



**58 Potters Lane, Burgess Hill,
West Sussex, RH15 9JS**

Heritage Impact Assessment

Ref: 1631_001

July 2025

58 Potters Lane, Burgess Hill, West Sussex, RH15 9JS

Heritage Impact Assessment

Ref: 1631_001

NGR: TQ 30904 18441

Sign-off history

issue no.	issue date	prepared by	reviewed by	approved by	reason for issue
1	10/07/2025	KD	RL	-	Draft
2	11/07/2025	-	RL	-	Revision
3	11/07/2025	-	RL	Client	Issue

Contents

Executive Summary	1
1 Introduction.....	2
1.1 Origin and scope of the report	2
1.2 Designated Heritage Assets	2
1.3 Archaeological Notification Area	2
1.4 Non-designated assets (NDA)	2
1.5 Setting	2
1.6 Aims and objectives	2
2 Site and Environs	4
2.1 Site	4
2.2 Designated Heritage Assets	4
2.3 Archaeological Notification Area	4
2.4 Non-designated assets (NDAs).....	4
3 Significance	5
3.1 Planning History	5
3.2 Statement of Significance	5
4 Impact of Development.....	7
4.1 Proposed Development	7
4.2 Impact on Designated Assets	7
4.3 Impact on Archaeological Notification Area.....	7
4.4 Impact on Non-designated Assets (NDAs)	7
4.5 Harm.....	7
5 Photos	8
5.1 Photos	8
6 Conclusions and Recommendations	10
6.1 Conclusions	10
6.2 Recommendations	10
7 Planning and Heritage Framework.....	11
7.1 Statutory protection	11
7.2 National Planning Policy Framework	11
7.3 Local Policy	14
8 Methodology	15

Figures

Figure 1: Site location, site outlined in red © Architectural Jones Projects.....	3
Figure 2: Archaeological Notification Area	3

Note: Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

Unless otherwise noted, figures are not shown to scale.

Photos

Plate 1 © Google Street View	8
Plate 2 © Google Street View	8
Plate 3: Existing rear © client	9

Executive Summary

We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at 58 Potters Lane, Burgess Hill, West Sussex, RH15 9JS.

This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.

- The site is within an Archaeological Notification Area (WSCC).

Conclusions

- The site is located within a designated Archaeological Notification Area (ANA) due to its association with the historic route of a Roman road. The proposal involves the construction of a single-storey rear extension to an existing residential property.
- The site is not within close proximity to any listed buildings or Conservation Areas, and there are no above-ground designated or non-designated heritage assets directly affected by the proposed development.
- In its current form, the site does not actively harm the archaeological significance of the designated Archaeological Notification Area (ANA). However, any future groundworks associated with development could disturb potential buried remains of interest.
- There are several factors which identify the development as being at risk of disturbing archaeological remains of importance: the site's location along a known Roman road, the land not being particularly developed and the level of excavation required for the development.
- This risk is significantly reduced through the application of appropriate archaeological mitigation, such as a watching brief and/or targeted investigation informed by an Archaeological Desk Based Assessment. Should these mitigation measures be implemented, the impact and/or harm on the significance of any archaeological remains will be mitigated.
- In heritage terms, the proposed development will not affect the setting of any designated assets. The use of sympathetic materials and scale-appropriate design will ensure the proposal integrates well within its suburban context. Subject to archaeological oversight, the development will preserve the archaeological interest of the site and will not result in harm to the wider historic environment.
- The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

Recommendations

- It is recommended that any below-ground works be subject to archaeological oversight due to the site's location within a designated Archaeological Notification Area. An archaeological watching brief, informed by an Archaeological Desk Based Assessment, should be secured by condition to ensure that any unexpected remains are appropriately recorded.
- Early liaison with the West Sussex Historic Environment Advisor is also advised to agree the scope and method of any necessary archaeological works in advance of development.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at 58 Potters Lane, Burgess Hill, West Sussex, RH15 9JS within the Mid Sussex District Council administration (the site).
- 1.1.2 The subject site is in an Archaeological Notification Area (ANA).
- 1.1.3 The proposal is for a single storey extension to a residential property.
- 1.1.4 This desk-based study assesses the impact of the scheme on heritage assets. It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their archaeological, architectural, artistic or historic interests.
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2025) and to standards specified by the Institute for Archaeologists (ClfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.

1.2 Designated Heritage Assets

- 1.2.1 The term "immediate vicinity" relates to the asset's distance to the site, its relative proximity, and key views to the site, therefore any heritage assets which do not meet these criteria are scoped out of consideration as there will be no impact on their setting or significance.
- 1.2.2 There are no listed buildings (LB) within the immediate vicinity of the site.

1.3 Archaeological Notification Area

- 1.3.1 The site is situated within an Archaeological Notification Area (ANA) (WSCC) – Grade: RED (Figure 2).

