

TOWN AND COUNTRY PLANNING ACT 1990, Section 78

PINS Reference: APP/Z2830/A/11/2165035

Spring Farm Ridge Wind Farm, Helmdon, South Northamptonshire

PROOF OF EVIDENCE

OF

ALISON FARMER

BA, MLD, MLI

Landscape and Visual Effects and Cultural Heritage

Appendices B-G

On behalf of

Helmdon, Stuchbury and Greatworth
Windfarm Action Group

September 2013

Contents

Appendix A: HSGWAG Photomontages (bound separately as A3 document)

Appendix B: Topography Map

Appendix C: Comparison of Values in NPPF and Conservation Principles

Appendix D: Preserving What is Special - The Conservation Strategy for South Northamptonshire 2011-2015. Adopted September 2011 - Extract

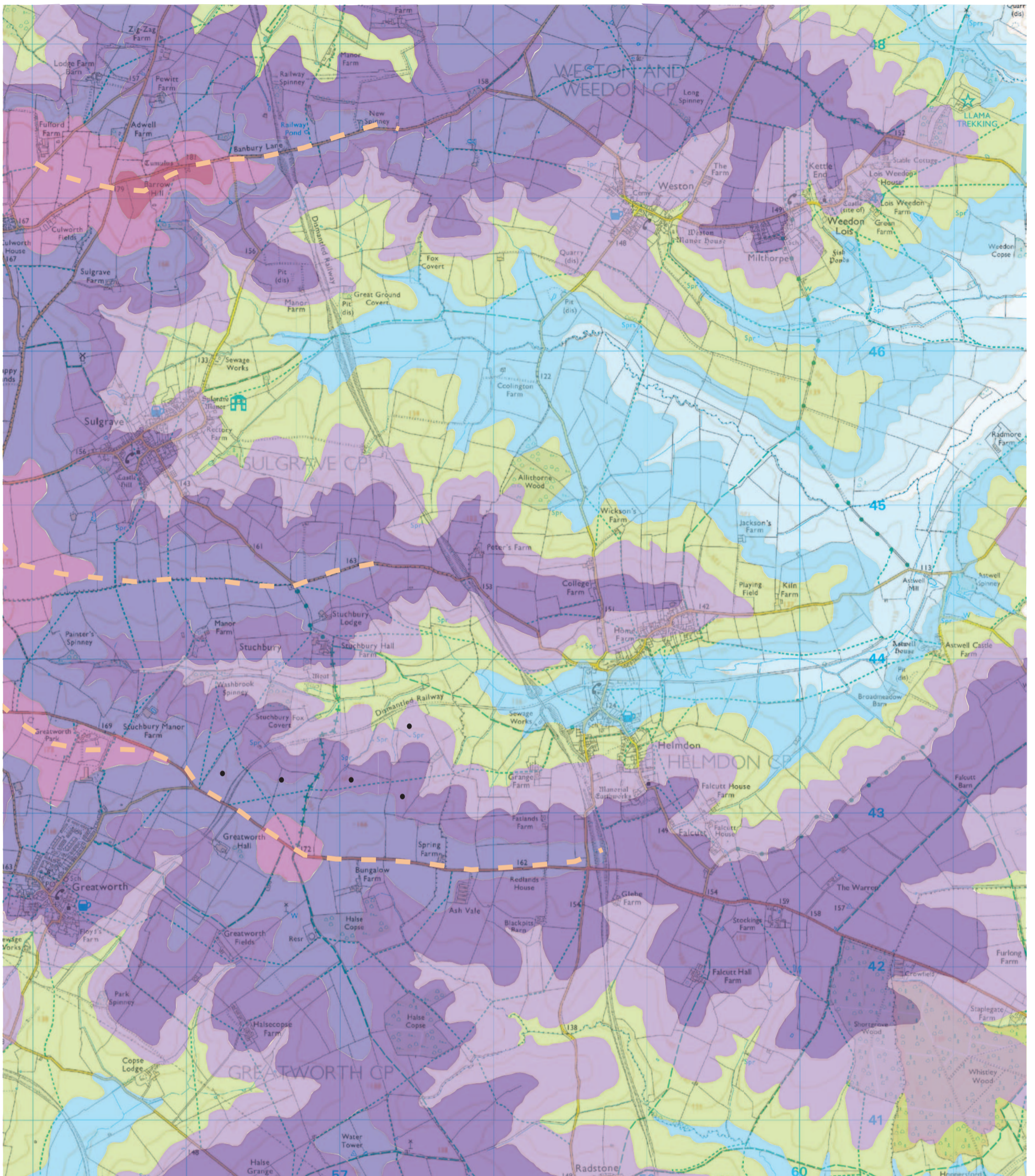
Appendix E: Listing of Priory Farm and Barn, Helmdon

Appendix F: Plans showing extent of earthworks at Stuchbury






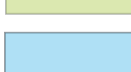

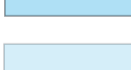


Appendix G: Countryside Stewardship Agreement Stuchbury Hall Farm - Extract

Appendix H: Consultation Response from English Heritage

Appendix I: Photomontage Methodology



Key:

- | | | | |
|---|------------------------|---|---------------|
|  | Turbine Locations |  | 150 -160m AOD |
|  | Significant Ridgelines |  | 140 -150m AOD |
|  | 180 -190m AOD |  | 130 -140m AOD |
|  | 170 -180m AOD |  | 120 -130m AOD |
|  | 160 -170m AOD |  | 110 -120m AOD |

Date: August 2013
 Scale: NTS
 Status: Final



© Crown copyright.
 All rights reserved.
 Licence number 0100031673.



Spring Farm Ridge Wind Farm

Topography

Factors which contribute to understanding of Significance - comparison of values specified in NPPF and Conservation Principles

NPPF (definitions taken from NPPF and PPS5 when not in NPPF)	Conservation Principles
<p>Archaeological (NPPF) There will be archaeological interest in a heritage asset if it holds, or potentially may hold, <u>evidence of past human activity</u> worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them</p>	<p>Evidential Value deriving from the potential of a place to <u>yield evidence about past human activity</u></p>
<p>Architectural and Artistic (PPS 5) These are interests in the design and general aesthetics of a place. They can arise from <u>conscious design</u> or fortuitously from the <u>way the heritage asset has evolved</u>. 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.</p>	<p>Aesthetic Value deriving from the ways in which people <u>draw society and intellectual stimulation</u> from a place.</p>
<p>Historic (PPS 5) An interest in <u>past lives and events</u> (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a <u>material record of our nation's history</u>, but can also provide an <u>emotional meaning for communities</u> derived from their collective experience of a place and <u>can symbolise wider values</u> such as faith and cultural identity.</p>	<p>Historical Value deriving from the ways in which <u>past people, events and aspects of life can be connected through a place to the present</u>. It tends to be <u>illustrative or associative</u>.</p> <p>Communal Value deriving from the <u>meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory</u></p>

'Preserving what is Special'
**The Conservation Strategy for South
Northamptonshire**
2011- 2015

Adopted September 2011

the district. Brackley developed as a planned “new town” in the 13th Century, and the majority of villages in the district have medieval or earlier origins, evidence for which survives in their historic plan forms and in significant remnants of the ridge-and-furrow of medieval open field systems. Important examples of designed landscapes survive at a number of major estates including Easton Neston.

