



making sense of heritage

Copley Solar Farm, Claypole, Lincolnshire

Heritage Impact Assessment



Ref: T18188
January 2014



**Copley Solar Farm,
Claypole,
Lincolnshire**

Heritage Impact Assessment

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Copley Solar Farm, Claypole, Lincolnshire

Heritage Impact Assessment

Summary

Wessex Archaeology was commissioned by TGC Renewables Ltd to prepare a Heritage Impact Assessment with regard to land at Copley Farm, Claypole, Lincolnshire, centred on National Grid Reference (NGR) 485568, 348036. This study is required to accompany a planning application for a new solar array within the Site.

This assessment has been commissioned in response to a request from South Kesteven District Council to provide a comprehensive analysis of the potential impacts of the proposed development upon the significance of the designated heritage assets within its zone of influence. In this regard, it is intended to supplement an earlier archaeological desk based assessment prepared by a third party.

A 5km Study Area around the Site was established, within which all designated heritage assets were identified. A theoretical Zone of Visual Influence (ZVI) was created within this Study Area, designated heritage assets which lay within this theoretical ZVI were then identified. An inner 2km Study Area was then used to assess specific impacts on designated assets, specifically, the Church of St Peter in Claypole and the Church of St James, Dry Doddington. A site visit was undertaken to assess the general aspect, character, condition and setting of the site. Any heritage assets which had been identified as located within the theoretical ZVI was assessed during the site visit to see if intervisibility could actually be established. Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the theoretical ZVI, in accordance with relevant guidance produced by English Heritage.

Two designated heritage assets were identified in particular which may be impacted by the proposed development. While elements of the Church of St Peter in Claypole and the Church of St James in Dry Doddington are visible from the Site, the site visit confirmed that intervening topography, vegetation and buildings entirely restrict visibility of the lower parts of the buildings and the Site itself is entirely screened from these assets. Views towards the assets from the surrounding landscape will not be interrupted by the creation of the solar farm within the Site. The proposed development would make no visual intrusion on these monuments at street level, and in this regard could not be considered to diminish the significance of their setting. Views may be obtainable from the top of the tower of St. Peters, but this is unlikely to affect the appreciation of the setting of the Church. As the Site does not represent a uniquely favourable location from which to view the churches it therefore cannot be considered to make an important contribution to their significance. The impacts to the setting of these monuments have therefore been determined to be negligible. Furthermore, any adverse impacts would be temporary and fully reversible in nature. Upon completion of the working life of the solar array, the modules would be removed.

The effect of the development proposals on the identified historic environment resource will be a material consideration in determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.



Copley Solar Farm, Claypole, Lincolnshire

Heritage Impact Assessment

Acknowledgements

This project was commissioned by TGC Renewables and Wessex Archaeology is grateful to James Jamieson in this regard. Wessex Archaeology would also like to thank Kerry Walmsley of South Kesteven District Council for her advice.

The report was researched, compiled and illustrated by Grace Corbett. Grace Corbett managed the project on behalf of Wessex Archaeology.



Copley Solar Farm, Claypole, Lincolnshire

Heritage Impact Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by TGC Renewables to prepare a heritage impact assessment with regard to land at Copley Farm, Claypole, Lincolnshire, centred on National Grid Reference (NGR) 485568, 348036 (hereafter 'the Site', **Figure 1**).

1.1.2 This study will accompany a planning application for a proposed solar farm development within the Site, which has been submitted to South Kesteven District Council. The proposed development comprises a 28.16MWp ground mounted solar PV farm. The proposals include:

- *Installation of ground based racking systems comprising of arrays which run east-west;*
- *Mounted solar panels comprising of 100,580 modules;*
- *Power inverter stations;*
- *Transformer stations;*
- *Security fencing and associated access gates;*
- *CCTV security cameras mounted on free standing support poles; and*
- *Necessary associated works such as access tracks, cabling and drainage.*

1.1.3 An archaeological desk based assessment (On Site Archaeology 2013) was produced to accompany the planning application. This document addresses the potential impacts of the development on designated heritage assets within a 5km Study Area and should be read in conjunction with that assessment.

1.2 The Site

1.2.1 The Site is located southeast of the village of Claypole, 6km southeast of Newark and 25km southwest of Lincoln. It lies to the east of Doddington Lane and to the southwest of the East Coast Mainline railway line.

1.2.2 The Site comprises three agricultural fields approximately 52 hectares (ha) in area. The northern and central fields are currently in arable use, with the southern field under pasture. The Site is bordered by further agricultural land on all sides.



- 1.2.3 The Site overlies interbedded mudstone and limestone of the Granby Formation and limestone of the Claypole Beds. The Site slopes gentle north to south, from 21m to 26m above Ordnance Datum (aOD).

2 METHODOLOGY

2.1 Scope of document

- 2.1.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment and to assess the potential impact of development on the designated heritage assets that embody that significance.

- 2.1.2 The historic environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 2.1.3 NPPF Annex 2 defines a heritage asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

- 2.1.4 The preparation of this assessment was specifically prompted by a request from the Assistant Conservation Officer at South Kesteven District Council (**Appendix 4**) in order to provide a comprehensive analysis of the potential impacts of the proposed development upon the significance of those designated heritage assets within its zone of influence. In this regard, it is intended to supplement an earlier archaeological desk based assessment prepared by On Site Archaeology (2013). Following discussions with the Assistant Conservation Officer it was agreed that those heritage assets of highest significance within a 2km Study Area would be fully addressed in this document, impacts on designated heritage assets within 5km would also be assessed where relevant. Non-designated assets and archaeological remains as defined within the archaeological desk based assessment (On Site 2013) have been assessed within that document and further archaeological fieldwork is pending.

2.2 Aims

- 2.2.1 The specific aims of this assessment are to:

- *Address concerns raised by South Kesteven District Council over the potential of the proposed development to impact upon the significance of the settings of certain designated heritage assets;*
- *identify known heritage assets (according to criteria laid out below) which may be considered potential sensitive receptors to the proposed development;*
- *assess the significance of those heritage assets through weighted consideration of their valued components; and*



- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting.*

2.3 Study area

2.3.1 A Study Area within a 5km radius of the Site was established within which all designated heritage assets (which comprise of World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas) were identified.

