EMG2 Main Site with housing on the north end of Grimes Gate, Diseworth in the foreground.

Plate 2: Church of St Mary and St Hardulph, Breedon-on-the-Hill.

Plate 3: View northeast from the Church of St Mary and St Hardulph showing the western end of the East Midland Airport and Donnington Park with the Ratcliffe-on-Soar power station behind.

Plate 4: View of the Church of St Michael and All Angels from the north (Grimes Gate within Diseworth).

Plate 5: View of the spire of the Church of St Michael and All Angels from an upper part of Hyam's Lane.

Plate 6: View of the spire of the Church of St Michael and All Angels from the south-western edge of the EMG2 Main Site.

Plate 7: View from the southwest of Diseworth showing the EMG2 Main Site with a backdrop of built form at the eastern end of the East Midlands Airport.

Plate 8: View of new residential development at Old Hall Court, at the northern end of Diseworth, from Hyam's Lane.

Plate 9: Church of St Nicholas, Lockington.

Plate 10: Church of St Andrew, Kegworth

Plate 11: View of tower and spire of Church of St Andrew, Kegworth from bund to northwest of EMG1 Works.

FIGURES

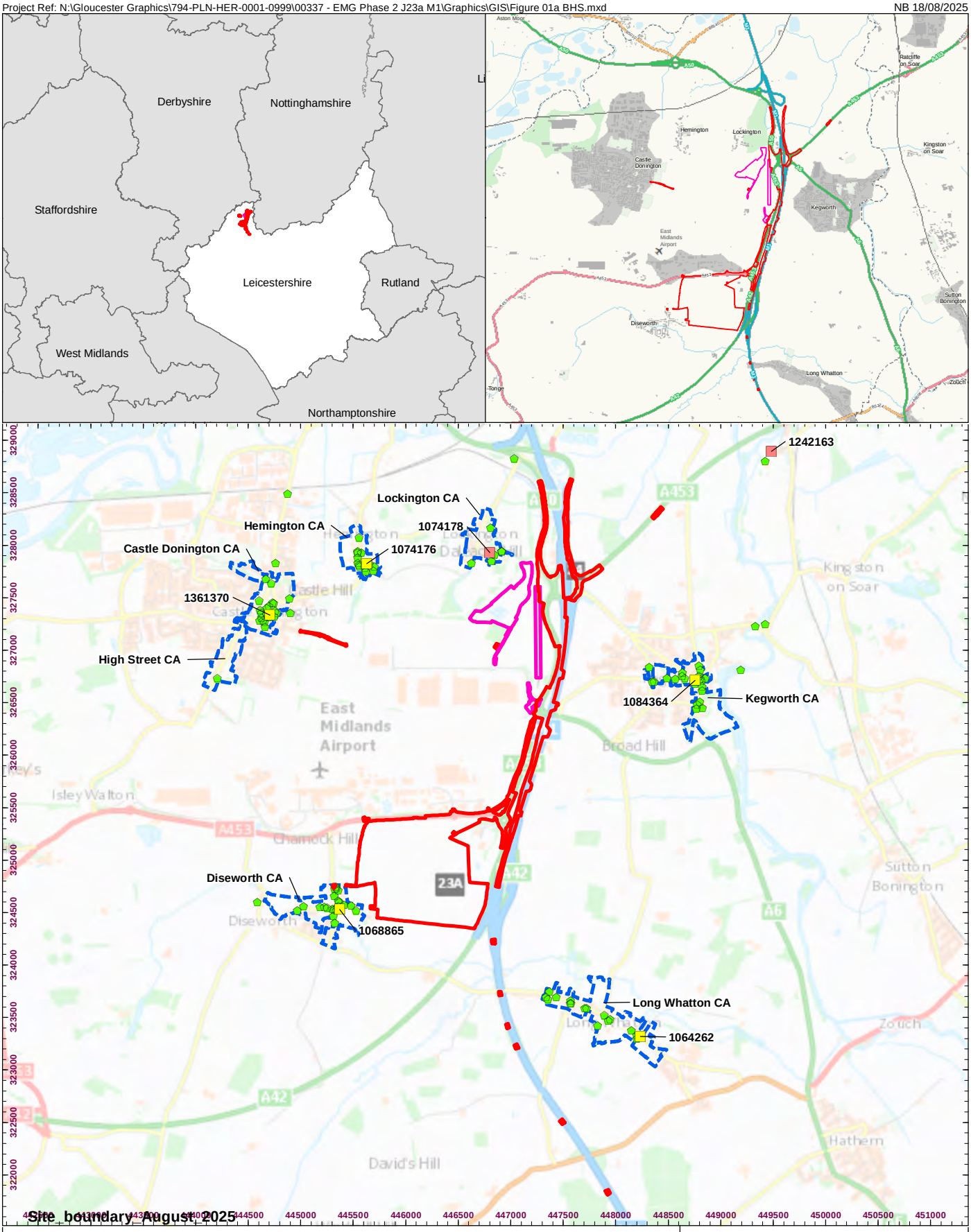

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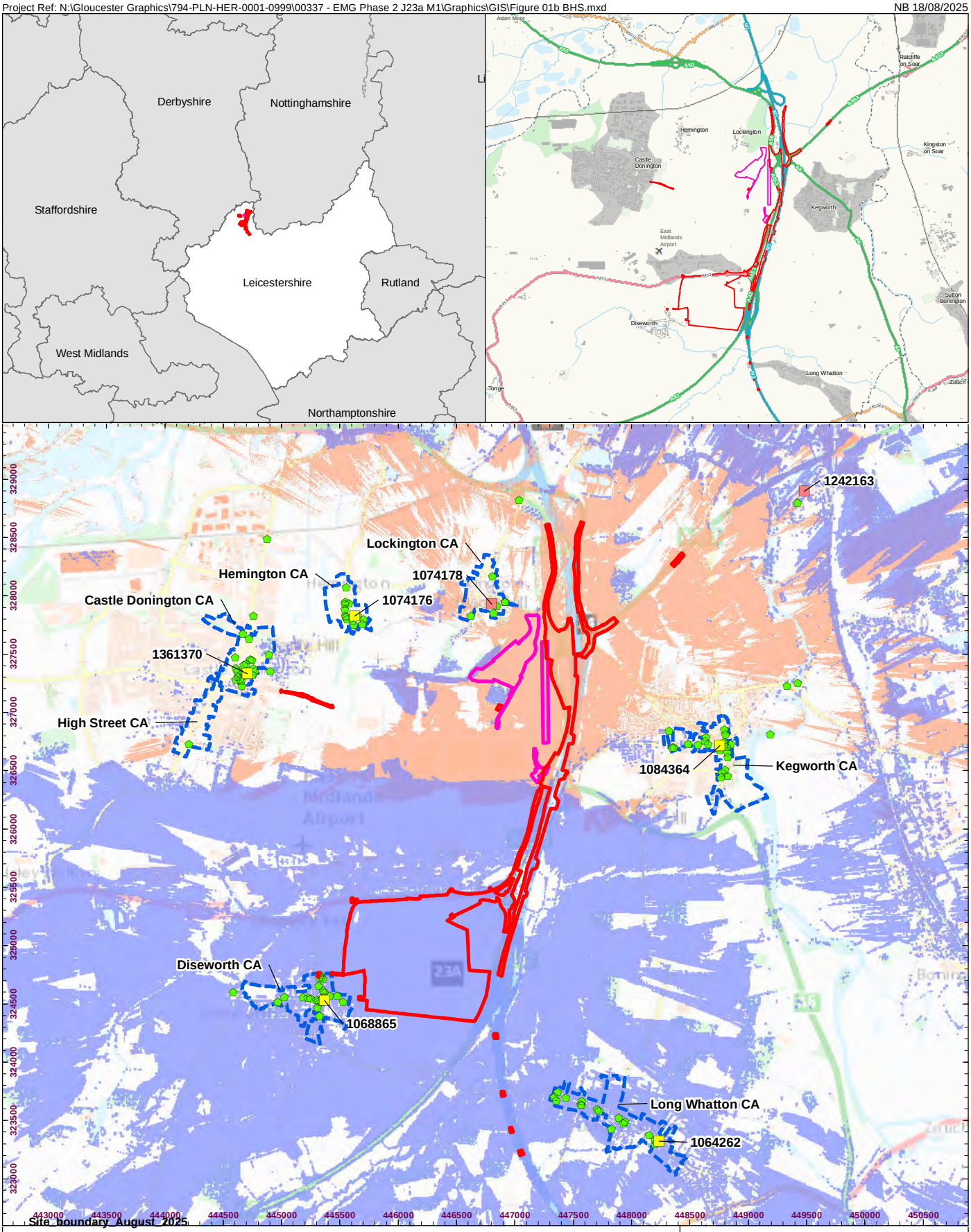
Figure 1a