The district has a number of distinctive building styles, reflecting variations in geology as well as economic and social links beyond the district boundaries. The architecture of the west of the district has much in common with the Banbury region, while the east is distinguished more by the use of banded ironstone and Midland building traditions. Thatch is fairly common throughout the district as a traditional roofing material: longstraw with a plain flush ridge is the regional vernacular style. Medieval timber-framed buildings are known to survive, encased within later facades of buildings, in parts of the district, and it is very likely that there are more discoveries of early survivals to be made.

Northamptonshire is a county famed for its historic churches, and South Northamptonshire is no exception. There is also a notable stock of gentry houses of national importance, as well as several hundred buildings of lower social status but no lesser historic interest. Buildings of national importance are protected by Listing. The district has 1,831 Listed Buildings, which is around average for comparable local authorities. Only one historic house in the district is open to the public on a regular basis; as a result of this, the rich resource of historic buildings in the area is not widely known.

South Northamptonshire’s landscape is predominately rural, characterised by small market towns, dispersed villages and large estates. The agricultural character of the landscape is shaped around the post-Enclosure field pattern of large regular fields edged by low thorn hedges, and a mixture of modern arable and livestock farming on improved grassland. There is very little unimproved farmland. The current landscape is a combination of natural features of the area - the geology, topography and ecology - together with man’s intervention on the landscape in the form of agricultural and industrial changes, settlements and communication routes.

The district’s geology is comprised of clay and alluvial deposits overlying limestone and ironstone. The land is higher in the west with broad views towards Oxfordshire and along the watershed between the river valleys of the Nene to the north and Tove and River Great Ouse the south. Much of the land between comprises gently rolling hills, with a patchwork of copses and hedgerows with more expansive open areas to the south of the district. Settlements are mainly nucleated with some linear or scattered settlements; isolated farmsteads nestle within the landscape. The settlements are predominately located within the valleys.

The district contains 96 villages and two market towns. Both towns and 51 of the 96 villages have historic areas designated as conservation areas, recognising their special architectural and historic interest.

The following table lists all the conservation areas in the district and the dates of any boundary amendments.

	Date of Initial Designation	1st amendment	2nd amendment	3rd amendment
Abthorpe	Jul-91			
Adstone	Jul-91			
Alderton	Dec-85	Feb-99		
Aynho	Oct-68	Mar-87	Aug-04	
Blakesley	Jan-70	Aug-81		
Blisworth	Jul-91	Aug-98		
Brackley	Oct-71	Sep-77	Apr-85	Feb-98
Bradden	Oct-91			
Brafield	Jul-91			
Bugbrooke	Jan-91	Apr-98		
Castle Ashby	Mar-86			
Chacombe	Apr-86	Aug-04		
Charlton	Apr-71	Mar-87		
Chipping Warden	Jan-70	Mar-87		
Cogenhoe	Apr-91			
Cosgrove	Jan-91	Jan-98		
Courteenhall	Jul-91			
Croughton	Jul-91			
Culworth	Mar-78	Mar-87		
Deanshanger	Apr-91	May-00		
Denton	Oct-71	Mar-87		
Easton Neston Park	Aug-05			
Evenley	Oct-68	Mar-87	Feb-00	
Eydon	Oct-70	Aug-87		
Farthinghoe	Mar-78	Aug-87		
Gayton	Aug-00			
Grafton Regis	Jan-91	Feb-99		
Greatworth	Jul-85			
Harpole	Jul-91			
Hulcot	Mar-78	Aug-87	Oct-05	
Kings Sutton	Oct-70	Jul-83	Jun-98	
Kislingbury	Apr-91			
Litchborough	Mar-78	Aug-87		
Little Houghton	Mar-78	Aug-87		
Maidford	Apr-91			
Marston St Lawrence	Apr-91			
Middleton Cheney	Oct-69	Apr-86	May-00	
Milton Malsor	Jul-91	Aug-00		
Moreton Pinkney	Mar-78	Aug-87		
Nether Heyford	Jan-91			
Newbottle	Jul-83			
Overthorpe	Mar-78	Aug-87		
Passenham	Apr-85			
Rothersthorpe	Dec-76			
Stoke Bruerne	Jan-91	Jul-99		
Sulgrave	Oct-69	Aug-81	Aug-04	

Thenford	Mar-78	Aug-87		
Tiffield	Feb-91			
Towcester	Jun-70	Nov-77	Jul-94	Feb-98
Weston	Apr-91			
Wicken	Apr-73	Aug-81	Jan-98	
Yardley Gobion	Oct-99			
Yardley Hastings	Dec-84			

A new process of Conservation Area Reviews has begun with the first wave comprising Brackley New Town and Brackley Old Town, Eydon, Lichborough, Nether Heyford and Towcester. It is the intention of SNC to review all existing areas in due course, though this will take time to complete.

All Conservation Reviews are available on the SNC website at www.southnorthants.gov.uk

South Northamptonshire Council's Role

As local planning authority SNC has a statutory duty to control development affecting listed buildings and conservation areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and with national policy guidance and circulars. In order to do this it employs specialist conservation staff to provide expert advice on proposed works to listed buildings and works which would affect the character and appearance of conservation areas.

The review of conservation areas is a statutory duty of the local planning authority. This is carried out in the form of Conservation Area Appraisals, which are published with accompanying proposals for the management of each area. Reviews must be carried out "from time to time" and there is no statutory time interval for the review of conservation areas.

In 2009 SNC received 128 applications for listed building consent. The conservation team dealt with a further 205 applications which had the potential to significantly affect the historic built environment of the district. This included formal pre-application enquiries. This level of activity reflects both the richness of the historic environment and the pressure of change.

SNC also offers informal advice and guidance to owners of historic buildings on matters which do not require listed building consent or planning permission but which may otherwise affect the historic fabric of a building. This includes advice on appropriate repair or maintenance and explanation of traditional building technology and construction methods.

This work is very important both in educating those responsible for the care and maintenance of the district's historic buildings, and also in developing positive relationships, reducing the risk of inappropriate unauthorised works to listed buildings.

British Listed Buildings

History in Structure

Home Map Search Browse About/Contact Recently Listed Buildings What is a Listed Building? Useful Links

Like 0

If you log in, you can comment on buildings, submit new photos or update photos that you've already submitted. Interested in parks, gardens and open spaces? Check out our new sister site, Parks and Spaces.