2.3.2 A GIS Viewshed Analysis was carried out in order to determine a theoretical Zone of Visual Influence (ZVI). Any indirect impacts resulting from the proposed development upon the settings of these monuments were then assessed during the Site Visit (see below). Additionally, a 2km inner Study Area was agreed with the Assistant Conservation Officer to ensure appropriate assessment, with the assessment focussed on the impacts on the key Listed Churches (see **Appendix 4**).

Viewshed analysis

2.3.3 Viewshed analysis is a commonly applied visibility analysis technique where the output produces a Zone of Visual Influence (ZVI) mapping the area which theoretically shares intervisibility with the Site. The ZVI provides a means of modelling where in the landscape a theoretical observer would be able to see a target point within the Site based on a digital terrain map (DTM). This is calculated using:

- *The Landform Panorama DTM, a 'bare earth' terrain model of 50m horizontal resolution provided by Landform Panorama.*
- *A single target point height, positioned at the most topographically prominent point within the Site boundary, set to 3m representing the approximate height of the proposed development.*
- *Observer heights were set to 1.6m representing the eye height of an average person.*

2.3.4 Since this process is based on a 'bare-earth' model which takes no account of surface forms and features (including trees, vegetation, buildings and other structures) the inclusion of a heritage asset within the theoretical ZVI should not be conflated with 'real-world' intervisibility. The inclusion of a monument within the theoretical ZVI is not intended to indicate that the Site lies within the monument's setting, or that there will be an impact to the setting of this monument. The value of the theoretical ZVI is as an aid to identifying an area within which heritage assets and settings possessing views that contribute to their significance may be effected by the proposed development.

2.4 Site visit

2.4.1 The Site was visited on the 8th January 2014. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were dry and overcast. A fieldwork record comprising digital photography is held in the project archive.

2.4.2 The Site visit aimed to identify any designated heritage assets within the wider setting of the Site which might be considered potential sensitive receptors to the proposed development, by comparing the theoretical ZVI to the actual views available of the landscape surrounding the Site. Any heritage assets which had been identified as located within the theoretical ZVI were assessed to see if intervisibility could in actual fact be

established. Note was made of any intervening vegetation, housing or landscape features which may have prevented meaningful views between the Site and the monument in question.

- 2.4.3 Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the theoretical ZVI, in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). The above guidance states that;

‘Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset.’

- 2.4.4 NPPF Annex 2 defines setting as:

‘...the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

2.5 Assessment criteria

- 2.5.1 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.

- 2.5.2 Significance (for heritage policy) is defined in NPPF Annex 2 as:

‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

- 2.5.3 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value.** *Deriving from the potential of a place to yield evidence about past human activity.*
- **Historical value.** *Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- **Aesthetic value.** *Deriving from the ways in which people draw sensory and intellectual stimulation from a place.*
- **Communal value.** *Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*



- 2.5.4 In order to accurately assess the significance of a heritage asset, it is necessary to understand the relative contribution of each identified heritage value to the overall significance of the asset. Wessex Archaeology have developed a method for assessing the relative importance of each of the values ascribed to heritage assets and their potential to contribute to people's understanding of the past, based on the *Conservation Principles* and professional judgement. This approach is presented in **Appendix 3**.
- 2.5.5 The overall significance of heritage assets and their settings is decided in line with the criteria laid out in **Table 1** below:

Table 1: Summary of Factors for Determining Significance of Heritage Assets

Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

2.6 Chronology

- 2.6.1 Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Table 2: Chronological periods

Palaeolithic	900,000 – 9500 BC	Romano-British	AD 43 – 410
Early Post-glacial	9500 – 8500 BC	Saxon	AD 410 – 1066
Mesolithic	8500 – 4000 BC	Medieval	1066 – 1500
Neolithic	4000 – 2200 BC	Post-medieval	1500 – 1800



Bronze Age	2200 – 700 BC	19th century	1800 – 1899
Iron Age	700 BC – AD 43	Modern	1900 – present day

2.7 Sources

- 2.7.1 A number of publicly accessible sources of primary and synthesised information have been consulted. Sources consulted comprise national heritage datasets including the National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, Parks and Gardens UK, Historic Environment Record data available via Heritage Gateway and within the archaeological desk based assessment (On Site 21013).
- 2.7.2 A bibliography of documentary, archive, and cartographic sources which have been consulted is included in the References section of this report.

2.8 Assumptions and limitations

- 2.8.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.9 Copyright

- 2.9.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

- 3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5 (in terms of the Historic Environment).



- 3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 3.2.3 The aim of NPPF Section 12 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 3.2.4 To summarise, government guidance provides a framework which:
- *recognises that heritage assets are an irreplaceable resource;*
 - *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
 - *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
 - *places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);*
 - *requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.*

3.3 Local Planning Policy

- 3.3.1 The Site is located within the administrative boundaries of South Kesteven District Council. The council is currently in the process of preparing a new Local Plan which will form the basis of the Development Plan for the district. The new Core Strategy was adopted in 2010, while the Site Allocations and Policies Document is currently being finalised.
- 3.3.2 Policies relating to heritage within the Core Strategy which are relevant to the present scheme are presented in **Appendix 2**.

4 SUMMARY OF HERITAGE ASSETS

4.1 Statutory and local heritage designations

- 4.1.1 The following section provides a brief summary of the designated heritage assets identified within the zone of influence within a 5km Study Area of the proposed development in line with the criteria outlined in **Section 2**. The aim is to establish the designated heritage assets which could be affected by the proposed development. All designated heritage assets identified are listed in **Appendix 1**. Undesignated heritage assets have been identified in the archaeological desk based assessment (On Site Archaeology 2013) and will not be repeated here in detail.



4.1.2 An overall illustration of the Listed Buildings, Scheduled Monuments and Conservation Areas within the Study Area and the ZVI is provided in **Figure 1**.