1.4 Non-designated assets (NDA)

- 1.4.1 There are no NDAs in the immediate vicinity.
- 1.4.2 NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

1.5 Setting

- 1.5.1 There is nothing to suggest that appropriate change will be harmful, as a principle.

1.6 Aims and objectives

- Identify the presence of any built heritage assets that may be affected by the proposals;

- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.

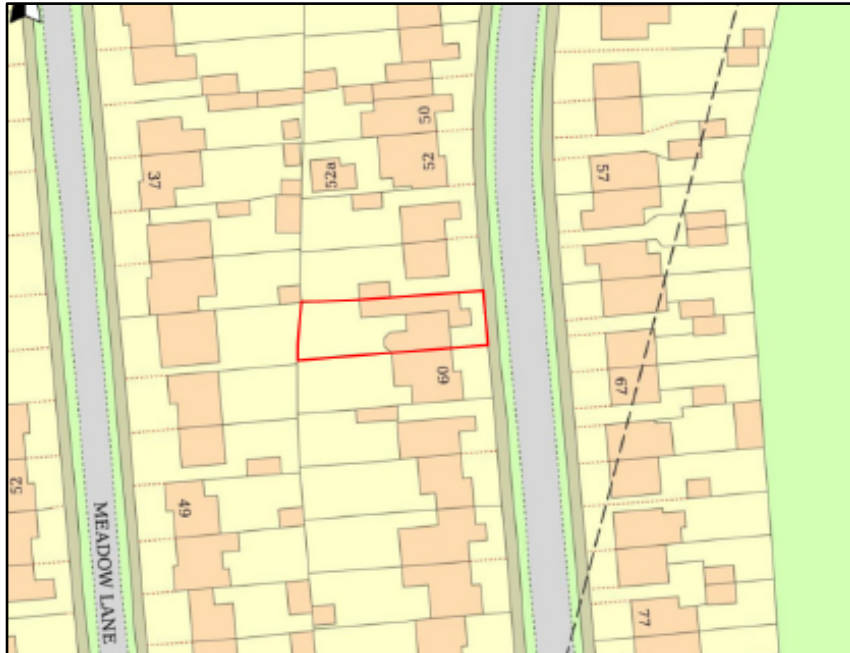


Figure 1: Site location, site outlined in red © Architectural Jones Projects

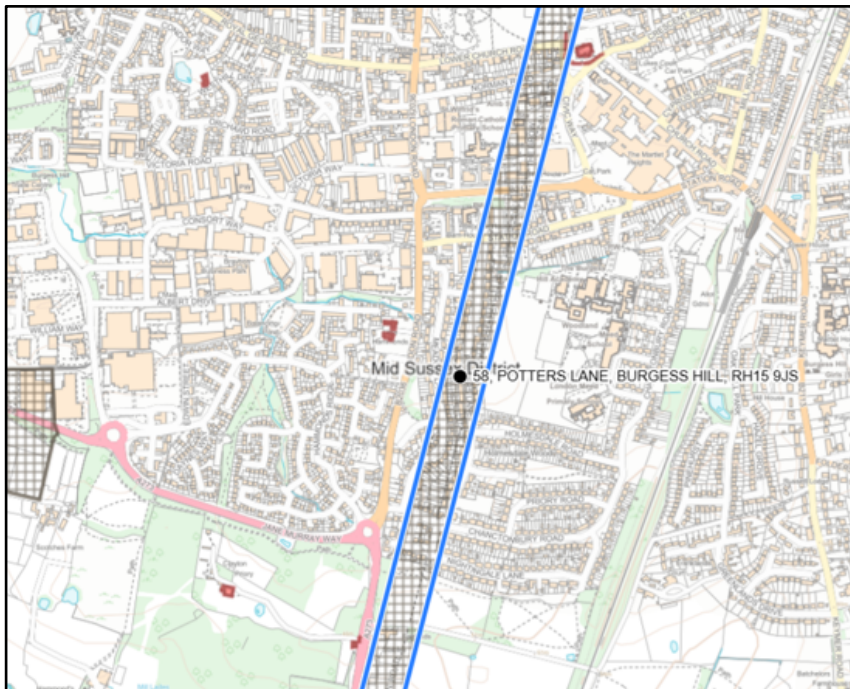


Figure 2: Archaeological Notification Area

2 Site and Environs

2.1 Site

- 2.1.1 The site lies within a mid-20th-century residential area composed predominantly of detached and semi-detached houses. It is bordered by neighbouring residential properties to both the east and west, and the rear of the site opens onto private gardens that back onto a wider suburban green buffer. The front of the site faces Potters Lane, a residential street that connects to several key local routes through Burgess Hill.