Barn Approximately 20 Metres West of Priory Farmhouse, Helmdon

DESCRIPTION: Barn Approximately 20 Metres West of Priory Farmhouse

LOCATION: Station Road, Helmdon, Northamptonshire NN13 5QQ

GRADE: II

DATE LISTED: 22 June 1987

ENGLISH HERITAGE BUILDING ID: 234537

LOCALITY: Helmdon

LOCAL AUTHORITY: South Northamptonshire District Council

COUNTY: Northamptonshire

COUNTRY: England

POSTCODE: NN13 5QQ

OS GRID REFERENCE: SP5861043944

OS GRID COORDINATES: 458610, 243944

LATITUDE/LONGITUDE: 52.0908, -1.1459

Incorrect location/postcode? Submit a correction!

AdChoices

You Could Be Owed £2400

CapitalOne.BankRef...

Had A Capital 1 Credit Card? You Could Be

Owed A Refund



Explore more of the area around Helmdon, Northamptonshire at Explore Britain.

Listing Text Google Map/Street View OS Map Bing Map/Birds Eye View Comments Photos

Listing Text

HELMDON SULGRAVE ROAD
SP5843 (South side)
14/27 Barn approx. 20m. W of Priory Farmhouse

GV II

Barn. C18. Coursed limestone rubble, slate roof. 8 bays. Opposing openings to left of centre, plank doors to left and right ends with timber lintels and ventilation slits. Stone-coped gable with kneelers to right. Interior not inspected.

Listing NGR: SP5861043944

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage

Listed building text is © Crown Copyright. Reproduced under licence.

Building Contractors

www.PlatinumBuilds...

Platinum Builds Ltd. New Builds, Extensions, Renovations
01775770011



Still need to insure a listed building?

Early bird holiday discounts
holidaylettings.co.uk

Click here to get away from it all

From £15 pppn

Hoseasons
Last free

Click here to get away from it all

hostelbookers
Cheap hostels
London from £10

Amazon.co.uk

Listed Buildings, Conservation Areas...

Charles Mynors
New £214.91
Best £187.93

Old House Handbook

Roger Hunt, Marian...
New £16.25
Best £15.23

The green guide for historic buildin...

Prince's Regenerat...
New £22.95
Best £19.62

Privacy Information

Share |

BritishListedBuildings.co.uk is an independent online resource and is not associated with any government department. All government data published here is used under licence. Please do not contact BritishListedBuildings.co.uk for any queries related to any individual listed building, planning permission related to listed buildings or the listing process itself.

British Listed Buildings

History in Structure

Home Search Browse About/Contact Recently Listed Buildings What is a Listed Building? Useful Links

Like Be the first of your friends to like this.

Ads by Google

Priority Farmhouse, Helmdon

DESCRIPTION: Priority Farmhouse

LOCATION: Station Road, Helmdon, Northamptonshire NN13 5QQ

GRADE: II

DATE LISTED: 22 June 1987

LOCALITY: Helmdon

LOCAL AUTHORITY: South Northamptonshire

COUNTY: Northamptonshire

COUNTRY: England

POSTCODE: NN13 5QQ

UK Census 1841-1901

Freely Search the UK census Find your ancestors fast www.UKcensusOnline.co

OS GRID REFERENCE: SP5864343940

OS GRID COORDINATES: 458643, 243940

LATITUDE/LONGITUDE: 52.0907, -1.1455

Incorrect location/postcode? Submit a correction!

[Listing Text](#)

[Google Map/Street View](#)

[OS Map](#)

[Bing Map/Birds Eye View](#)

[Comments](#)

[Photos](#)

Listing Text

Ads by Google

HELMDON SULGRAVE ROAD
SP5843 (South side)
14/26 Priority Farmhouse

GV II

Farmhouse. Early C17 with C19 alterations. Coursed limestone rubble with ironstone dressings, slate roof, massive stone ridge stack with four diagonal brick flues, end stack with a pair of square brick flues. 4-unit plan. 2-storey, 4-window range. Principal front to garden has part-glazed door to left of centre, with chamfered stone surround with 4-centred arched head, cut spandrels and hood mould flanked by large 3-light casement windows with timber lintels, central 3-light ovolo stone mullion window with hood mould, similar window to right of square window with timber lintel. Similar stone window to first floor right. 3-light casements to first floor centre and left and 2-light casement over door, all with timber lintels. Interior has chamfered spine beams and blocked stone chimney with 4-centred arch head and overmantel.

Listing NGR: SP5864343940

Source: *English Heritage*

Listed building text is © Crown Copyright. Reproduced under licence: PSI Click-use licence number C2008002006.

[Vine House Hotel](#) A restaurant with rooms that's hitting top gear www.VineHouseHotel.com

[Search 1861 Census Record](#) Free search of over 650m names. Find out more about your family. www.GenesReunited.co.uk