Site Location and Built Heritage Assets



Site_boundary_August_2025

Layer

- EMG1 MCO Order Limits
- EMG2 DCO Order Limits
- Conservation Areas

Listed Buildings

- Grade I
- Grade II*
- Grade II

ZTV Plot 16 and Gantry Cranes

- ZTV Plot 16 and Gantry Cranes

ZTV EMG2

- ZTV EMG2

N

0 500 1,000 m

Scale at A4: 1:45,000

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Figure 1b

Site Location and Built Heritage Assets overlaid with ZTV

AC 18/08/2025

Legend

- EMG1 MCO Order Limits
- EMG2 DCO Order Limits
- 2km Search Radius

Non-designated Heritage Assets:

HER Records Points

- Monuments
- Findspots
- Buildings

HER Records Lines

- Monuments

HER Records Polygons

- Monuments
- Buildings

N

0 250 500m

Scale at A3: 1:28,000

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Figure 2

Summary of heritage assets (Leicestershire HER)

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Project Ref: N:\Gloucester Graphics\794-PLN-HER-0001-0999\00337 - EMG Phase 2 J23a M1\Graphics\GIS\Figure 02 BHS Mon.mxd

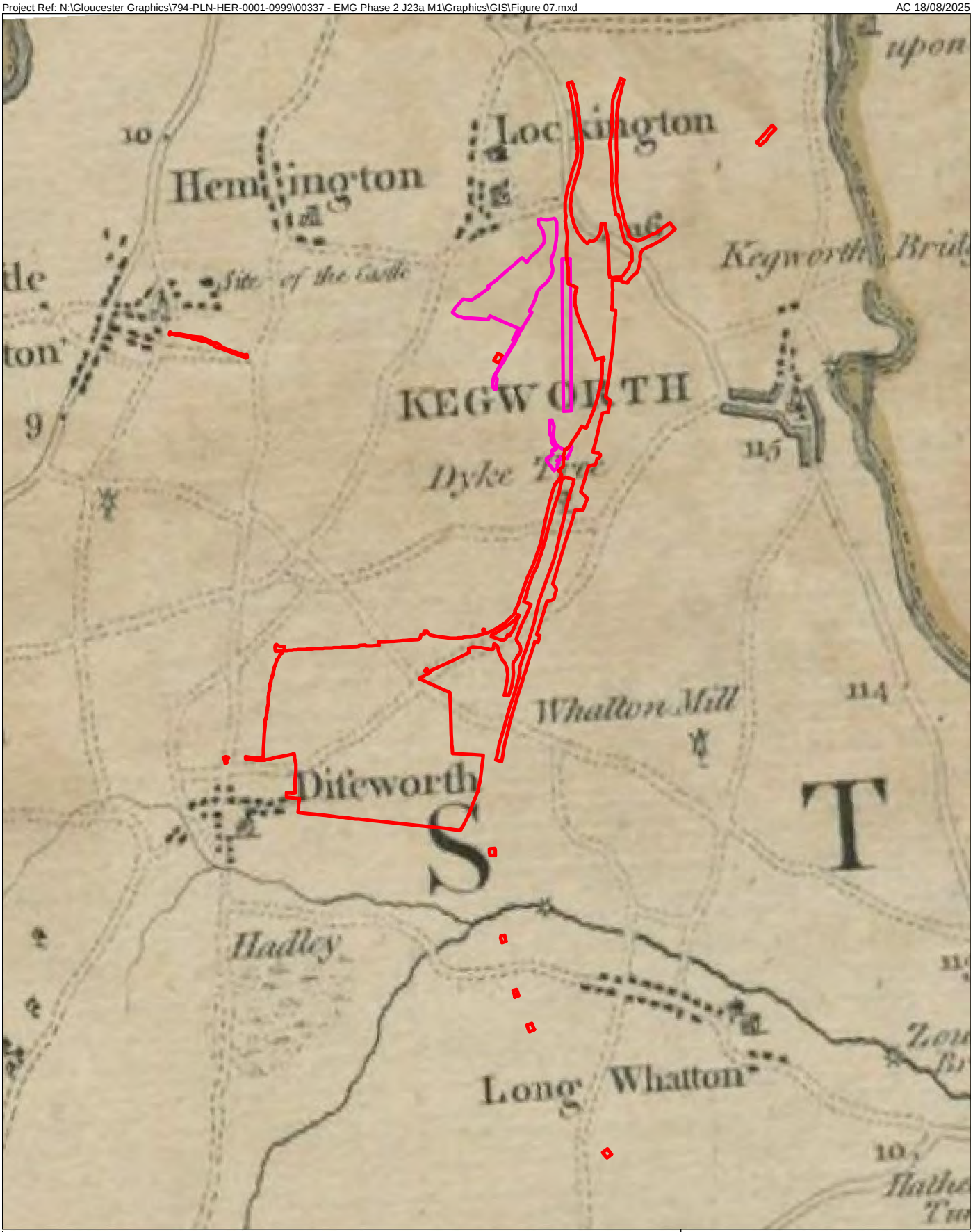

Figure 3

1779 Prior Map of Leicestershire

EMG1 MCO ORDER LIMITS (approx.)

EMG2 DCO ORDER LIMITS (approx.)

N

0 100 200 300m

Scale at A4: 1:10,000 (approximately)

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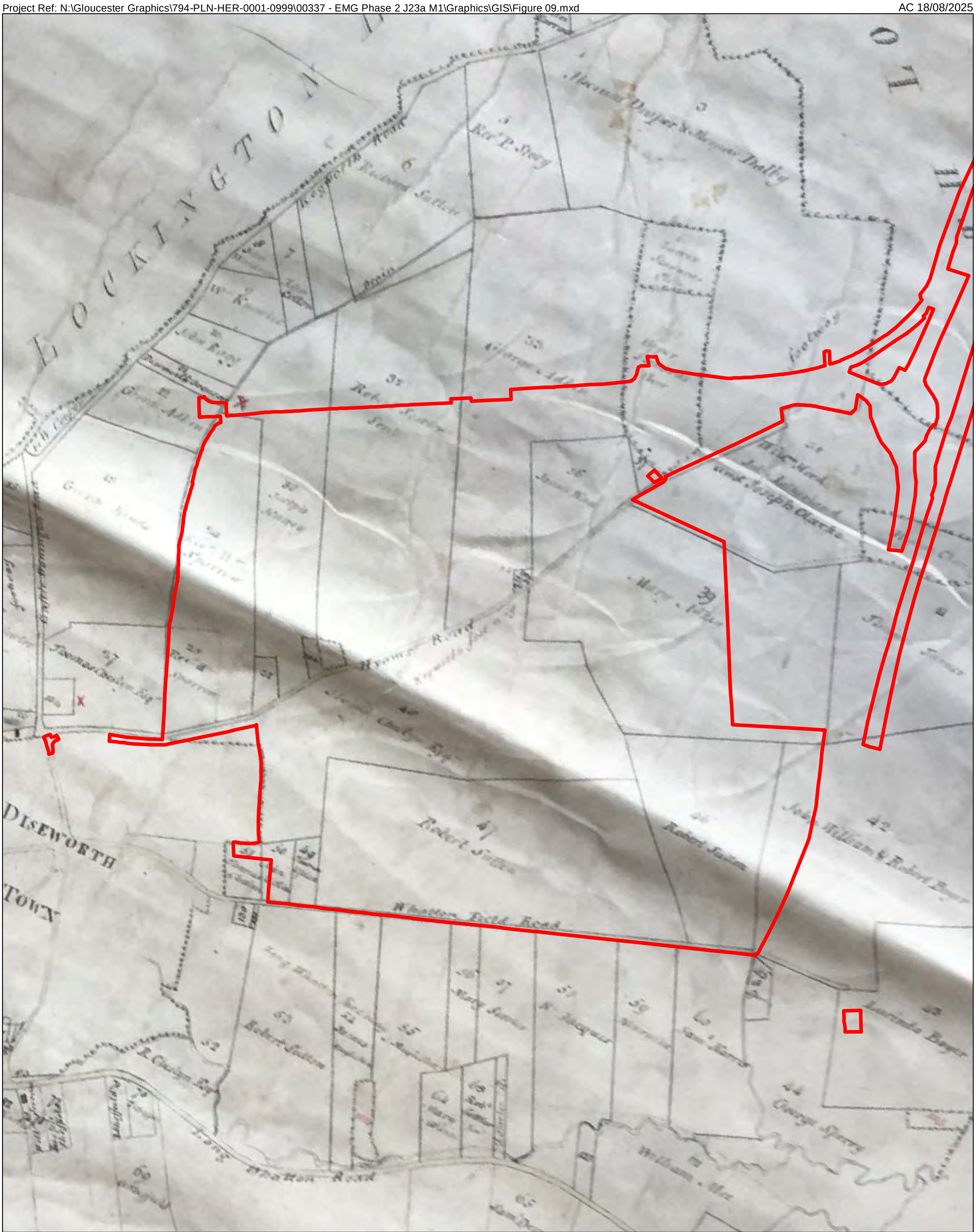
Figure 4