2.2 Designated Heritage Assets

- 2.2.1 There are no listed buildings within the immediate vicinity of the site.
- 2.2.2 Other designated assets in the wider vicinity have been scoped out of this report as there will be no potential for permanent impact on the setting of these assets.

2.3 Archaeological Notification Area

- 2.3.1 The site is situated within a designated Archaeological Notification Area (ANA), identified by the Council as relating to the historic route of a Roman road running through Mid Sussex. The site falls into a Red category ANA, signalling higher potential for below-ground archaeological remains of local and regional interest to be present within the area.
- 2.3.2 The Roman road is believed to have connected key settlements and military sites across Sussex and is considered an important example of Roman infrastructure that helped shape the settlement pattern and communication routes across the region. Whilst no visible remains survive at the surface along Potters Lane, the designation of this area reflects the potential for buried features, such as road surfaces, ditches, or associated structures, to survive below ground level.
- 2.3.3 Whilst the area has been subject to modern development, the archaeological interest of the area remains significant due to its potential for well-preserved, stratified remains beneath later development.

2.4 Non-designated assets (NDAs)

- 2.4.1 There are no NDAs within the immediate vicinity. NDAs in the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

3 Significance

3.1 Planning History

- 3.1.1 A review of the LPA website reveals the following previous planning applications for the site:
- Proposed single storey rear extension extending beyond the rear wall of the original house by 3.9m, to a maximum height of 3.6m and the height of the eaves to 2.5m
Ref. No: DM/24/2675 | Status: Prior Notification Not Required
 - Garage conversion and alterations. Single storey extension
Ref. No: 04/02921/FUL | Status: Approved

3.2 Statement of Significance

- 3.2.1 Significance, as described in the National Planning Policy Framework (NPPF), is “the value of a heritage asset to this and future generations because of its heritage interest”. According to the NPPF “heritage interest” may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Archaeological interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
 - **Architectural and artistic interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
 - **Historic interest:** *an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

Archaeological Interest

- 3.2.2 Due to the site's location within a designated Archaeological Notification Area associated with the route of a Roman road, and the presence of recorded archaeological interest in the surrounding area, it is likely that below-ground works could encounter features or deposits of archaeological significance dating to the Roman period.
- 3.2.3 Considering the above, and given that parts of the site, particularly the rear garden, remain relatively undeveloped, there is potential for in situ evidence of past human activity to survive. Such evidence could contribute to a broader understanding of Roman infrastructure and settlement patterns in the region, thereby enhancing the site's archaeological interest.

Architectural and Artistic Interest

- 3.2.4 The site holds no particular architectural or artistic interest.

Historic Interest

- 3.2.5 The historic interest of the site is primarily derived from its location within an area of known Roman activity, specifically relating to the route of a Roman road identified in the West Sussex Historic Environment Record. This connection offers some insight into the early development of the wider Mid Sussex landscape and contributes to the layered historical narrative of Burgess Hill.
- 3.2.6 However, there is no historic interest attributed to the site through above ground heritage assets. The potential for buried archaeological features contributes modestly to the overall historic character of the area.
- 3.2.7 Considering the above interests and in accordance with Table 1 (see Section 8), the building itself is determined to be of **negligible significance**.

4 Impact of Development

4.1 Proposed Development

- 4.1.1 The proposal is for a single storey rear extension to an existing residential dwelling utilising the existing footprint of a conservatory.

4.2 Impact on Designated Assets

- 4.2.1 By virtue of lack of intervisibility, relative disposition and intervening suburban forms, the development will not be within and therefore have no material impact on the setting of any designated heritage assets in the wider vicinity. The development also won't feature in any long distance or key views, resulting in a **visually neutral impact**.

4.3 Impact on Archaeological Notification Area

- 4.3.1 In its current form, the site does not actively harm the archaeological significance of the designated Archaeological Notification Area (ANA). However, any future groundworks associated with development could disturb potential buried remains of interest. Whilst there is currently an existing conservatory and foundations have been excavated for it previously, the foundations required for the extension will require deeper excavation.
- 4.3.2 There are several factors which identify the development as being at risk of disturbing archaeological remains of importance: the site's location along a known Roman road, the land not being particularly developed and the level of excavation required for the development.
- 4.3.3 This risk is significantly reduced through the application of appropriate archaeological mitigation, such as a watching brief and/or targeted investigation informed by an Archaeological Desk Based Assessment. Should these mitigation measures be implemented, the impact and/or harm on the significance of any archaeological remains will be mitigated.

4.4 Impact on Non-designated Assets (NDAs)

- 4.4.1 By virtue of lack of intervisibility, relative disposition and intervening suburban forms, the development will not be within and therefore have no material impact on the setting of any NDAs in the wider vicinity. The development also won't feature in any long distance or key views, resulting in a **visually neutral impact**.