Site

4.1.3 No designated heritage assets are located within the Site.

Study Area

4.1.4 The following designated heritage assets are located within the 5km Study Area:

- *Six Scheduled Monuments;*
- *Eight Grade I Listed Buildings;*
- *Six Grade II* Listed Buildings;*
- *75 Grade II Listed Buildings; and*
- *Two Conservation Areas*

4.1.5 The Viewshed Analysis identified that, of the designated heritage assets outlined in paragraph 4.1.4, the following heritage assets lie within the theoretical ZVI and were therefore scoped in to the assessment:

- *Two Scheduled Monuments;*
- *Three Grade I, one Grade II* and 21 Grade II Listed Buildings; and*
- *One Conservation Area*

4.1.6 Designated heritage assets which lie within the theoretical ZVI are therefore highlighted as theoretically sharing intervisibility with the Site (**Appendix 1**). However, potential intervisibility does not necessarily indicate that the Site forms part of the setting(s) of these designated assets.

4.1.7 The remaining heritage assets within the 5km Study Area which do not lie within the theoretical ZVI have been scoped out of the assessment.

4.1.8 The historic landscape character of the Study Area has also been assessed through historic map regression using available online sources.

4.2 Identification of Potential Sensitive Receptors

4.2.1 South Kesteven District Council has highlighted a number of designated heritage assets within the wider setting of the Site which may represent potential sensitive receptors to the proposed development. These include:

- *Church of St. James, Dry Doddington (Grade II*);*
- *Church of St. Peter, Claypole (Grade I);*

4.2.2 During the Site visit, it was confirmed that elements of both Churches were visible from the Site.

- 4.2.3 The Church of St Peter at Claypole (**WA1; Front Cover**) lies 1.15km to the northwest of the proposed site. From the Site the spire and part of the tower of the Church can be seen, with intervening vegetation and housing obscuring the remainder of the building (**Plate 1-2**).
- 4.2.4 The Church of St. James (**WA2; Plate 3**) is located in the village of Dry Doddington, 1km to the south of the proposed Site. As with the Church of St. James, the tower of the Church can be seen from the Site (**Plate 4**).
- 4.2.5 The Site visit established that, owing to topography, distance, intervening development, woodland and vegetation, no intervisibility exists between the Site and any of the remaining designated heritage assets situated within the 5km theoretical ZVI (**WA3-28**). They therefore do not share intervisibility with the Site and while the Site is located within their wider setting, that setting cannot be said to contribute substantially to the significance of these assets. Consequently, these have been scoped out of further assessment. Some of these assets have, however, been described where they are associated with the Churches of St. Peter and St. James.

4.3 Historical development and setting

Church of St. James, Dry Doddington (WA2)

- 4.3.1 This parish church, which is Grade II* Listed, was original built in the early 12th century and evidence for alterations and additions from the late 13th, early 14th and late 19th centuries have been identified. The earliest part of the church is a 12th century doorway with a chevroned round headed arch, with a 12th century fragment of a chevron also located in the east wall of the north aisle. The interior of the nave has four late 13th century bays with plainly moulded pointed arches and octagonal piers and responds. The church tower, constructed of coursed rubble with ashlar quoins, dates to the early 14th century and leans to the west. The church was extensively re-modelled in 1876-7, with the exterior walls of the nave and the chancel dating to this time.
- 4.3.2 The Church, whose principal frontage faces south, has no discernible graveyard and is located on a small rise at the western side of the village. It is located on a triangular plot of land which is bordered by agricultural land to the east, with views to the east restricted by a hedge (**Plate 5**). Views to the north, towards the Site, are obscured by modern housing and farm buildings (**Plate 6**), as are views to the east and south. The village of Dry Doddington is occupied by a small number of 19th century buildings, none of which are Listed and the village expanded in the late 20th century with modern housing dominating throughout. These are located primarily to the east of Claypole Lane, there are also a number of modern housing bordering the Church to the north (**Plate 6**). When entering the village from the west the Church is visually dominant, owing primarily to the lack of modern and historic development to the west of the village and the height of the tower in relation to the surrounding housing. There are no enclosing walls or hedges surrounding the Church on its southern, northern or eastern sides, and this, coupled with the absence of a graveyard, leads to a feeling of openness, tranquillity and accessibility. When approached from the east, through the village, the Church is not visible, owing to vegetation, until Main Street turns south. Its association with the village is in this way limited, with a sense of separateness emphasised by the lack of enclosing walls.
- 4.3.3 Long distance views towards the Church are limited due to intervening topography, hedgerows and structures, with the top of the tower being the only visible feature of the Church from the Site (**Plate 4**)

4.3.4 Potential associated settlement evidence dating to the medieval period has been identified in close proximity to the Church. Remains of a shrunken medieval village have been identified on the county Historic Environment Record to the west of the Church, with the existing village occupying land to the east. The name Dry Doddington derives from the Old English 'dryge' and 'Dodda Ing Tun' meaning 'the dry estate of a name named Dodda'. The existing layout of the village had been established by the late 19th century, with fossilised strip fields emanating from the houses on the main street. The street layout is typical of medieval villages, with a Main Street and parallel 'back lane', named Long Lane, to the north.

Church of St. Peter, Claypole (WA1)

4.3.5 The Grade I Listed Church of St. Peter originally dates to c.1300 and has been subject to numerous additions and alterations through the centuries (**Front Cover**). Some of the original features of the Church include the lower two stages of the tower, which are flanked by contemporary lower buttresses, with later 15th century buttresses above. The 15th century octagonal spire dominates the Church and has two tiers of ornate lucarnes in alternating directions. Early 14th century windows can be seen in the north aisle, with further contemporary windows either side of a blocked 13th century doorway.

4.3.6 A 15th century doorway can be seen on the south side of the chancel. Battlements, ornate pinnacles and projecting gargoyles decorate the top. The south transept was probably remodelled in the 15th century from a detached Lady Chapel built c.1275.