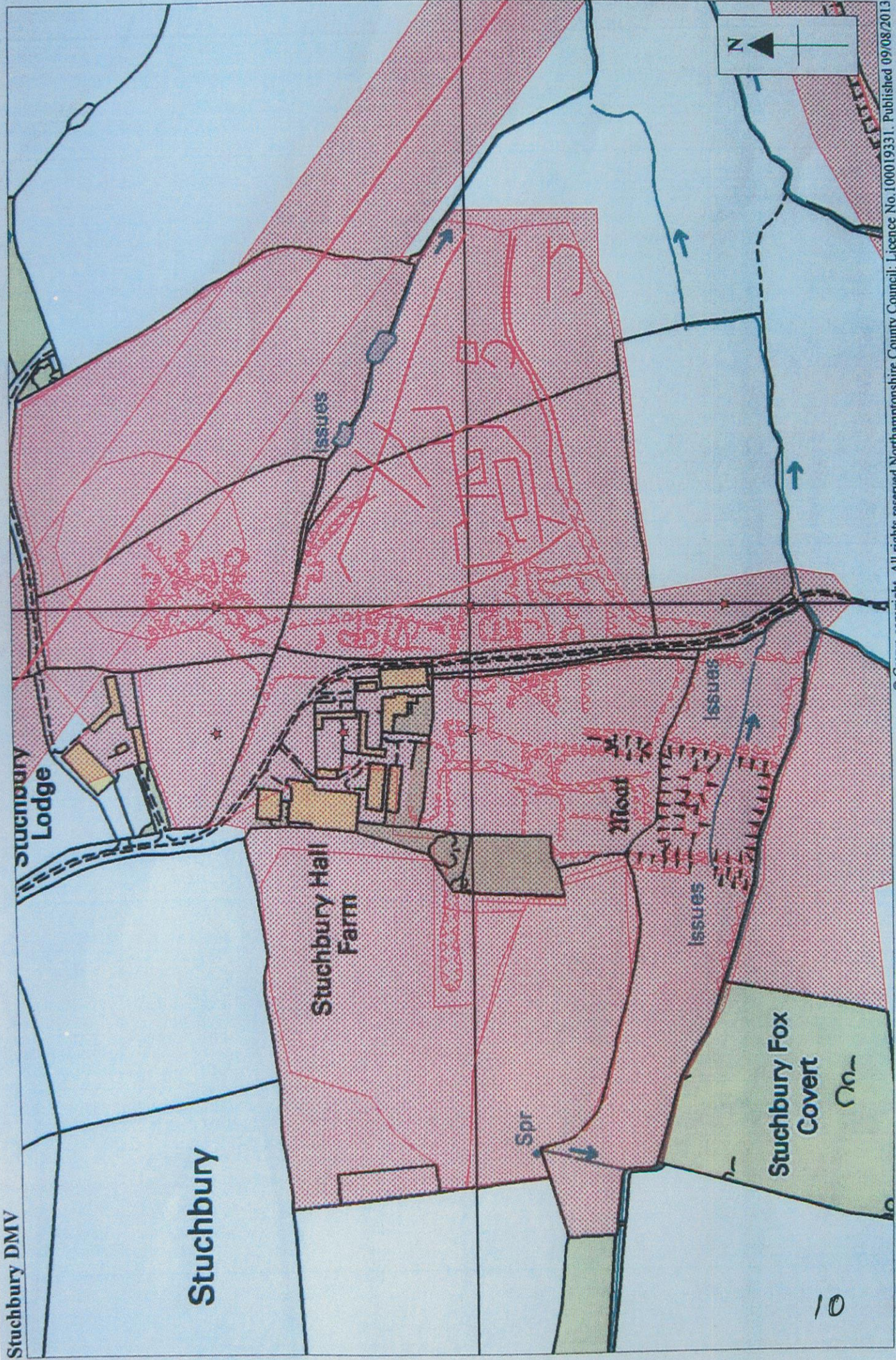
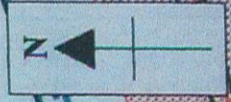
[Buy Office Supplies](#) Stationery, Furniture, Electronics, Books and AppleMacs - Free Delivery www.mtooml.com

Ads by Google

Share |

BritishListedBuildings.co.uk is an independent online resource and is not associated with any government department. All government data published here is used under licence. Please do not contact BritishListedBuildings.co.uk for any queries related to any individual listed building, planning permission related to listed buildings or the listing process itself.

Scale 1:4000



Stuchbury DMV

Stuchbury

Stuchbury Hall Farm

Stuchbury Lodge

Spr

Moat

Stuchbury Fox Covert

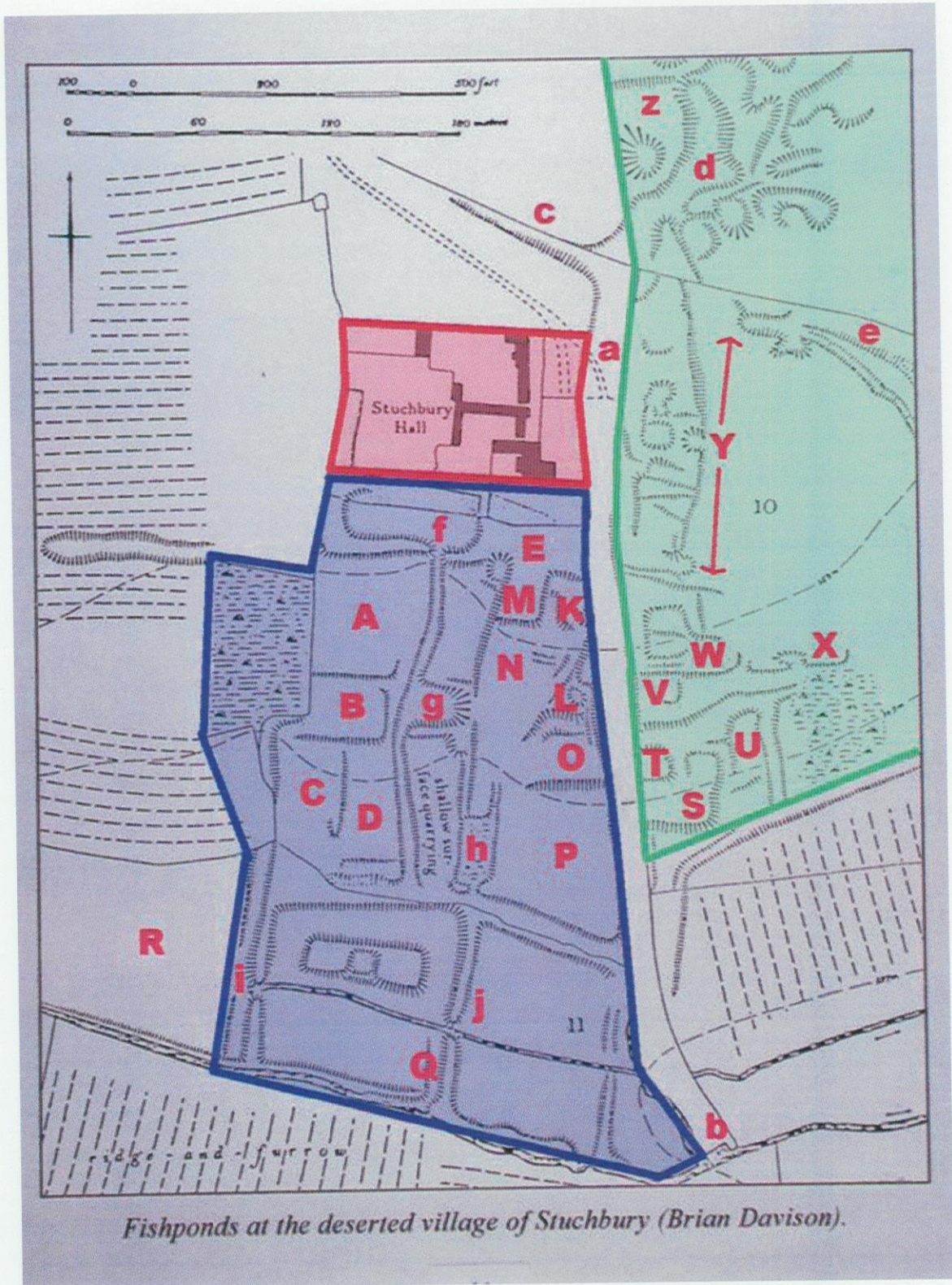
Issues

Issues

Issues

10

© Crown copyright. All rights reserved. Northamptonshire County Council: Licence No. 100019331. Published 09/08/2013.