1779 Lockington Enclosure Map



EMG2 DCO ORDER LIMITS (approximate)

N

0 100 200 300 m

Scale at A4: 1:10,000 (approximately)

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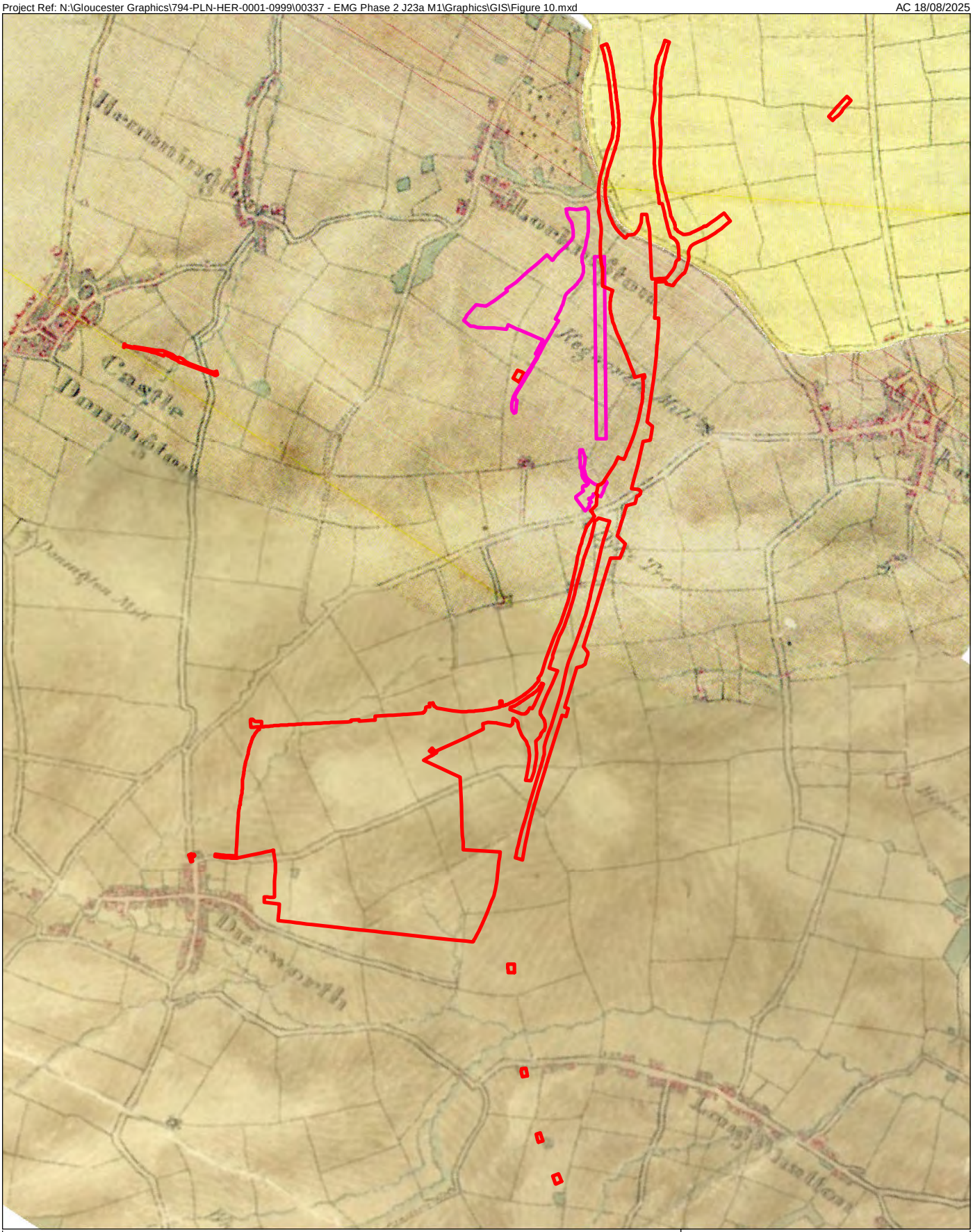
Figure 5

1796 Diseworth Enclosure Map



EMG1 MCO ORDER LIMITS (approx.)

EMG2 DCO ORDER LIMITS (approx.)

N

0 250 500 750 m

Scale at A4: 1:25,000 (approximately)

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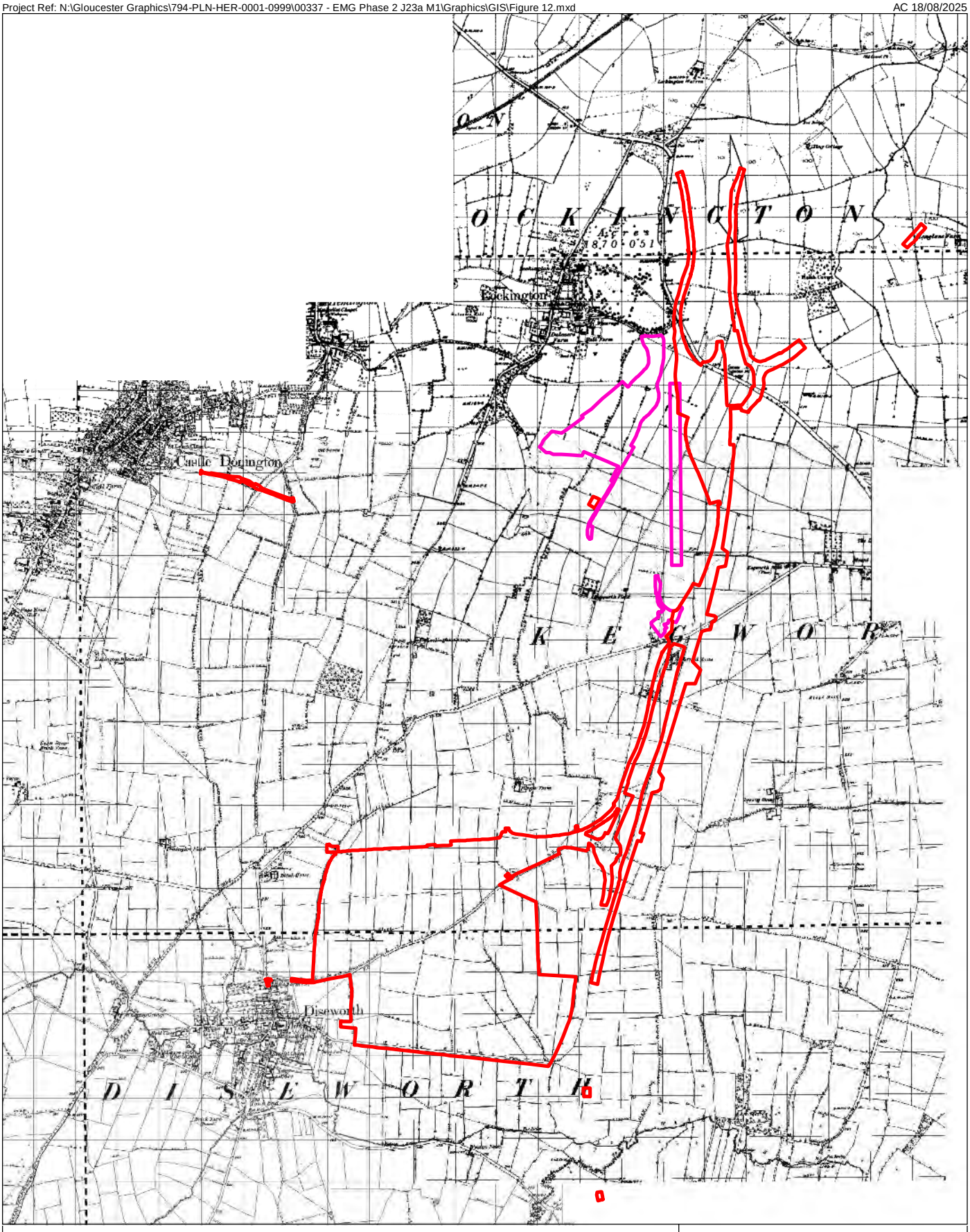
Figure 6

