

**TOWN AND COUNTRY PLANNING
(INQUIRIES PROCEDURE)(ENGLAND)
RULES 200**

Appeal by Broadview Energy Limited In respect of the refusal of planning permission for: Wind Farm comprising the erection of five wind turbines plus underground cabling, meteorological mast, access tracks, control building, temporary site compound and ancillary development (Includes Environmental Statement)at Spring Farm Ridge, land north of Welsh Lane between Greatworth and Helmdon

Planning Inspectorate Ref: APP/Z2830/A/11/2165035

Local Authority Ref: S/2010/1437/MAF

Cultural Heritage Proof of Evidence: Summary

Summary of Proof of Evidence of

**Naomi Archer BA(Hons) PGDip PGCert
Conservation Officer**

**ON BEHALF OF SOUTH NORTHAMPTONSHIRE
COUNCIL**

1.2.1. I have had regard to the NPPF and recent DCLG publications in forming my assessment of the proposed development at Spring Farm Ridge. In addition the English Heritage documents “The Setting of Heritage Assets” and “Conservation Principles” have informed my assessment of the significance of heritage assets in the vicinity of the proposed development and my analysis of the likely impact of the development on their setting and significance.

1.2.2. Impact on Castle Hill Ringwork, Sulgrave

1.2.3. Castle Hill Ringwork is a Scheduled Ancient Monument dating from the late Saxon period. It lies approximately 2km north of the application site.

1.2.4. The significance of Castle Hill ringwork lies in its historic and evidential value, its rarity, its communal value and its aesthetic value. The setting of the asset forms part of its significance. Views of and from the ringwork form part of its significance. The character of views of and from the monument, in particular the aesthetic value and the experience of interacting with the monument, will be harmed by the proposed development in such a way as to cause harm to the significance of the designated asset through harm to its setting. While this harm is considered to be less than substantial, it is considered to be significant.

1.2.5. Impact on Church of St James the Less, Sulgrave

1.2.6. The Church of St James the Less is a Grade II* listed building dating from the 13th – 16th Centuries with 19th Century alterations. It lies approximately 2km north of the application site.

1.2.7. The significance of the Church of St James the Less lies in its historic and evidential value, its aesthetic value and its communal value, both to local residents and to international visitors. Its aesthetic value is formed in part by its setting on elevated ground adjacent to Castle Hill ringwork and bailey, which makes it prominent in views toward the settlement from the north and north-west. This setting will be harmed by the proposed development. While the harm is considered to be less than substantial, it is considered to be significant.

1.2.8. Cumulative impact on group of heritage assets Castle Hill Ringwork, Castle Green and Church of St James the Less

1.2.9. The heritage assets discussed above form a group, consisting of the Grade II* listed Church of St James the Less, the Scheduled Castle Hill Ringwork, and the unscheduled Castle Green to the south of the scheduled area.

1.2.10. This grouping of heritage assets has a significance which is additional to the significance of each individual asset. This significance lies in the juxtaposition of the early manorial site with the church and churchyard, the importance of the group to the special historic character of Sulgrave and the value placed on the group of assets by the local community.

1.2.11. Impact on Sulgrave Manor and Registered Park and Garden

1.2.12. Sulgrave Manor is a Grade I listed building set within a Grade II Registered Park and Garden. It lies approximately 2km north of the application site.

1.2.13. The significance of Sulgrave Manor and its associated Registered Park and Garden lies in its historic and evidential value as a small late medieval manor house, its aesthetic value, and its communal value in particular its association with the family of George Washington. While the manor's historic and evidential value is unlikely to be harmed by the proposed development, there will be some harm to its aesthetic value as a result of change to the rural landscape in which it is set.

1.2.14. Impact on Sulgrave Conservation Area

1.2.15. Sulgrave Conservation Area was first designated in 1969 and most recently reviewed in June 2013. It lies approximately 2km north of the application site.

1.2.16. The significance of Sulgrave Conservation Area lies principally in its aesthetic value but also in its communal, historic and evidential value. The aesthetic, historic and evidential value of the conservation area is formed by the juxtaposition of individual heritage assets and the physical spaces between and around them, and their interaction with the wider historic environment.

1.2.17. The proposed development will harm views towards the conservation area from the north, views within, through and from the conservation area toward the south, and the aesthetic experience of spaces within the southern part of the conservation area. It will also harm the setting of the conservation area. While the harm to the character of the conservation area and to its setting are considered to be less than substantial it is considered to be significant.

1.2.18. Impact on Astwell Castle

1.2.19. Astwell Castle is a Grade II* listed 15th Century building attached to a late medieval tower which is a Scheduled Ancient Monument. It lies approximately 3km to the east of the application site.

1.2.20. Commanding views over the landscape and dominance of height are important to the significance of Astwell Castle. The proposed development will introduce an intrusive element into views from and of the designated assets, harming their aesthetic value and diminishing the impact of Astwell Castle tower in the landscape.

1.2.21. Impact on Greatworth Conservation Area

1.2.22. Greatworth Conservation Area was first designated in 1985 and most recently reviewed in June 2012. It lies approximately 1km to the south-west of the application site and occupies a position high on the southern slope of the same ridge as the application site. The land falls away steeply to the south and west of the village.

1.2.23. The proposed development will have a negative impact on the important eastward views through the churchyard out of the conservation area. These views will be negatively affected by the kinetic nature and industrial appearance of the turbines, particularly when viewed through limited screening when deciduous trees are not in leaf.

1.2.24. The turbines will appear in views toward the conservation area from the south and west and will compete for dominance of the skyline with the church tower.

1.2.25. Impact on St Peter's Church, Greatworth

1.2.26. The Church of St Peter is a Grade II* listed building dating from the 13th and 14th Centuries with 17th Century additions and 19th Century alterations. It lies approximately one kilometre south-west of the application site.

1.2.27. The significance of the Church of St Peter rests in part in the aesthetic value of views experienced within the churchyard and in the impact of the church tower on long views toward the village from the west and south.

1.2.28. These views will be negatively affected by the proposed development, diminishing the impact of the church tower in the landscape and harming the tranquil rural character of views through and out of the churchyard.

1.2.29. Impact on Greatworth Hall

1.2.30. Greatworth Hall is a Grade II listed building dating from the early 18th Century and enlarged in the 19th Century. It is of simple Classical design, of three bays, with a central porch supported by Doric columns and fluted pilasters flanking the main door. It lies less than 1km from the application site.

1.2.31. The setting of Greatworth Hall will be negatively affected by the proposed development. The turbines will appear prominently as an immediate backdrop to all views of the principal elevation of the house. The proximity of the turbines and their size will dwarf the house. This will harm the aesthetic value of the asset's significance and have a negative impact on the enjoyment of its architectural composition.

1.2.32. Culworth Conservation Area

1.2.33. Culworth Conservation Area was first designated in 1978 and most recently reviewed in January 2013. The proposed development will have a negative impact on an important view out from Culworth conservation area.

1.2.34. The proposed development will cause harm to important heritage assets as set out above and cumulatively to the historic environment of South Northamptonshire.