FISH FARM (12 acres)

f = Large top pond. f to g = Water spillway. A = Area of strip ponds, 3 feet wide, east/west across slope B = Large shallow pond with spill over to C and D = 2 divided ponds. E, K and L = Springs feeding into the system. M, N, O and P = Other areas of water catchment –

types, sizes and depths according to requirement. **Q** = Channel to feed two lower ponds **i** and **j**. **R** = Extra "reserve" pond.

Methodology: Females kept in Pond **f**. Males separately in **g**. Many more females than males. Scent picked up by males – both hand stripped. Fry reared in other ponds. Sold – others kept to mature/sold/preserved.

Ponds **M,N,O** and **P** used for production of fresh water shell fish – much used by all classes – fresh winter meat.

DESERTED VILLAGE

a to b = Main street dividing Farm/Village – ancient trackway. **S,T and U** = Prominent house platforms with interlinking pathways. **S** = 40 feet by 60 feet, large L shaped building or two smaller ones. **T and V** = 25 feet by 50 feet, individual buildings. **U** = 25 feet by 100 feet. **W to X** = A row of small dwellings. **Y** = Row of accommodation of various sizes. These all likely to have been of Anglo-Saxon "Cruck" type. **Z, d and e** = earliest occupation, probably Celtic Round Houses (much "recent" shallow quarrying. 25 feet and 40 feet diameters.

HOMESTEAD

Built round a defensive square – one entrance just a cart's width. Main house along north side. Stabling on west side. Storage of grain and hay on east side. Rickyard area and "general garden" on west side of complex. Animal buildings for winter on south side.



Countryside Stewardship Scheme 2004

The objectives of the attached Agreement are described below. The management requirements of the Agreement are intended to achieve these stated objectives.

Landscape:

Protect and maintain the existing network of hedgerows by adopting a relaxed trimming regime, thereby safeguarding these important features of the local landscape.

Undertake hedgerow restoration, planting and tree surgery to enhance the landscape interest across the holding area.

Wildlife:

Through sympathetic management allow hedgerows throughout the holding to develop into tall thick structures, valuable as a habitat, source of food and shelter for birds, small mammals and invertebrates.

Manage the semi-improved pasture fields SP5345 1877, 1060 and 1733, SP5644 6804, SP5643 7383, 8895 and SP5743 0599 sympathetically with the aim of diversifying the sward and providing habitat supporting farmland birds, invertebrates and small mammals. In particular, manage grazing carefully on the spring-line flushes and historic pond areas at Stuchbury Hall Farm to avoid overgrazing and widespread poaching.

Manage the hay meadow field SP5644 9822 sympathetically to encourage floristic diversity within the grass sward and provide habitat supporting birds, invertebrates and small mammals.

Create a network of uncultivated field margins against hedgerows, watercourses and semi-improved grassland to buffer them from agricultural practices, to improve their value as wildlife habitats and link them to other habitats such as spinneys, wetland and pond areas.

Create an area of over-wintered stubble in each agreement year to provide foraging habitat for brown hare, grey partridge and other farmland birds.

Agreement Holder:	Mr MJ Tims, Mrs JP Tims & Mr ET Tims	Agreement Start Date:	01 Oct 2004
Agreement Reference:	13CSS011938	CPH:	29/011/0013
Amended:	27/03/2007	Page:	3

Following the production of a detailed management plan, undertake a programme of pond creation and restoration across the holding.

Undertake a programme of tree surgery on willow trees adjacent to watercourses and ponds to ensure the survival of these valuable wildlife habitats and distinctive landscape features.

History/archaeology:

Protect and maintain any historically important features within the agreement area. In particular, through careful grazing management, ensure the following are protected from stock damage to the sward;

- a) any surviving earthwork features associated with the deserted medieval village of Stuchbury, including the earthwork remains of ancient fishponds, dams, ditches, settlements, and the sunken hollow-way Saxon Lane - formerly the main street of the village,
- b) all ridge and furrow remains, particularly in fields SP5345 1877, 1060 and 1733,
- c) the early enclosure field system (field boundaries and hedgerows) around Stuchbury Hall Farm.

Investigate potential opportunities to undertake Stewardship special projects to restore the historic water pumping station, comprising a series of hydraulic rams and associated housings, in field SP 5345 1733 and the traditional field barn in field SP5345 1060.

Access:

Keep existing public rights of way clear of obstruction to allow the public to enjoy landscape views across the agreement area and observe the landscape and wildlife improvements being made to the holding through Countryside Stewardship.

14

Agreement Holder:	Mr MJ Tims, Mrs JP Tims & Mr ET Tims	Agreement Start Date:	01 Oct 2004
Agreement Reference:	13CSS011938	CPH:	29/011/0013
Amended:	27/03/2007	Page:	4

2.3.1 APPENDIX 2: Consultation response from English Heritage

EAST MIDLANDS REGION

44 DERNGATE, NORTHAMPTON, NN1 1UH
Telephone 01604 735 400 Facsimile 01604 735 401
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.

Mr Christopher Johnston
South Northamptonshire District Council
Springfields
Towcester
Northamptonshire
NN12 6AE
Our ref: P00094899
14 January 2011

Dear Mr Johnston

**Notifications under Circular 01/2001 & GDPO 1995
SPRING FARM RIDGE WIND FARM, GREATWORTH, SOUTH
NORTHAMPTONSHIRE, NORTHAMPTONSHIRE
Application No S/2010/1437/MAF**

Thank you for your letter of 18 November 2010 notifying English Heritage of the above application. Please excuse the delay in responding which was due to the severe weather affecting site visits planned for last month. Having considered the submitted information we can offer the following comments.

Summary

The proposed wind farm at Spring Farm Ridge has the potential to impact upon the setting and significance of a large number of designated and non-designated heritage assets. Consequently it is felt that the development's affect on the historic environment is a key consideration when determining this application.

The submitted information presents a good starting point from which to understand the impact of the proposal on the historic environment though is not felt to be exhaustive and some further analysis is felt to be necessary and in some cases desirable. Also it is noted that there exists a close relationship between heritage assets and their landscape setting and that this predominately rural character can, in some cases, emphasise the impact the turbines on the setting and consequently, the significance of heritage assets.

Seven instances are cited where it is felt that the impact of the wind farm development will result in a moderately harmful effect on the significance of high grade designated heritage assets or group of assets. These are:

Sulgrave: Castle Hill Ringwork - Scheduled Ancient Monument: SAM), St James Church (grade II* listed building), Sulgrave Manor (grade I). The latter is felt to have the potential for moderate harm and requires further analysis.