1815 Ordnance Survey Drawing



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750m

Scale at A4: 1:25,000

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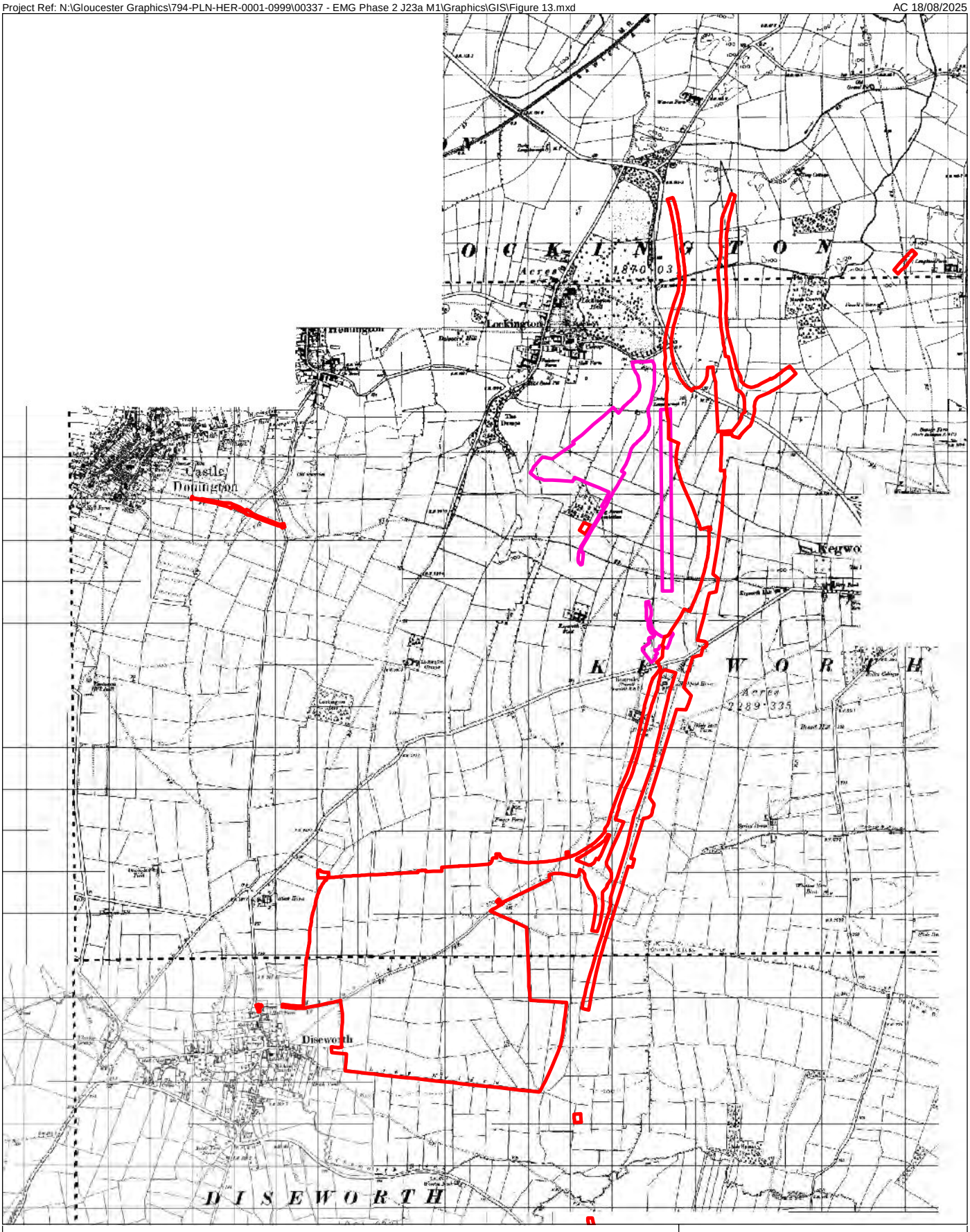
Figure 7

1883-87 Ordnance Survey Map



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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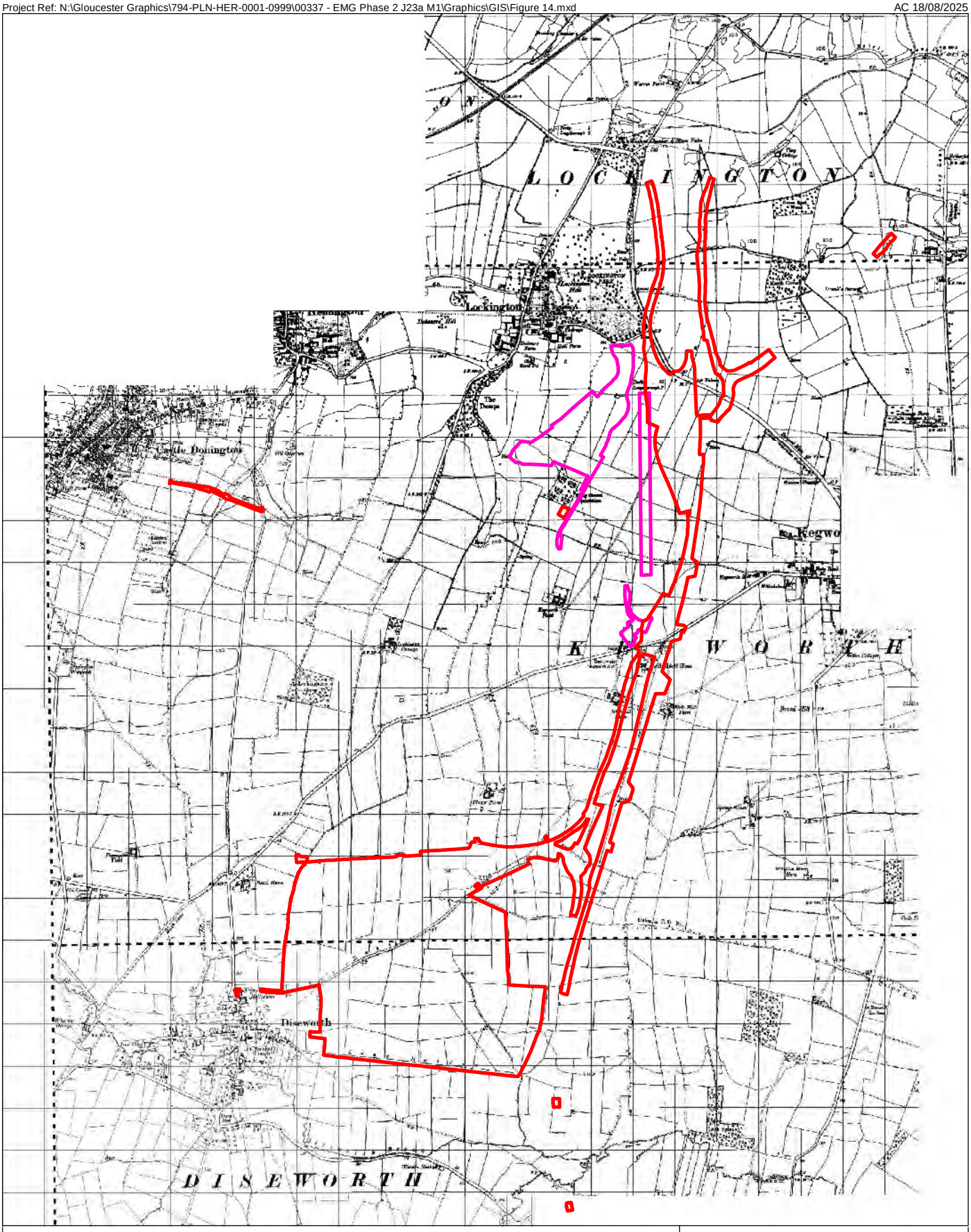
Figure 8