4.3.7 The Church is located at the western side of Claypole, on the edge of the village. It is located on a rectangular plot of land, which serves as the graveyard, and enclosed by a surrounding wall on all sides. A recent extension has been added to the graveyard and encompasses a linear stretch of land outside of the surrounding wall to the west. To the north and west of the Church is agricultural land (**Plate 7**), with a small modern housing development located directly south of the Church, beyond which further agricultural land continues. Views from the Church towards the proposed Site are entirely obscured by the housing developments and vegetation along the south side of Town Street (**Plate 8**).

4.3.8 The surrounding wall of the Church, coupled with the dense concentration of headstones throughout the churchyard, gives a sense of enclosure and intimacy and forms the primary setting of the building. The height of the tower and its spire mean that despite the surrounding modern development and vegetation elements of the Church are visible throughout the surrounding landscape. The agricultural land to the north and west of the Church allow for greater appreciation of the building from these directions, particularly compared with views from the east and south which are partially obscured by the modern development within the village.

4.3.9 Main Street retains the character of a post-medieval and 19th village, with modern developments encompassing the core of the village to the north, south and east. A number of Listed Buildings (**WA13-17, 19, 23-24**) lining the street (**Plates 9-10**) date to the post-medieval period and the 19th century, however, these do not share intervisibility with the Site due to intervening modern developments (**Plate 11**).

4.3.10 Within the church yard is a Scheduled free standing medieval cross (**WA26 – Plate 12**). These monuments were generally erected from the mid-10th to 16th centuries and it lies 5m south east of the south transept. It is a good example of a cross with a stepped base, the steps are square in plan and principally constructed of worn limestone blocks resting on coursed modern brick. The lower step is 1.6m square and the upper about 0.95m

square. The present form of the steps dates to the 20th century when the cross was restored as a war memorial, although earlier fragments were reused. The cross is located directly west of the entrance to the graveyard and still functions as a public monument. Although restored, it is thought to stand in or near its original position and its setting within the graveyard and its association with the medieval church allows for an appreciation of its historic and modern function.

Historic Landscape

- 4.3.11 No designated historic landscape features were identified within the Site of the Study Area. The Site is located within agricultural land defined by parliamentary enclosure, with straight, regular field boundaries dominating throughout the landscape. Evidence for ridge and furrow has been identified throughout the Study Area (On Site Archaeology 2013), however much of this is not discernible on the ground.
- 4.3.12 A significant aspect of the historic landscape is the medieval villages and their churches which populate the area. While these villages, including Claypole and Dry Doddington, have been subject to significant modern development, the presence of their nationally significant medieval churches and their prominence in the landscape (**Plate 13**) allows for a recognisable medieval element to sustain within the landscape.

5 ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

- 5.1.1 The planning policies listed in **Section 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings will be permitted only where it can be demonstrated, along with sufficient evidence, that the asset would be conserved and, where appropriate, enhanced.
- 5.1.3 A description of the significance of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below in line with current planning policy (NPPF Paragraph 128).

5.2 Heritage Values

Church of St. James, Dry Doddington

- 5.2.1 The *evidential* value of the Church of St. James is high. The site holds high potential for buried archaeological remains which relate to the use and construction of the monument to be present, as well as associated settlement remains to the west. In addition, the extensive survival of historic fabric also represents a prodigious source of evidence about the past. This evidence relates to the potential to enhance understanding of many aspects of the historical development of the monument itself, and its relationship with the original village of Dry Doddington.
- 5.2.2 The *historical* value of the Church is high as it is clearly *illustrative* of the development of the village. It is perceptible in the landscape and its continued use as a parish church allows for continued wide appreciation of this historical value. The architectural styles



preserved within the fabric of the church provide an *illustrative* account of the development of English church architecture.

- 5.2.3 The *aesthetic* value of the church is high. The prominence of the church within the landscape contributes significantly to its *aesthetic* value. It represents not only a focal structure of substantial inherent beauty but also a tangible link with the villages medieval past.
- 5.2.4 The survival of the Church of St. James as a working church reflects a millennia of continued spiritual devotion. The *communal* value of the church is considered to be high as it continues to be a focus of spiritual activity.

The Church of St. Peter and Churchyard Cross

- 5.2.5 The *evidential* value of the Church of St. Peter is high. The site holds high potential for buried archaeological remains which relate to the use and construction of the monument to be present. In addition, the extensive survival of historic fabric also represents a prodigious source of evidence about the past. This evidence relates to the potential to enhance understanding of many aspects of the historical development of the monument itself, and its relationship with the village of Claypole.
- 5.2.6 The *historical* value of the Church is high as it is clearly *illustrative* of the development of the village. It is clearly perceptible in the landscape and its continued use as a parish church allows for continued wide appreciation of this historical value. The 19th century alterations were carried out at a time when the village itself was expanding and so its historical value extends from its original establishment through subsequent centuries.
- 5.2.7 St Peter's Church also illustrates certain aspects of the historical development of society. The architecture of such buildings was consciously designed to create a sense of soaring verticality, intended to provoke awe and reverence in the observer. The widely visible presence of the building reinforced the impression of the omnipresence of the church, not only as an individual building, but as an institution in the lives of the people.
- 5.2.8 The *aesthetic* value of the church is very high. The prominence of the church within the landscape contributes significantly to its *aesthetic* value. It represents not only a focal structure of substantial inherent beauty but also a tangible link with the villages medieval past.
- 5.2.9 The survival of St. Peters as a working church reflects a millennia of continued spiritual devotion. The *communal* value of the church is considered to be high as it continues to be a focus of spiritual activity.
- 5.2.10 The Churchyard Cross is a prominent feature in the churchyard of St Peters Church, and is a Scheduled Monument and Grade II Listed Building. The *evidential*, *historical*, *aesthetic* and *communal* value of the monument is considered to be high because of its ability to contribute to our understanding of medieval religious iconography and practice, and its modern use as a war memorial adds significantly to its communal value.