Helmdon: The Church of St Mary Magdalene (grade II*), Astwell Castle (SAM and grade II* listed building)

Canons Ashby Estate (Collection of SAM, grade II* Registered Park and Garden, Grade I, II* and II listed buildings)

The Stowe Estate (Grade I Registered Park and Garden, grade I and II listed buildings)

Consideration should also be given to the way in which these assets contribute to the significance of other designated and non-designated heritage assets, such as conservation areas, grade II listed buildings and registered parks and gardens. In addition attention is drawn to the potentially major impact that the development could have on the deserted medieval village at Stuchbury, a non designated heritage asset that is potentially of national significance. It is requested that the potential impact is explored further, with reference to your archaeological advisors.

In determining this application it felt important to consider, in line with policy HE1.2 of PPS5, the potential to deliver similar measures to mitigate climate change in a manner that is less damaging to the historic environment. Potentially this could be achieved through adapting the current proposal. However, if this is felt to be neither feasible or desirable, policies HE1.3, HE9.4 and 10.1 of PPS5 should be considered once the overall degree of harm to heritage assets has been satisfactorily demonstrated. To summarise, these policies request that where harm to the significance of a heritage asset or assets is caused by a proposal than the wider public benefits of that proposal should be weighed against the harm caused. The greater the harm the greater the public benefit required by way of justification.

English Heritage Advice

The proposal is for five wind turbines on land at Spring Ridge Farm in the parish of Greatworth. The height of each turbine is around 125 metres to blade tip with a hub height of around 80 metres. The height of the turbines combined with their elevated siting within a broad undulating landscape produces wide ranging visual impacts over an area that contains a significant number of designated and non designated heritage assets. The applicant's summary of historic environment shows that within a 5km radius of the site there are 8 scheduled ancient monuments, 319 listed buildings (of which eight are listed grade I and 13, grade II*) and one registered park and garden, Sulgrave Manor. Beyond this radius the submitted 'zone of the theoretical visibility' maps show the potential for varying degrees of visible impact up to 20km and it is conceivable that heritage assets of a significant scale, area or position could be affected, for example Canons Ashby House or the grade I registered park and garden at Stowe. In addition consideration should be

given, in line with policy HE8.1 of PPS5, to the effect on un-designated heritage assets. Consequently the proposal's impact in relation to the historic environment should be considered thoroughly and in reference to national and local policy advice not only in relation to environmental impact assessments but also the historic environment, especially PPS5: Planning for the Historic Environment.

The applicant's assessment of the impact the proposal may have on the historic environment is explored within chapter 8 of the submitted environmental impact assessment, appendix 4 of that report and several wire-frame viewpoints. Considering the wide area of potential impact and the number of heritage assets that could be affected the applicant's assessment is robust. In particular we welcome the consideration of relevant policy and guidance, the highlighting of several instances where the impact is felt to be moderate and significant, and the analysis through written description and viewpoints in relation to Canons Ashby and the parkland of Stowe. Whilst we would disagree with some aspects of the analysis and see the need for further analysis on their part, the consideration of the historic environment presents a sound starting point from which to discuss and explore the issues involved.

The principle concern of English Heritage is the effect the application may have on highly graded heritage assets; scheduled ancient monuments and listed buildings and registered parks and gardens graded I or II*. In addition the effect on conservation areas and other designated heritage assets is considered especially when they have an association with highly graded designated assets, for example the grade I Sulgrave Manor and its grade II registered park and garden and place with the Sulgrave Conservation Area.

General Comments

Our comments are chiefly made in relation to specific assets and are given below. However, there are a number of general themes and observations we wish to highlight. We would agree with the applicant that no registered heritage assets would be directly affected by the instillation of the wind farm and that consequently it is the consideration of indirect effects that is pertinent. Put another way the application involves the consideration of the effect on the setting of a heritage asset and the contribution that setting makes to the significance of that heritage asset. Setting is defined within paragraph 113 of the Historic Environment Planning Practice Guide that accompanies PPS5 as 'the surroundings in which an asset is experienced'. The setting of a heritage asset is particular to each asset and results from a number of factors, not always just visibility. Through extensive site visits it became clear that the setting of many if not all heritage assets considered had a close relationship to the wider landscape in which they were placed. The overwhelming rural nature of the surrounding landscape is undoubtedly partly the result of modern agricultural practices but is relatively free from modern large-scale interventions such as infrastructure (pylons, major roads ect.) or views of large conurbations. This reinforces the rural nature of many heritage assets and noticeably adds to the aesthetic and historic values of their significance. The view expressed by the applicants that the turbines would be

seen as another feature in the landscape does not take into account their large scale industrial character in an environment largely devoid of such features. It follows that their impact will be the greater due to their 'alien' nature and that even at distances beyond 5km they can appear as an untypical and sometimes discordant feature that intrudes on the setting of a heritage asset and its rural context.

Another consideration is the applicant's assertion that screening reduces the impact of the development for the majority of heritage assets. Considering the nature of the landscape this is undoubtedly a strong factor in determining indirect affects. However, in some instances, outlined below, we feel that screening has been over relied upon. More generally we would draw your attention to paragraph 25 within 'The Setting of Heritage Assets: EH guidance (Consultation Draft)' 2010 which states that screening may change over time and that the potential removal of screening should be considered when defining setting. This is particularly the case for modern tree plantations, trees not covered by formal protection or the potential of woodland management to result in the thinning of tree cover.

Specific comments

Castle Hill Ringwork (Scheduled Ancient Monument) and St James Church (gradell* listed building)

The Castle Hill Ringwork and St James Church are the two oldest designated heritage assets within the village of Sulgrave. Their close proximity represents the historically typical arrangement of manorial centre combined with a place of worship and it is reasonable to assume that the early village developed around this grouping. Excavation within the ringwork uncovered evidence for construction dating to the late 10th century Anglo Saxon period, whilst a re-sited triangular headed doorway in the tower of St James also indicates significant Anglo-Saxon settlement within the present village. The ringwork appears to have remained in occupation until the late 12th century when presumably the manor moved to the present site of Sulgrave Manor, helping to create the distinctive figure of eight pattern layout of the village that dominates to this day.

The significance of the ringwork and church is expressed in a number of ways. Their historical and evidential value both as individual monuments and when together is considerable and well-documented. Their enduring presence within the village will have considerable communal value in the way they define a sense of place for past and present generations, whilst there is considerable aesthetic value through the artistic expression of the Church, its church yard and the green open space of the ringwork. Their contribution to village character is also their contribution to the character of the Sulgrave Conservation Area. The setting of both is intimately linked with each other and the south-west edge of village and the immediate fields that adjoin it.

The turbines will be visible from shaft height upwards from the mound of the ringwork and from the remnant of its bailey to the south west. Views from the

church yard seem to be screened by the houses opposite, though glimpses through gaps in the building line and blade tips appearing above houses are a possibility. It is felt that where visible the turbines will intrude onto the intimate connections between Church, ringwork and village and so detract from the setting of each and compromising the aesthetic value of this relationship. The screening afforded by houses and topography reduces the impact but it is felt that a degree of moderate harm to the significance of these assets still results. Another consideration is the dominance of the Church's tower in medium to long distance views of the village and the potential for the turbines to appear in such views when approaching from the north and north west. It is advised that this wider impact is assessed more fully.