1903-04 Ordnance Survey Map



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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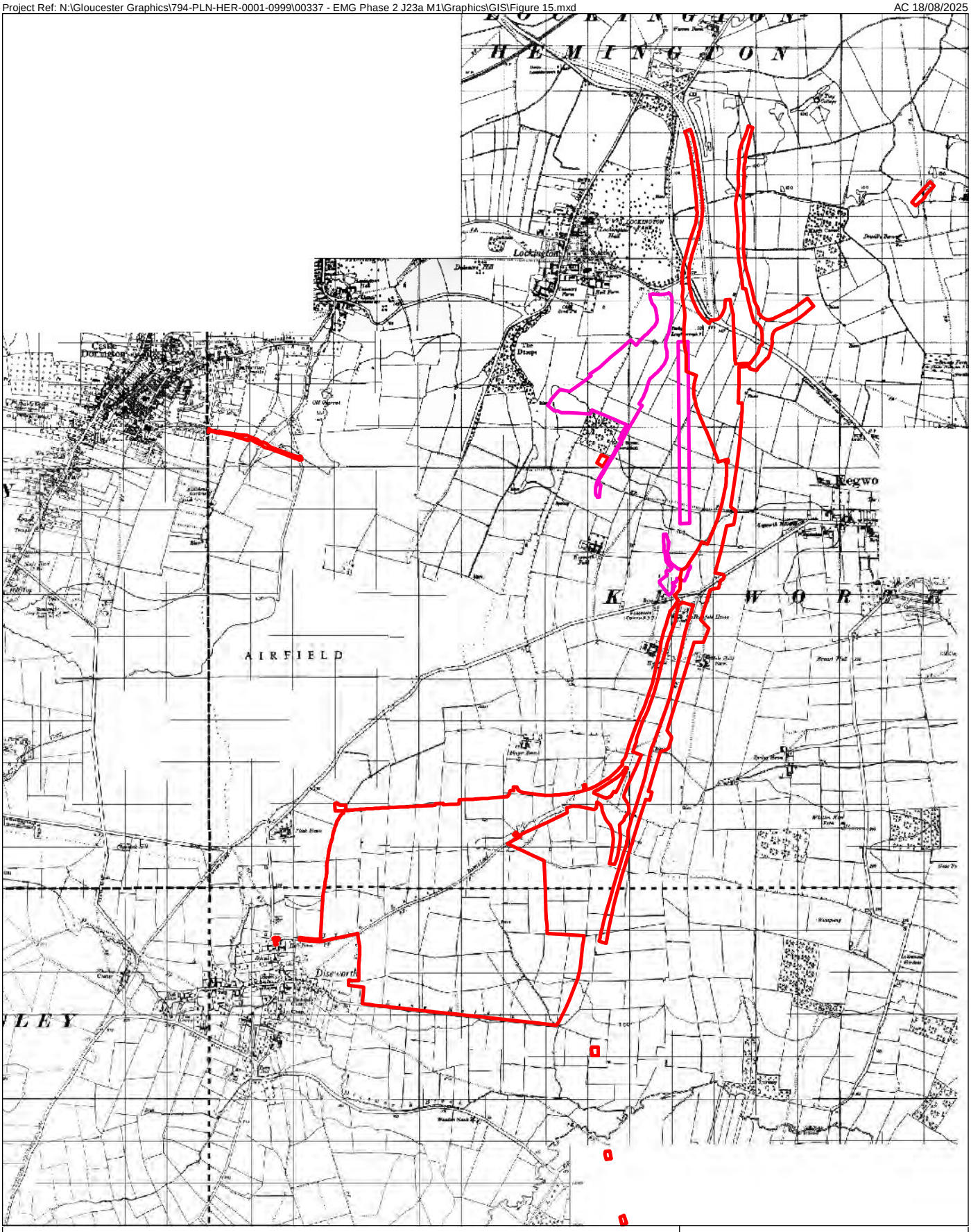
Figure 9

1921-22 Ordnance Survey Map



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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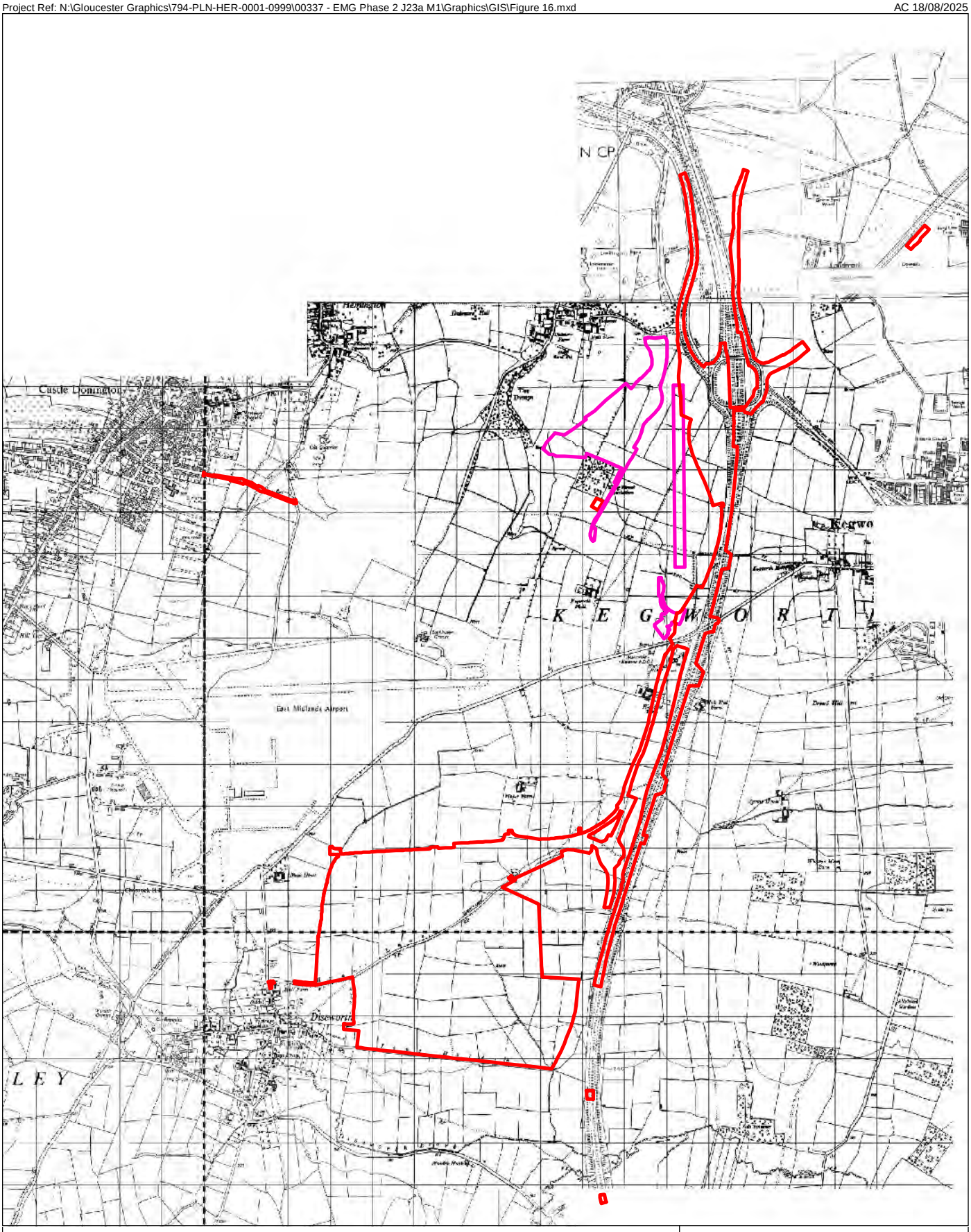
Figure 10