Historic Landscape

- 5.2.11 The historic landscape within which the Site lies is one defined by parliamentary enclosure, with regular field boundaries dominating and little evidence outside of village cores of the medieval landscape. The *evidential* value of the fieldsapes is considered to



be medium with some evidence of ridge and furrow surviving, while their *aesthetic* value considered to be low.

- 5.2.12 The medieval churches are one of the only surviving medieval elements of the medieval landscape, with their settings within the landscape and visual prominence considered to be of medium *aesthetic* and high *communal* value.

5.3 Assessment of Significance

Church of St James

- 5.3.1 The overall significance of the Church derives from its high degree of importance in terms of its *evidential, historical, aesthetic* and *communal* value. It is considered to be of national significance, in accordance with its Grade II* Listed status. The Church has existed and evolved for over 900 years and is still a focus of worship. The significance of the monument is clearly perceptible to the wider community, and commands a deliberately prominent position in the wider landscape.

Church of St Peter and Churchyard Cross

- 5.3.2 The overall significance of the Church derives from its high degree of importance in terms of its *evidential, historical, aesthetic* and *communal* value. It is considered to be of national significance, in accordance with its Grade I Listed status. The Church has existed and evolved for over 900 years and is still a focus of worship. The significance of the monument is clearly perceptible to the wider community, and commands a deliberately prominent position in the wider landscape.

- 5.3.3 The overall significance of the churchyard cross derives from its high degree of importance in terms of its *evidential, historical, aesthetic* and *communal* value. It is considered to be of national significance, in accordance with its Scheduled status. The continued use of the monument as a war memorial has added to its significance owing to its increased communal value.

Claypole Village Listed Buildings

- 5.3.4 The remainder of the Listed Buildings within Claypole, excluding the Church of St. James, are considered to be of regional significance, reflecting their Grade II Listed status. As a group these monuments derive their significance primarily from their medium *historical* and *aesthetic* value.

Historic Landscape

- 5.3.5 The historic landscape is considered to be of local significance given the widespread dominance of parliamentary enclosure throughout the region. The remnants of the medieval landscape, now primarily reduced to the visibility of the surviving medieval churches within the landscape, are considered to be of regional significance.

5.4 Contribution of Setting to Significance

Church of St James

- 5.4.1 The Church of St. James is contained within an open plot of land with no associated graveyard, on a slight rise at the western end of the village of Dry Doddington. The building would originally have been the focal point of the settlement, with associated settlement also located to the west (no longer remaining above ground). The height of the tower means the Church is visible within the wider landscape, up to a distance of approximately 1km to the north (looking from the proposed Site). The major contribution of



the setting to the significance of the Church is in its relation to the village of Dry Doddington and its openness and accessibility.

- 5.4.2 No long distance views are discernable from the Church towards the Site.

Church of St. Peter and Churchyard Cross

- 5.4.3 The Church of St. James is contained within a rectangular plot of land which is occupied by a graveyard and enclosed by a surrounding wall. The Church is contained within an enclosed churchyard which provides the strongest contribution to the significance of its setting. The building would originally have been the focal point of the settlement. The height of the tower and spire means that elements of the Church are prominent in the wider landscape, with the spire visible at considerable distances to the north, south and west. The views to the Church from the Site, and from the south and east in general, are limited due to intervening vegetation and housing, while views from the north and west are more open.

- 5.4.4 The major contribution of the setting to the significance of the Church is in its relation to the village of Claypole and its visibility in the surrounding landscape, with views to it from the surrounding villages of Dry Doddington and Barnby in the Willows. The Church would have been a prominent feature in the medieval landscape and it remains so today, with views to the spire of the monument clear from a number of viewpoints.

- 5.4.5 The significance of the cross is primarily related to its evidential and communal value. Its setting is linked entirely to its location within the churchyard and its association with the Church.

Claypole Listed Buildings

- 5.4.6 The setting of the other Listed Buildings within Claypole adds little to their significance, given the prominence of modern developments within the village. These structures derive their significance primarily from their historical and aesthetic value.

6 IMPACT ASSESSMENT

6.1 Introduction

- 6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 Proposed development

- 6.2.1 The proposed development within the Site will comprise of a 28.16MWp ground mounted solar PV farm. The proposals include:

- *Installation of ground based racking systems comprising of arrays which run east-west;*
- *Mounted solar panels comprising of 100,580 modules;*



- *Power inverter stations;*
- *Transformer stations;*
- *Security fencing and associated access gates;*
- *CCTV security cameras mounted on free standing support poles; and*
- *Necessary associated works such as access tracks, cabling and drainage.*

6.2.2 It is understood that the scheme incorporates environmental enhancements including landscaping and planting which are intended to mitigate the visual impact of the development on the surrounding environment.

6.3 Statement of impact

Physical Impacts

6.3.1 No direct physical impacts to any designated heritage assets are anticipated to occur as a result of the proposed development.

6.3.2 Direct physical impacts to below ground archaeology have been assessed (On Site Archaeology 2013) with further fieldwork pending.

Visual Impacts on Settings

6.3.3 In general terms, as the proposed development would involve the creation of a solar farm within a rural area between two settlements, it is unlikely that the settings of any of the potential sensitive receptors would be significantly impacted upon.

6.3.4 While elements of the Church of St Peter in Claypole and the Church of St James in Dry Doddington are visible from the Site, the site visit confirmed that intervening topography, vegetation and buildings entirely restrict visibility of the lower parts of the buildings and the site itself is entirely screened from these assets. Views towards the assets from the surrounding landscape will not be significantly interrupted by the creation of the solar farm within the Site. The spire of St. Peter's Church is visible from Coach Road (see VP4 within Appendix II of the Landscape and Visual Impact Assessment, Richard Morris Associates 2013); however, the low level nature of the development will ensure views towards the Church are not diminished.

6.3.5 The proposed development would make no visual intrusion on the monuments at street level, and in this regard could not be considered to diminish the significance of their setting. Views may be obtainable from the top of the tower of St. Peters, but this is unlikely to effect the appreciation of the setting of the Church. As the Site does not represent a *uniquely* favourable location from which to view the churches it therefore cannot be considered to make an important contribution to their significance. The impacts to the setting of these monuments have therefore been determined to be negligible. Furthermore, any adverse impacts would be temporary and fully reversible in nature. Upon completion of the working life of the solar array, the modules would be removed.