4.5 Harm

- 4.5.1 The NPPF, at paras 212-220 refers to harm to the significance of designated and non-designated heritage assets.
- 4.5.2 It is considered that the proposal will cause no harm to the significance of any asset; there will be change, but overall that change will be in the positive and better reveal the significance of the affected assets. As there is no harm there is no duty to prove public benefit, etc.
- 4.5.3 Overall, the proposal will represent an enhancement through use of complementary materials and considered design.

5 Photos

5.1 Photos

5.1.1 This section contains photographs to provide context; they are not extensive.



Plate 1 © Google Street View



Plate 2 © Google Street View



Plate 3: Existing rear © client

6 Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The site is located within a designated Archaeological Notification Area (ANA) due to its association with the historic route of a Roman road. The proposal involves the construction of a single-storey rear extension to an existing residential property.
- 6.1.2 The site is not within close proximity to any listed buildings or Conservation Areas, and there are no above-ground designated or non-designated heritage assets directly affected by the proposed development.
- 6.1.3 In its current form, the site does not actively harm the archaeological significance of the designated Archaeological Notification Area (ANA). However, any future groundworks associated with development could disturb potential buried remains of interest.
- 6.1.4 There are several factors which identify the development as being at risk of disturbing archaeological remains of importance: the site's location along a known Roman road, the land not being particularly developed and the level of excavation required for the development.
- 6.1.5 This risk is significantly reduced through the application of appropriate archaeological mitigation, such as a watching brief and/or targeted investigation informed by an Archaeological Desk Based Assessment. Should these mitigation measures be implemented, the impact and/or harm on the significance of any archaeological remains will be mitigated.
- 6.1.6 In heritage terms, the proposed development will not affect the setting of any designated assets. The use of sympathetic materials and scale-appropriate design will ensure the proposal integrates well within its suburban context. Subject to archaeological oversight, the development will preserve the archaeological interest of the site and will not result in harm to the wider historic environment.
- 6.1.7 The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- 6.1.8 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

6.2 Recommendations

- 6.2.1 It is recommended that any below-ground works be subject to archaeological oversight due to the site's location within a designated Archaeological Notification Area. An archaeological watching brief, informed by an Archaeological Desk Based Assessment, should be secured by condition to ensure that any unexpected remains are appropriately recorded.
- 6.2.2 Early liaison with the West Sussex Historic Environment Advisor is also advised to agree the scope and method of any necessary archaeological works in advance of development.
- 6.2.3 No further heritage reporting is required at this stage.

7 Planning and Heritage Framework

7.1 Statutory protection

Listed Buildings and Conservation Areas

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was last updated in 2025.
- 7.2.2 One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be considered.
- 7.2.3 Section 16: Conserving and Enhancing the Historic Environment sets out the heritage-related consent regimes for which local planning authorities are responsible under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as to plan-making and decision-making.
- 7.2.4 Paras 202-221 inclusive refer:
202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets,
and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation
of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local
character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic
environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should

have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part)

in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

7.3 Local Policy

Mid Sussex District Plan 2014 to 2031

- 7.3.1 The Mid Sussex District Plan 2014 to 2031 outlines how the district will develop and the policies which will guide new developments. Of relevance to this report are the following policies.

Policy DP35 Archaeology

- 7.3.2 This policy mandates that all below-ground works within an Archaeological Notification Area (ANA) require a desk-based assessment, with field evaluation or watching brief as needed. It applies to any residential or non-residential development involving ground disturbance in designated zones.

8 Methodology

8.1.1 Significance, as described in the National Planning Policy Framework (NPPF), is “the value of a heritage asset to this and future generations because of its heritage interest”. According to the NPPF “heritage interest” may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

- **Archaeological interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

- **Architectural and artistic interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

- **Historic interest:** *an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

8.1.2 The tables below are used throughout this report to determine significance and impacts. Table 1 is used to assess significance, with magnitude of impact determined using Table 2. Table 3 consolidates the results from both Tables 1 and 2 to determine overall heritage impact.

VERY HIGH	· World Heritage Sites · Other buildings of recognised international importance
HIGH	· Scheduled Ancient Monuments with standing remains · All Grade I and all Grade II* Listed Buildings · Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade · Conservation Areas containing very important buildings · Undesignated structures of clear national importance
MEDIUM	· Some Grade II Listed Buildings · Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations · Conservation Areas containing buildings that contribute significantly to its historic character · Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
LOW	· Locally listed buildings · Historic (unlisted) buildings of modest quality in their fabric or historical association · Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
NEGLIGIBLE	· Buildings of no architectural or historical note

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features' physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 2: Magnitude of Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Low	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Medium	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
High	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 3: Heritage Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