1955 Ordnance Survey Map



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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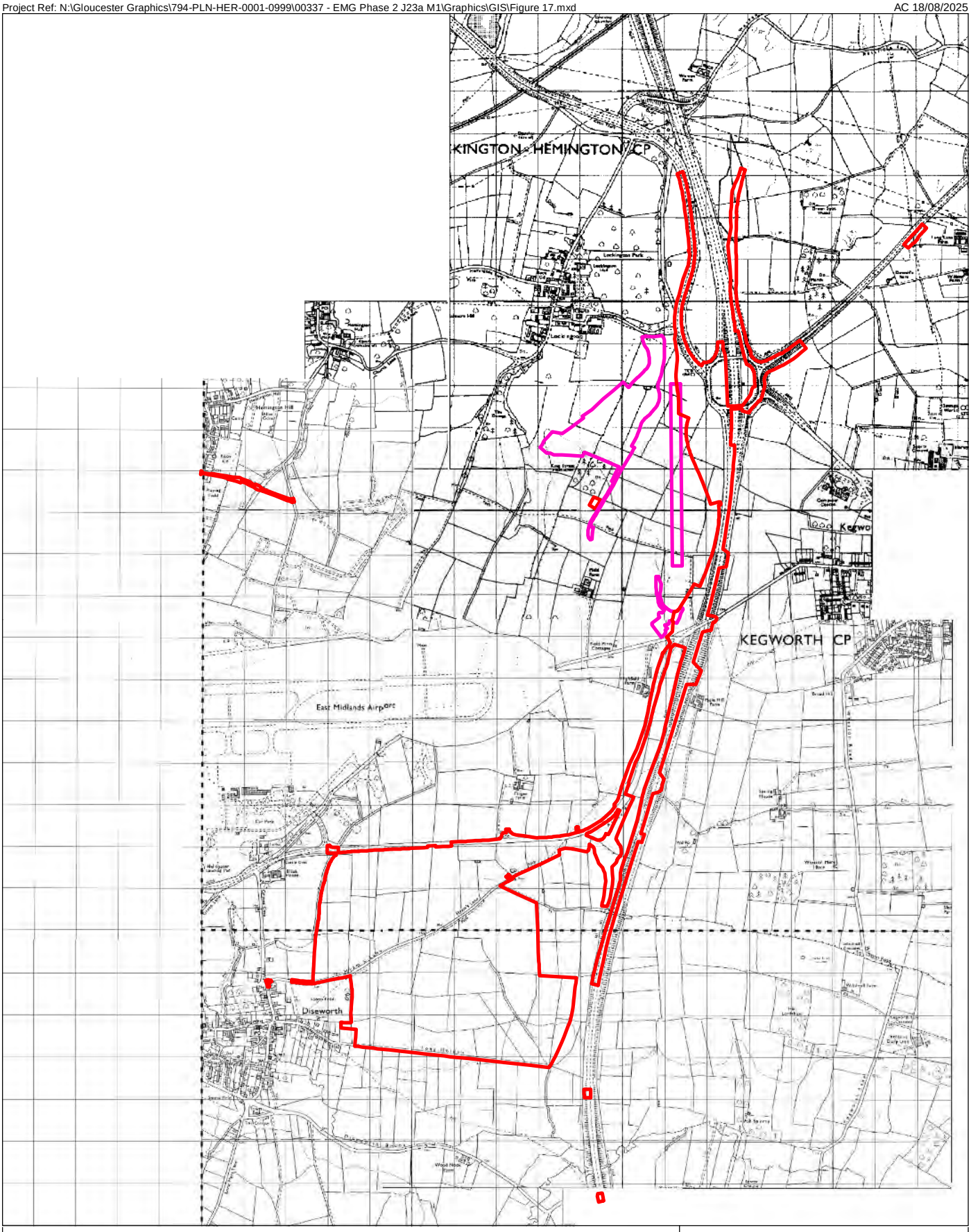
Figure 11

1966-67 Ordnance Survey Map



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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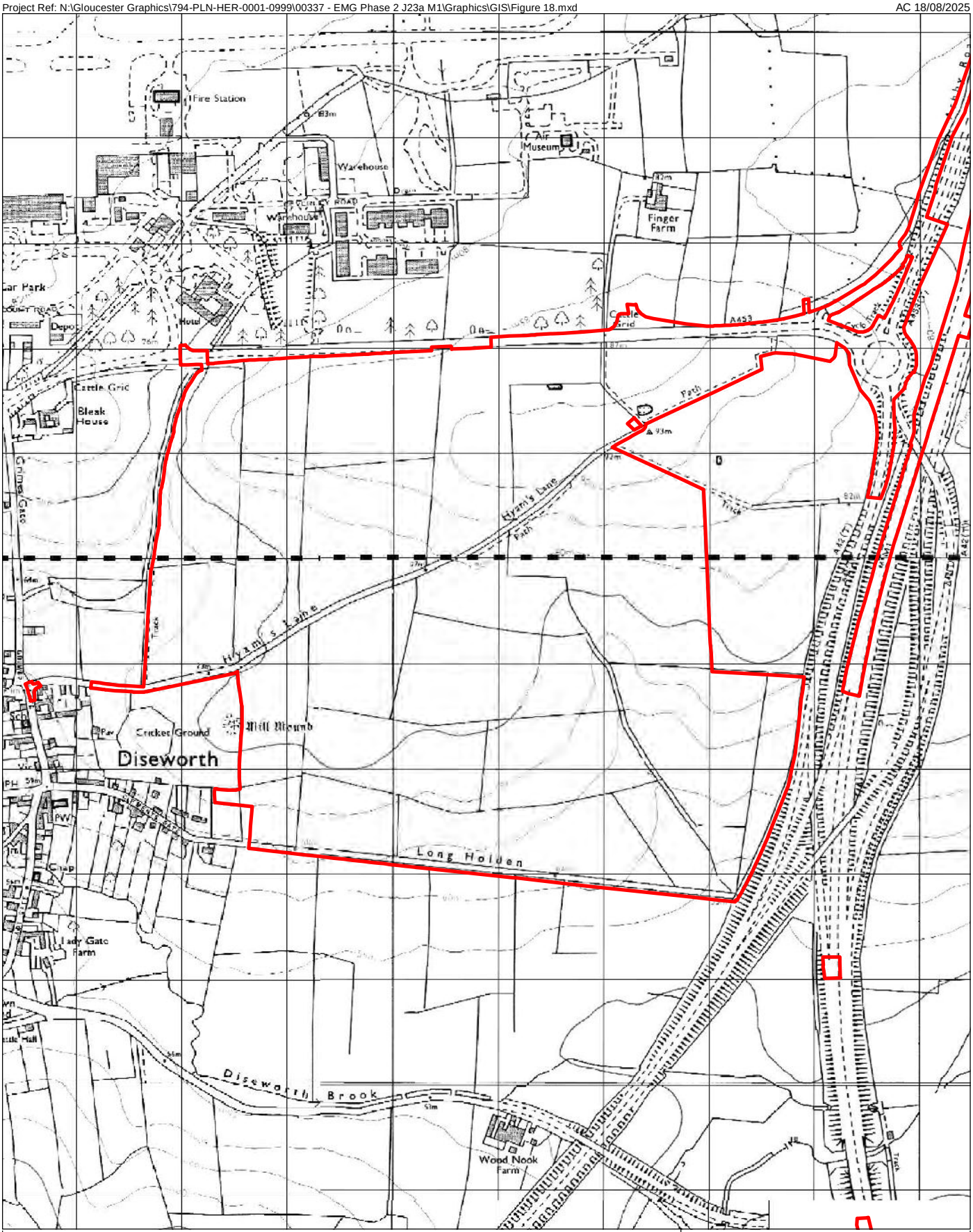
Figure 12