Historic Landscape

6.3.6 The relatively low height of the proposed development would limit its visual intrusion within the historic landscape; the impacts to the visibility of the medieval churches throughout the landscape would not be impacted by the proposed development.

6.3.7 The high hedges along the western side of the Site (**Plate 13**) would also aid in masking the development within the landscape, while the intended landscape treatment along the



boundaries would also mitigate its impact on the surrounding landscape, and thus mitigate the potential adverse impact.

Cumulative Impacts

- 6.3.8 Planning permission has been sought for two wind farms within the Study Area, one located 3km to the west of the Site at Temple Hill and the second directly west of the Site, at Claypole Farm.
- 6.3.9 The proposed Windfarm at Temple Hill (involving the construction of five turbines, each 126.5m high) has been subject to an Environmental Impact Assessment (RWE Renewables Ltd 2013), with the impact on belowground archaeology and designated heritage assets fully assessed. The significance of impacts to the setting of the Church of St. James, Dry Doddington and the Church of St. Peter, Claypole has been assessed as Minor.
- 6.3.10 Planning permission has been granted for the erection of three micro-scale turbines (total height of 20m) directly to the west of the Site which would supply energy solely to Claypole Farm. These turbines have been designed for minimal visual impact (Windcrop 2012) and would have a negligible impact on the setting of designated heritage assets within our Study Area.
- 6.3.11 Given the negligible impact of the proposed wind turbines and the solar farm on the designated heritage assets assessed in this report, it is felt that there will be no cumulative impact arising from the construction of the solar farm given the distance between the Site and Temple Hill, and the scale of the three proposed turbines to the west of the Site.

7 CONCLUSIONS

- 7.1.1 The development proposals have been considered in terms of the principles and policies of the National Planning Policy Framework and Policy EN1 of the South Kesteven District Core Strategy.
- 7.1.2 The effect of the development proposals on the known heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.
- 7.1.3 This assessment has determined that the potential indirect impacts of the proposed development upon the designated heritage assets located within the visual envelope of the Site may be considered to be **negligible**, despite the high value of the assets.
- 7.1.4 Due to the nature of the proposed development, the potential adverse effects upon the settings of the assets outlined above would likely be temporary and reversible.



8 REFERENCES

8.1 Bibliography

Department of Communities and Local Government (DCLG), 2012: *National Planning Policy Framework*.

English Heritage (EH), 2008: *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*.

EH, 2011: *The Setting of Heritage Assets – English Heritage Guidance*.

On Site archaeology Ltd, 2013: *Land at Copley Farm, Claypole, Lincolnshire: An Archaeological Desk Based Assessment*.

Richard Morrish Associates Ltd, 2013: *Landscape and Visual Impact Assessment for a proposed solar farm at Copley Farm, Claypole, South Kesteven*.

RWE Npower Renewables 2013: *Temple Hill Wind Farm, Environmental Statement Volume 1: Main Text*.

Windcrop Ltd, 2012: *Design and Access Statement for Proposed Renewable Energy System at Copley Farm, Doddington Lane, Claypole, Newark, Lincolnshire*.

8.2 Online resources

<http://ads.ahds.ac.uk>

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

<http://www.heritagegateway.org.uk>

<http://list.english-heritage.org.uk/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>



9 APPENDICES

9.1 Appendix 1: Gazetteer of Designated Heritage Assets within 5km Study Area and Zone of Visual Influence

WA No	NHLE No	Name	Designation	Easting	Northing	Within 2km Y/N
1	1062912	Church of St. Peter	Listed Building Grade I	484559.7	348994.6	Y
2	1253449	Church of St James	Listed Building Grade II*	484981	346610.4	Y
3	1302715	Church of All Saints	Listed Building Grade I	486033	352189.7	N
4	1369963	Church of St Giles	Listed Building Grade I	482001.2	351578.5	N
5	1046021	74, Main Street	Listed Building Grade II	482061	351596.4	N
6	1046022	79, Main Street	Listed Building Grade II	482053	351629.4	N
7	1046023	Main Street	Listed Building Grade II	482054	351627.4	N
8	1046024	School house	Listed Building Grade II	486083	352461.4	N
9	1046025	Jubilee school	Listed Building Grade II	486108.2	352470.6	N
10	1046026	Pigeoncote at Dovecote Farm	Listed Building Grade II	485943	352355.4	N
11	1046027	Willow Tree Public House	Listed Building Grade II	485793	352495.4	N
12	1061927	Apricot Hall	Listed Building Grade II	487867	352404.4	N
13	1062910	The Nook	Listed Building Grade II	484722	349204.4	Y
14	1062911	Station Farmhouse and attached cottage	Listed Building Grade II	485333.7	348979.9	Y
15	1062913	Woolpack Public House	Listed Building Grade II	484688	349043.4	Y
16	1146704	Barn to rear of Station Farmhouse, facing town street	Listed Building Grade II	485346	348969.1	Y
17	1146712	The Paddocks and attached outbuilding	Listed Building Grade II	485034	349064.4	Y
18	1146726	Cross in churchyard to the south east of Church	Listed Building Grade II	484553	348977.4	Y
19	1146731	Church View Cottages	Listed Building Grade II	484581	348940.4	Y
20	1147485	Sutton Lane Farmhouse	Listed Building Grade II	487691	352229.4	N
21	1156790	Barnby House	Listed Building Grade II	485936	352441.4	N