Sulgrave Manor (Grade I listed) and attendant registered park and garden (grade II)

The present Sulgrave Manor is in part the remains of the manor house built around 1540 - 60 by Lawrence Washington and a 1920s restoration in the Elizabethan manorial style by Sir Reginald Blomfield, who also designed the gardens. Lawrence Washington's building is a good example of a 16th century manor house whilst Blomfield's restoration, addition and garden harmoniously add to and emphasise the original building's solid traditional character. The grade I listed status of the house is in part due to the connection through ancestry, with George Washington, the first President of the United States. Whilst this gives the building and its grounds considerable historic value in itself the securing of the property and its restoration as a memorial to Washington in the early part of the 20th century is highly significant for our understanding of the Anglo-American Peace Movement and Anglo-American relations in general. Held in trust for the peoples of the United States and the United Kingdom the property has a high commemorative and associative value that gives the property and its grounds an international significance.

The manor is situated at the south-eastern edge of Sulgrave and though slightly detached from the main body of the village it is clearly still part of it. This relationship is reflected in the boundary of the conservation area. The garden forms the immediate setting to the manor house and has an intimate inward-looking relationship with the house as befits its status. Beyond the garden the Manor forms associative and aesthetic relationships with the houses to the north and south and the landscape beyond.

The house faces the direction of the wind farm site though is placed in a slightly sunken position allowing it to be screened at lower level by houses to the south and the landscape beyond. This is clearly shown in the viewpoint taken from the formal garden at the front of the house. However, considering the proximity of the proposed wind farm and the high national and international significance of the Manor it is necessary to explore inter-visibility further. What is not clear is the potential for the turbines to be seen from the upper levels of the house and the raised south-western section of garden. Additionally views from the gated road to Weston, the north-eastern footpath that runs out from the Manor and the raised area of open ground to the west of the garden should be analysed to understand the wider context. Without

such analysis there is a danger that substantial or moderate harm to the setting and significance of Sulgrave Manor could occur and not be identified prior to determination.

Church of St Mary Magdalene, Helmdon (Grade II* listed)

St Mary Magdalene is a 14th century church with considerable 19th century restoration work. It is situated at the southern boundary of Helmdon where the land rises up out of the village and the built form gives way to open countryside. The elevated position of the church emphasises its presence within the landscape and this part of the village. West of the church are the remains of a medieval manorial site and beyond a section of the Great Central Railway line and beyond both is the proposed wind farm development. Though an undesignated heritage asset the manorial remains have significance in understanding the development of Helmdon and manorial sites in general. Similar to Sulgrave, the close connection between church and manor is a deeply historical survival that would have helped shape and form the village. The line of the Great Central railway is not overly obvious save for its remaining viaduct, which itself should be seen as un-registered historic asset.

Views from the western edge of the Church of St Mary Magdalene will clearly show the wind farm and the combination of both will be seen in various ways. The church yard often limits and contains views though there is a notable view from the southern section of the church yard where the turbines will intrude onto the close view of the Church itself. This juxtaposition is then seen again on the footpath that runs south east from the village. Another important consideration is the view coming out from the village where presently the Church dominates. This dominance will be greatly challenged by the extensive view of the wind farm to the west. It is felt that such impacts will cause a negative impact on the aesthetic values of the Church and its setting as defined by the manorial remains and location at the edge of the village. Considering the degree of screening around the Church the impact on the building's significance is felt to be moderately severe and should be considered along side not only other impacts on the historic environment but the impact on Helmdon as a whole. Further viewpoint analysis would help to explore this issue.

Astwell Castle (Scheduled Ancient Monument and Grade II* listed building)

Astwell Castle comprises the extant and buried remains of a fortified manor house dating from the 15th and early 17th century. The disappearance of its attendant settlement has left the property isolated and remote in the landscape. The combination of gate-house tower and main house with a wide panoramic view of the countryside beyond gives the property considerable aesthetic value which combine with its historic and evidential values in forming its national significance.

This impression is best viewed looking west from the road that runs past the property and the foot paths that lead off from it. It is highly probable that the

gatehouse tower is positioned so to take in this view. As the wind farm will be clearly seen from these aspects it can be said to intrude onto the relationship between heritage asset and its landscape by introducing an alien feature that will draw attention. Considering the distance between the Castle and the width of view it is felt that the harm caused to the significance of the registered heritage assets will be of a moderate scale.

Canons Ashby (Scheduled Ancient Monument, Series of grade I, II* and II listed buildings and grade II* Registered Park and Garden)

The Canons Ashby estate is a compact collection of mostly high grade heritage assets that represent the transition from Augustinian Priory to Country House estate. The degree of survival and the quality of the assets themselves form a whole that is of exceptional national significance.

The estate is located on the brow of a broad hill that allows a degree of inter-visibility with the wind farm site, even though it is 7km distant. The latter phases of development are represented by Canons Ashby House (grade I listed) and its grade II* registered park and garden. The elevation of the house with the closest visual connection to the wind farm site faces south-west whilst the wind farm is located due south. This limits direct visual connections from inside the house and the main designed landscape features that connect with this aspect. The wind farm will be visible from the roof of the tower of the main house and it is probable that this once acted as an historic viewing platform. It is possible the oblique views from the upper stories of the tower shall include some of the turbines. Within the grounds it is probable that the turbines will be visible from the parkland to the south-west and west of the house where screening is less prevalent or the ground is elevated. The present view is largely uninterrupted by large scale modern features and consequently the introduction of turbines will be noticeable and intrusive. Considering the distance between application site and estate combined with the varying degrees of intervisibility it is felt that the proposal will have a moderately negative impact on the significance of heritage assets within the estate, in particular the main house and its registered park and garden.

The wider Stowe Estate (Grade I registered Park and Garden, grade I and II listed buildings)

The proposed wind farm will have some inter-visibility with the northern parkland at Stowe. This is an informally landscaped deer park set amid rolling hills and contains two important garden structures, the Gothic Umbrello (grade II listed) and Wolfe's Obelisk (grade I listed). This part of the landscape does not remain in its pristine 18th century form. Much of the parkland has been given over to farming and subdivided by hedges, though recent work by the National Trust has sought to restore it and a large number of new trees have been planted. The vista between the Temple of Concord and Wolfe's Obelisk has been obscured by later tree planting, but it is conceivable that this could be restored in the future. Also a number of houses and farm buildings have been built within the visual envelope of the parkland since the 18th century. Despite this the essential character of the parkland remains intact as does the

wider setting of the park and the house itself, which remains overwhelmingly rural and this is both of historic and aesthetic value.