1972-75 Ordnance Survey Map



EMG2 DCO ORDER LIMITS

N

0 100 200 300m

Scale at A4: 1:10,000

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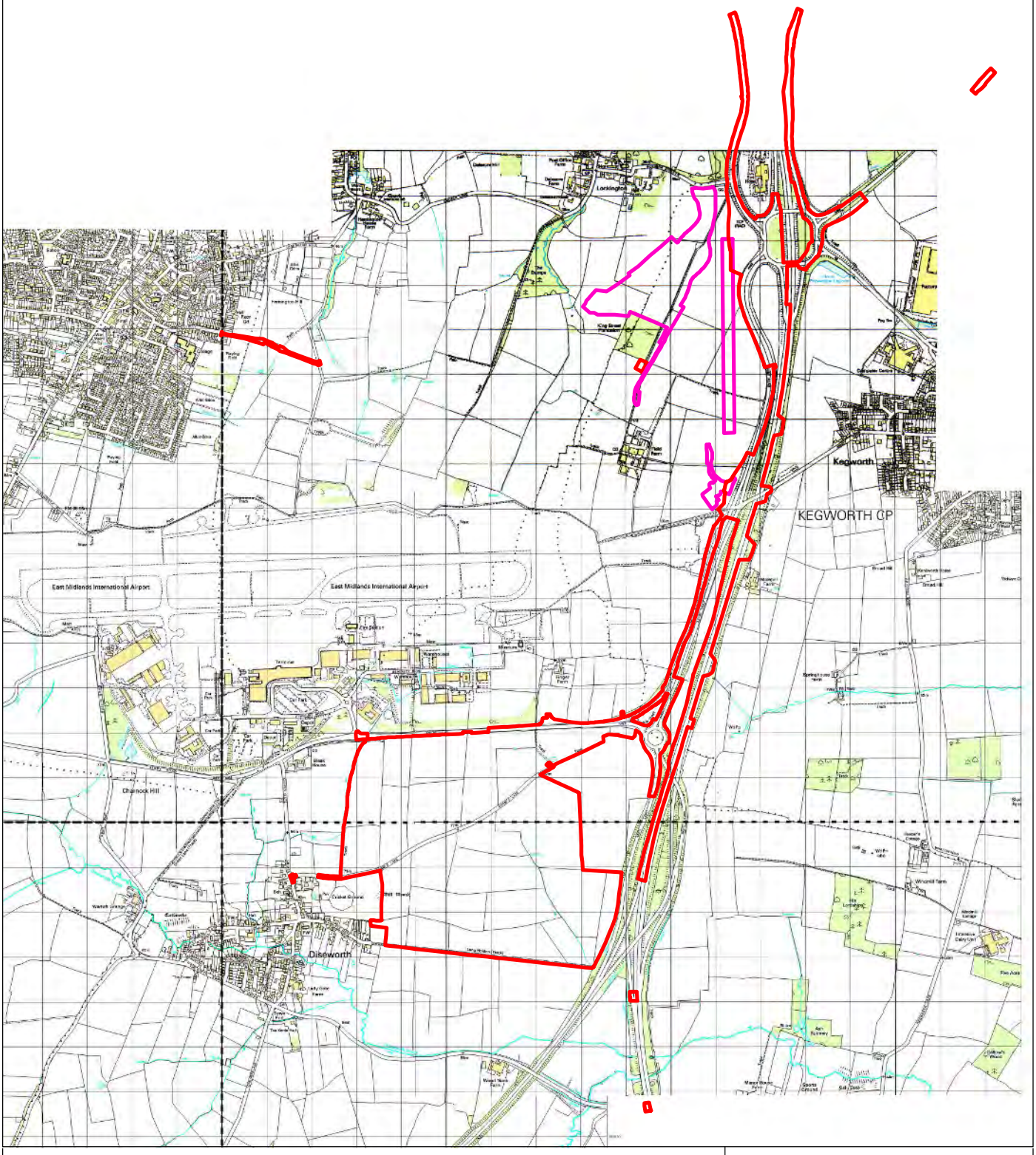
Figure 13

1992-94 Ordnance Survey Map



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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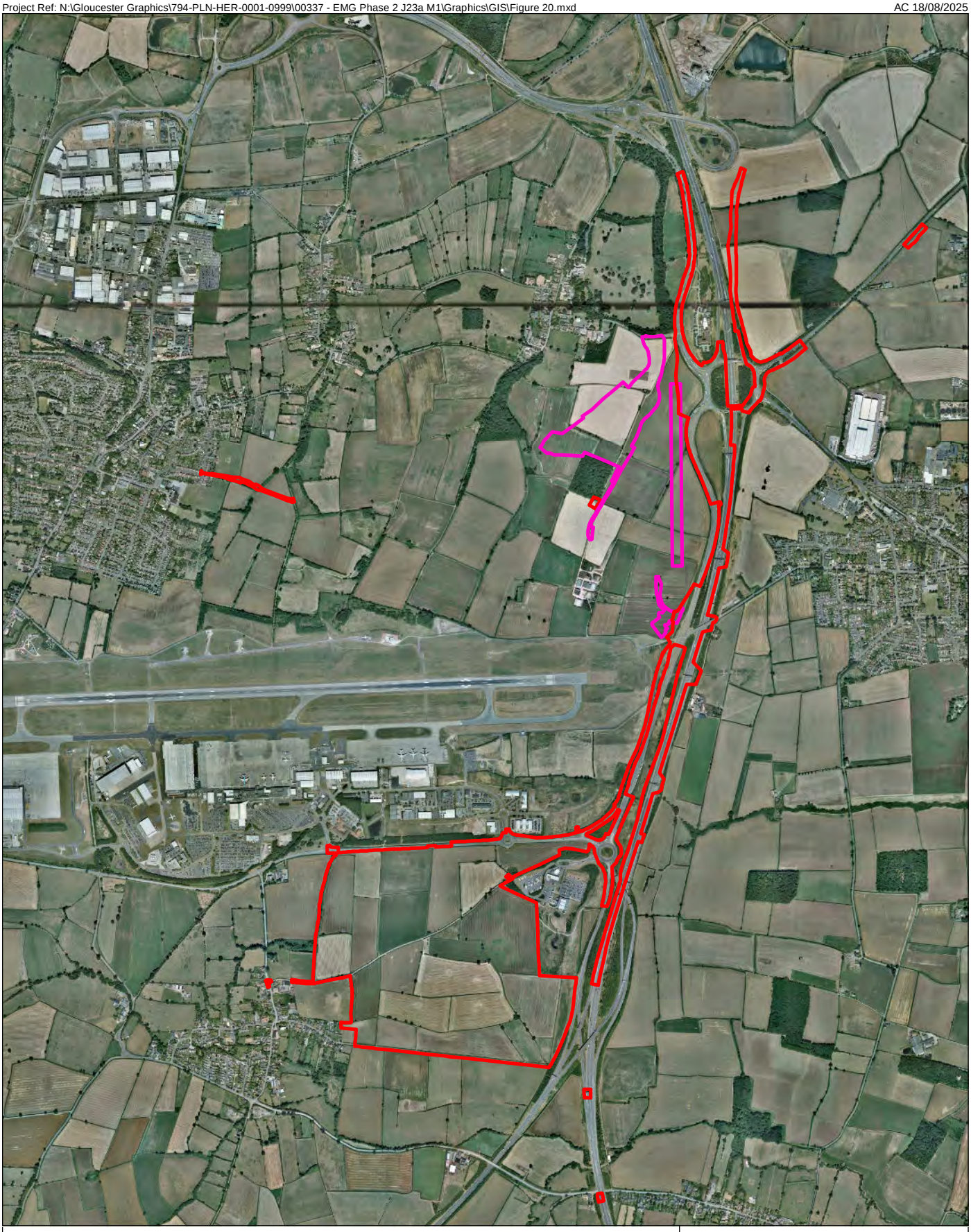
Figure 14