WA No	NHLE No	Name	Designation	Easting	Northing	Within 2km Y/N
22	1253446	Icehouse in icehouse plantation near Stubton Hall. The only Grade II Listed Building within 2km of the Site and outside of the village of Claypole.	Listed Building Grade II	487666	349471.4	Y
23	1360038	The Old Rectory	Listed Building Grade II	485190	349107.4	Y
24	1360039	Fen Farmhouse	Listed Building Grade II	484841	349058.4	Y
25	1369964	77, Main Street	Listed Building Grade II	482053	351659.4	N
26	1011798	Churchyard Cross, St Peter's churchyard	Scheduled Monument	484564.3	348974	Y
27	1016791	Dovecote 250m north west of Barnby Hall	Scheduled Monument	485942.9	352356.6	N
28	n/a	Balderdon Conservation Area	Conservation Area	482108	351593	N



9.2 Appendix 2: National and Local Historic Environment Policies

National planning policy

Policy Ref.	Title	Scope
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in works affecting Grade I or II* Listed Buildings.
NPPF	Conserving and enhancing the historic environment. Para. 128	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.
NPPF	Conserving and enhancing the historic environment. Para. 129	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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF	Conserving and enhancing the historic environment. Para. 132	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. The more important the asset, the greater the weight should be.
NPPF	Conserving and enhancing the historic environment. Para. 135	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 affect directly or indirectly 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.



Policy Ref.	Title	Scope
NPPF	Conserving and enhancing the historic environment. Para. 137	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 or better reveal the significance of the asset should be treated favourably
NPPF	Conserving and enhancing the historic environment. Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF	Conserving and enhancing the historic environment. Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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



Local planning policy: South Kesteven District

Policy Ref.	Title	Scope
EN1	Protection and enhancement of the character of the district	<p>Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.</p> <p>All development proposals and site allocations will be assessed in relation to:</p> <ul style="list-style-type: none">• Statutory, national and local designations of landscape features, including natural and historic assets;• Local distinctiveness and sense of place;• Historic character, patterns and attributes of the landscape;• The layout and scale of buildings and designed spaces;• The condition of the landscape;• Biodiversity and ecological networks within the landscape;• Remoteness and tranquillity;• Visual intrusion;• Noise and light pollution;• Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council;• Impact on controlled waters;• Protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)



9.3 Appendix 3: A method for assessing the importance of values of heritage assets

Value	Importance	Factors determining the relative importance
Evidential	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of the area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way – limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity)
Historical	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of the 20 th /21 st century alterations to the historic buildings and landscapes.
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (i.e. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings



	None	There are no legible heritage assets and their associations are not understood.
Aesthetic	High	The aesthetic values of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The aesthetic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic values as they have been removed by inconsiderate modern development. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.
Communal	High	Heritage assets which could be used to engage the community through interpretation. Assets that clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the area.
	Medium	The ability for the heritage assets to contribute to the history of the place may be limited by the current understanding, their legibility within the townscape or through limited access. Potential for improvement is recognised
	Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.
	None	Heritage assets that have been destroyed. Heritage assets with little or no archaeological/historical interest to the local community



9.4 Appendix 4: Consultation

James Jamieson

From: Kerry Walmsley
Sent: 02 January 2014 15:07
To: james.jamieson@tgcrenewables.com
Cc: Jenny Young; Satu Pardivalla
Subject: RE: Copley Farm - Solar Farm

Dear James,

Thanks for your email. Satu consulted me on your archaeological report before Christmas. Although this desk based approach identifies in a gazetteer format those heritage assets within a specified zone that are likely to be affected by the development, a more detailed assessment is required that defines their significance, and the affect of the proposals on that significance in the form of a heritage impact assessment (HIA). Please see points of consideration below:

- The assessment should cover both direct and indirect impacts of the proposals on heritage assets. Direct impacts involve physical alteration or destruction to heritage assets, such as below ground archaeology. Indirect impacts involve the effect of the proposals upon the setting of a feature or area, such as a listed building or conservation area.
- The 5km zone of theoretical visibility as identified in the design and access statement is appropriate and you have already comprehensively identified a gazetteer of assets, using the historic environment record (HER) however for those assets identified, we will need to see an assessment of impact – with the level of impact clearly defined, eg, negligible, low, medium and high.(You will need to include the grading/designation of the heritage assets within the assessment – I note a number of the grades are missing from the desk based assessment.
- The assessment should be proportionate to the significance of those heritage assets affected and the impact of the proposals. Therefore I suggest that greater detail is given to the highly graded assets and their settings, such as the Church of St James, Dry Doddington (II*) and the Church of St Peter in Claypole (I) .
- The HIA should also cover any potential impacts to historic landscape features, intervisibility between assets and any cumulative impacts of other renewable energy development proposals consented or under consideration which have not yet been constructed.
- Photomontages from key viewpoints where highly graded assets which may be affected should be included.
- It is recommended that the following documents are consulted when drawing up the HIA:
 - English Heritage, *The Setting of Heritage Assets* (2011)
 - English Heritage, *Conservation Principles: Policies and Guidance (for the sustainable management of the historic environment)*, English Heritage, London.

If you have any further queries regarding the above please get in touch.

Regards,

Kerry Walmsley
Assistant Conservation Officer
01476 40 60 80

From: IAN WRIGHT
Sent: 02 January 2014 11:27
To: Kerry Walmsley
Subject: FW: Copley Farm - Solar Farm

From: James Jamieson [mailto:james.jamieson@tgcrenewables.com]
Sent: 23 December 2013 10:40
To: IAN WRIGHT
Subject: Copley Farm - Solar Farm

Ian,

Thanks for your time on the phone.

Please find attached the Council's screening opinion (please note we requested a Screening Direction which overturned this, so no EIA is required or being undertaken) which notes the potential impacts on the Gd I Church in Claypole to the NW of the site.

In terms of archaeology, we have prepared the attached desktop archaeological assessment and will likely be undertaking geophysical work later in the process too.

Our Design and Access Statement (also attached) and the attached archaeology report both include assessment of listed buildings nearby (no Conservation Areas or Scheduled Monuments will be affected). Please refer to Sections 4.2, 4.3, 4.4 and 5.7 of the DAS.

Satu has requested a standalone 'Heritage Impact Assessment', which we will appoint an appropriately qualified consultant to prepare so I would appreciate confirmation of the scope as discussed.