Photomontages supplied by the applicant for the proposed wind farm (photomontage 18b) indicate that the wing tips of all five turbines will be visible from the park land. Granted, they do not interfere with a planned vista and as the turbines are over 10km away they are relatively small. However, as they will be moving they will draw the eye and will doubtless be more visible in the landscape than any photograph can suggest.

The impact of the turbines on the landscape is assessed on pages 22-23 of Appendix B to the Environmental Statement, Landscape and Visual, that accompanies the application. This concludes that in terms of landscape character and visual amenity the level of change is considered slight and the effect of change is considered moderate and that this would not represent a significant impact on the Park.

Our view is the development would harm the significance of the Park. This harm would be less than substantial, as a major vista is not affected, but the development would be an alien intrusion into the otherwise overwhelmingly rural setting and the dominance of Stowe over the entire landscape would be challenged and diminished. This would be noticed by all who visited the park and detract from the experience of all those visiting and is therefore not insignificant. This harm to significance needs to be taken cumulatively with the harm to the setting of other heritage assets and weighed against other public benefits.

Stuchbury (un-designated heritage asset)

A group of extensive earthworks of the deserted medieval village of Stuchbury are located on land adjoining the northern boundary of the wind farm site. These earthworks are of regional significance and their extent and degree of survival suggest that they have the potential to be of national significance. We would advise that the impact of the proposal on the significance of these earthworks is fully considered, in line with Policy HE8.1 of PPS5, and in reference to your archaeological advisor.

Conclusion

English Heritage considers that the Spring Farm Ridge wind farm application will cause a moderate degree of harm to the setting and significance of six highly designated heritage assets or groups of assets. Furthermore there is the potential for a significant degree of harm to be caused to the significance of Sulgrave Manor and this requires further analysis. The cumulative affect of these impacts are considerable in themselves but need to be considered alongside the total impact on all designated and un-designated heritage assets.

In considering the overall impact it is important to consider, in line with policy HE1.2 of PPS5, the potential to deliver similar measures to mitigate climate change in a manner that is less damaging to the historic environment.

Potentially this could be achieved through adapting the current proposal. However, if this is felt to be neither feasible or desirable, policies HE1.3, HE9.4 and 10.1 of PPS5 should be considered once the overall degree of harm to heritage assets has been satisfactorily demonstrated. To summarise, these policies request that where harm to the significance of a heritage asset or assets is caused by a proposal than the wider public benefits of that proposal should be weighed against the harm caused. The greater the harm the greater the public benefit required by way of justification.

Recommendation

We would recommend that in determining this application, sufficient information is gained from the applicant to fully assess the impact of the proposal on the historic environment, in line with policy HE6.1 of PPS5. We particularly request further analysis on the impact on Sulgrave Manor. This should take the form of wire-frame viewpoints from the upper section of the house and the higher south western section of the garden. Further view point analysis of the impact on the Church of St Mary Magdalene, Helmdon, Astwell Castle and long to medium views of Sulgrave village from the north west would also be beneficial.

We would also request that the instances of moderate harm to the setting and significance of the six highly graded heritage assets or groups of assets listed above is given full consideration in the overall analysis of impact. In doing so we would request that the potential to mitigate that harm is explored and that where harm is felt to be unavoidable that the public benefits of the proposal are seen to outweigh the harm caused to the significance of the historic environment. In this regard we draw your attention to policies HE1.3, policies HE9.4 and HE10.1 of PPS5, all of which consider the way in which harm and public benefit should be weighed up in determination.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Martin Lowe

Historic Buildings Adviser

E-mail: martin.lowe@english-heritage.org.uk

PHOTOGRAPHY AND PHOTOMONTAGE METHODOLOGY

PHOTOGRAPHY

Verified Photography by: Tomo Graphics Ltd, tel: 01892 770808, email: phil@cad.uk.net

Camera and lens used: Canon EOS 5D (full frame sensor) with a Canon EF f1.4 Ultrasonic 50mm prime lens

Tripod and panoramic head: Manfrotto 055ProB tripod,

Manfrott0 438 Leveller,

Manfrotto 300N Panoramic rotator head set at 20 degree shot intervals (50% overlap on a single frame shot of approx 40 degrees)

Manfrotto 454 Sliding plate to position camera over the no-parallax position

Camera height above ground : 1.60m

Software used: Adobe Photoshop CS4 for RAW file processing
PTGui software for splicing individual frames into panoramas
Resoft Windfarm (Visualisation Module)

Verified photography produced by Tomo Graphics Ltd follows the Guidelines for Landscape and Visual Assessment (second edition) by the Landscape Institute, the Scottish Natural Heritage Visual Representation of Windfarms Good Practice Guide (29th March 2006) and the Highland Council Visualisation Standards for Wind Energy Developments January 2010. Please refer to these documents for detailed information.

ON SITE WORK

Viewpoint locations are identified for the generation of verified view wireframe photomontages. From each tripod location a Garmin eTrex handheld GPS unit is used to record the British OS Grid co-ordinates.

A Canon 5D SLR camera (full frame sensor) is used with a fixed focal length 50mm lens (35mm film equivalent). Photographs were taken on a levelled tripod 1.60m above ground level. If panoramas are required, PTGui software is used to splice the individual frames. The software corrects the individual frames for barrel distortion and cylindrical projection. These frames are then spliced together digitally with a 50% overlap and cropped to give the required field of view.

PHOTOMONTAGE METHODOLOGY

- 10m Profile Contour DTM data was purchased and Resoft Windfarm creates a 3D digital terrain model from this data. The wind turbine proposed for this project is then modelled and turbines are placed in their correct proposed locations on the digital terrain model.
- The camera viewpoints are then created virtually within the Resoft Windfarm software using the x and y co-ordinates recorded on the Garmin eTrex handheld GPS unit and. The Z co-ordinate is automatically interpolated at that location on the digital terrain model. The camera is then rotated to the bearing recorded on site, which aligns with the centre of the spliced panoramic photograph.
- Wireframe snapshots are then taken with a horizontal field of view of 75 degrees. These are then displayed on the second A3 output sheet for each viewpoint, along with a viewpoint location map on 1:25000 OS Explorer data.
- The panoramic photograph is then imported and the wireframe is adjusted to match using the digital terrain model and locator points recorded on site, which appear in the photograph.
- The wind turbines are then rendered in Resoft Windfarm. Final masking out of feature, which would be hidden behind existing vegetation and buildings is carried out in Adobe Photoshop CS4.
- The final images are then presented on A3 sheets with horizontal fields of view of either 75 degrees (images size – 395 x 130mm) or 40 degrees (image size – 360 x 240mm).
- Photomontages and wireframes were created with a horizontal field of view of 75 degrees from each viewpoint. A selected number of just photomontages were created with a horizontal field of view of 40 degrees.