2000-2008 Ordnance Survey Map



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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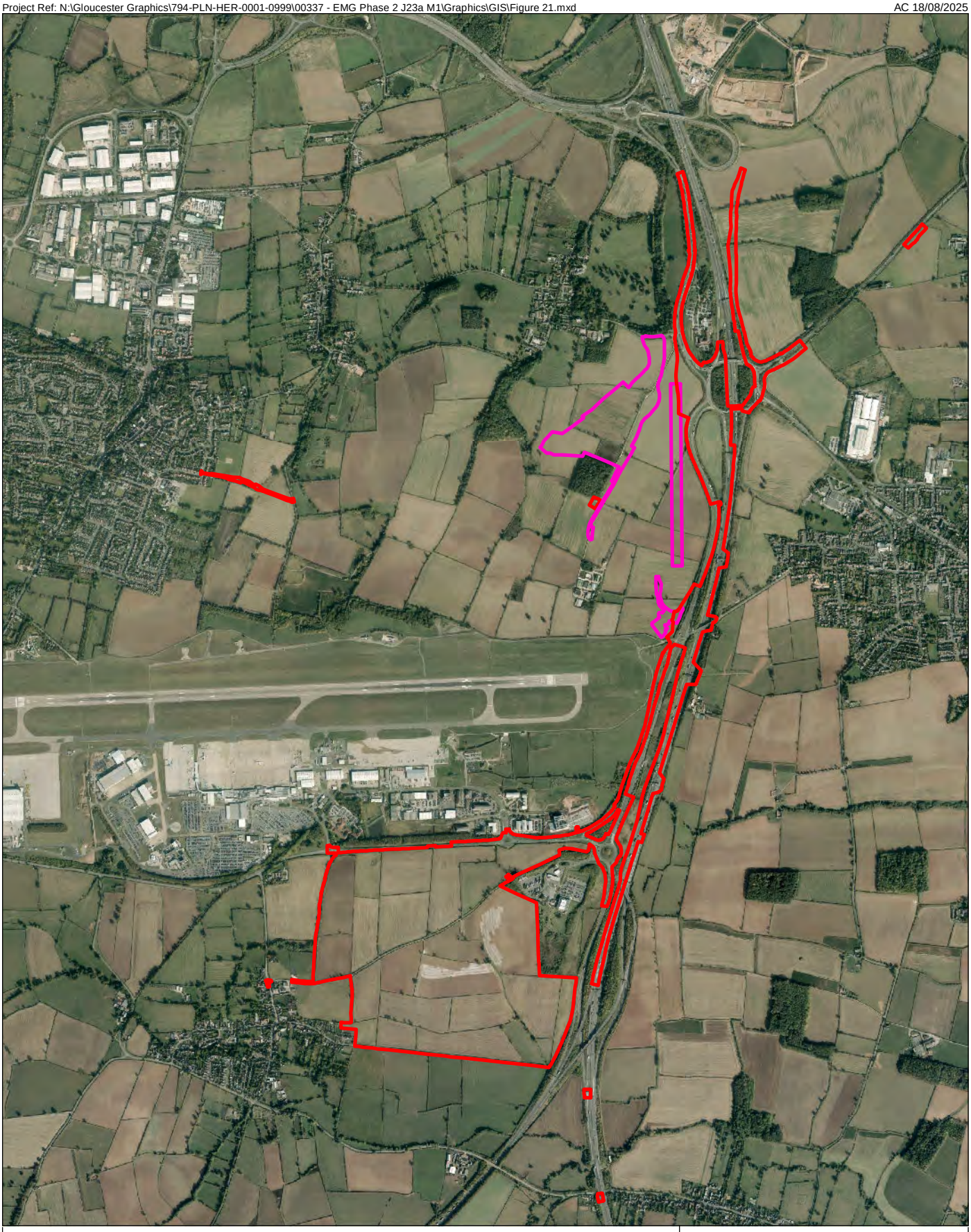
Figure 15

2006 Google Earth Image



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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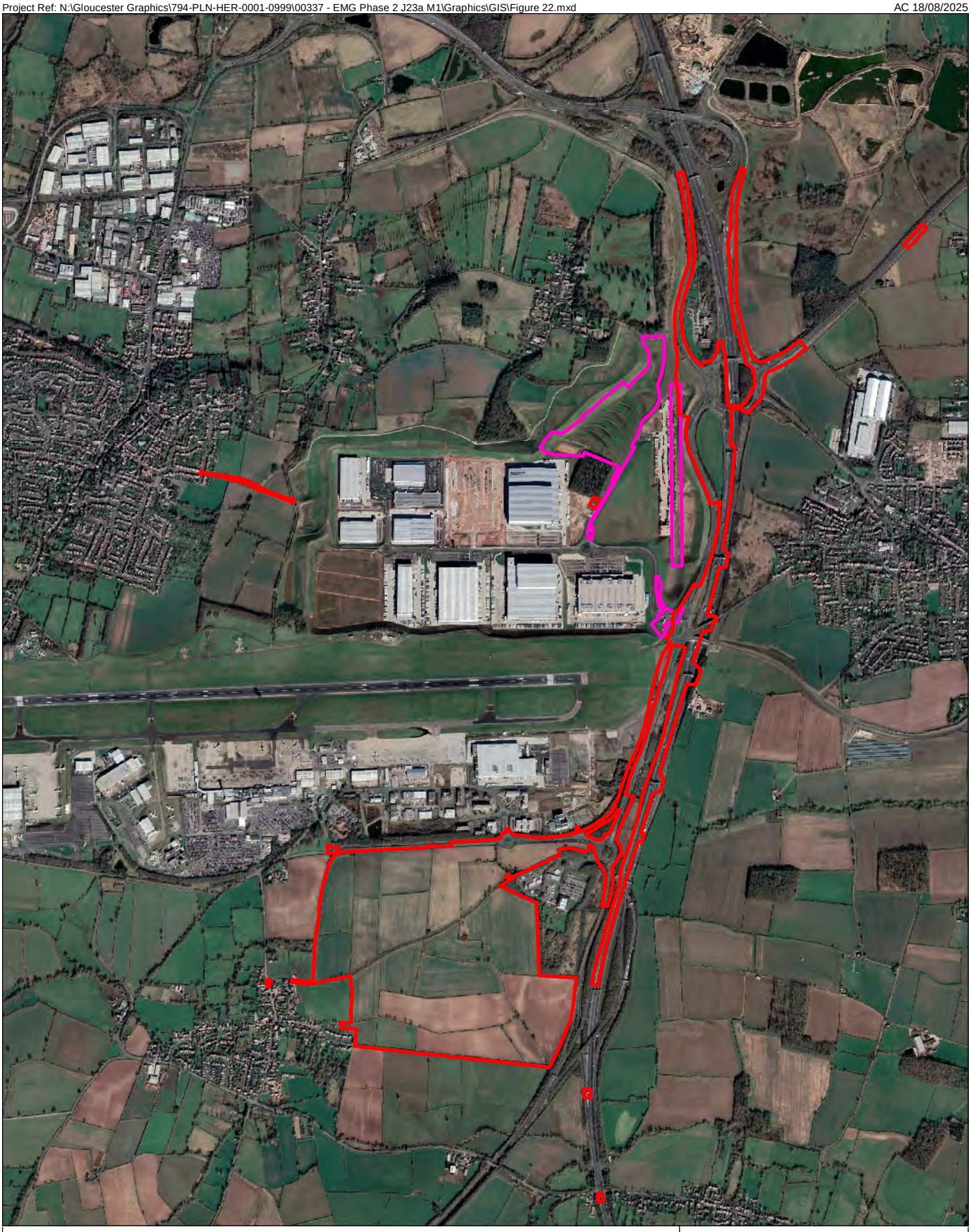
Figure 16

2011 Google Earth Image



EMG1 MCO ORDER LIMITS
EMG2 DCO ORDER LIMITS

N

0 250 500 750 m

Scale at A4: 1:25,000

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Figure 17

2022 Google Earth Image