I have attached a zone of theoretical visibility diagram. This doesn't include screening such as buildings and hedges etc. Based on this and the nature of the proposals (c. 2.5m high solar panels) I would propose detailed consideration of the potential impacts on of Gd II* Church of St James in Dry Doddington and Gd I Church of St Peter in Claypole. The potential impacts on the Gd II buildings in Claypole would be considered more generally as a group of buildings, as they are well screened by existing buildings, although if there are key individual views or standalone buildings which are less screened these will be considered specifically. There would be no intervisibility between the majority of these Gd II listed buildings and the proposals. This approach is considered to be appropriate and proportional in terms of NPPF (para 128).

I would appreciate it if you could provide your thoughts on the required scope of the assessment as soon as possible. Our cheque for the application has now been cashed by the Council so we're keen to get the application validated ASAP as you can imagine!

Look forward to hearing from you.

Kind regards,

James Jamieson MRTPI
Senior Planner



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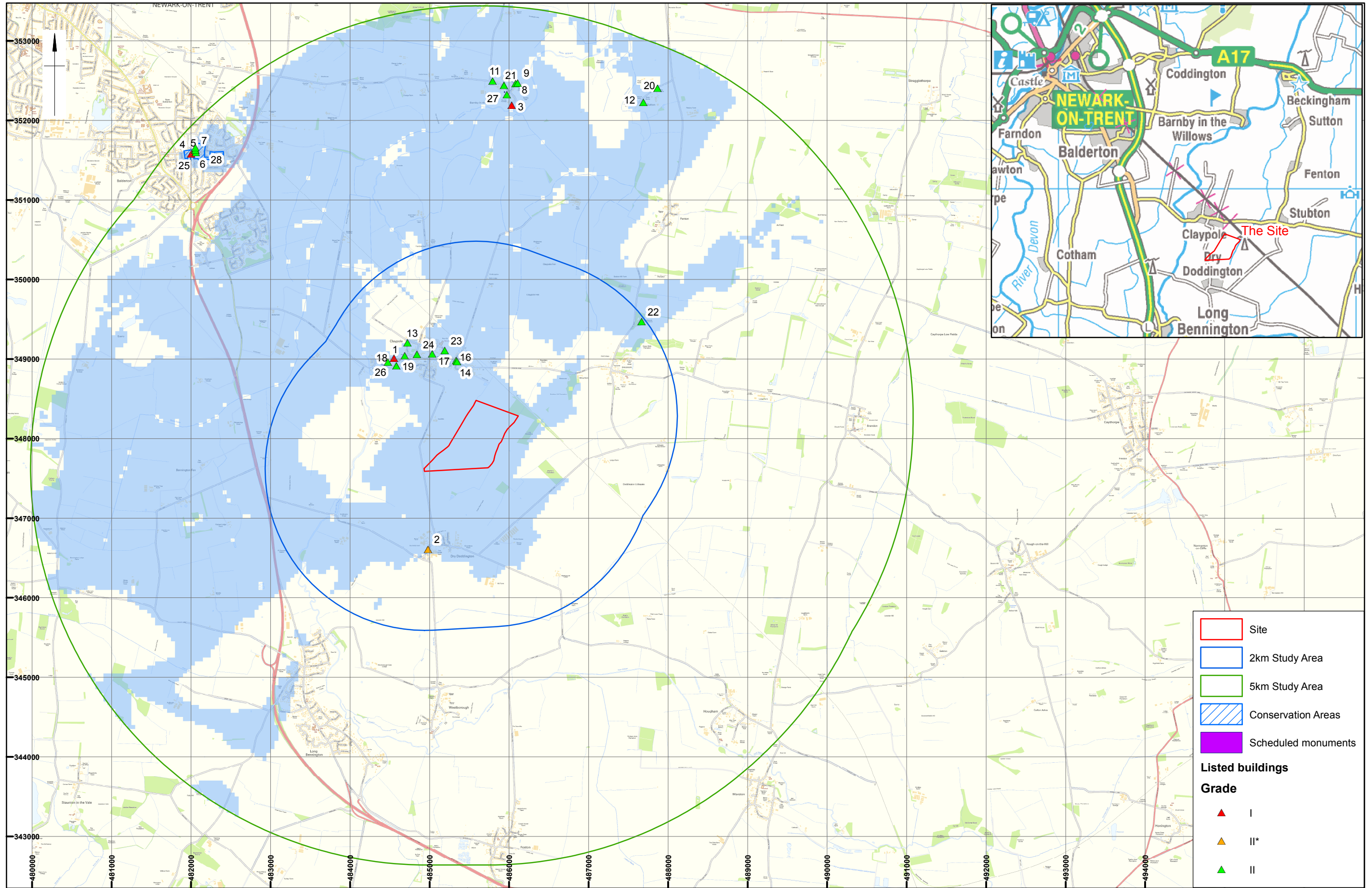
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	Site
	2km Study Area
	5km Study Area
	Conservation Areas
	Scheduled monuments
Listed buildings	
Grade	
	I
	II*
	II

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	<small>Contains Ordnance Survey data © Crown copyright and database right 2013.</small>		Scale:	1:45,800 at A3	Illustrator:	GC
	<small>Digital Map Data © (2005) XXVZ Digital Map Company</small>		Path:	S:\Tenders\T18188 (Copley Solar Farm)\GIS\Figs\MXD		

Site, Study Area and Theoretical ZVI showing Listed Buildings, Scheduled Monuments and Conservation Areas

Figure 1



Plate 1: View of tower and spire of Church of St Peter from the Site, view from south southeast



Plate 2: View of spire of Church of St Peter from the Site, view from southeast


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Plate 3: Church of St James Dry Doddington view from south



Plate 4: View of tower of Church of St James from the site, view from northeast


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Plate 5: View from Church of St James westwards



Plate 6: View from Church of St James towards the Site, view from south southwest


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Plate 7: View from Church of St Peter north northeastwards



Plate 8: View from Church of St Peter towards the Site, view from northwest


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Plate 9: Grade II Listed Church View Cottages, view from northwest



Plate 10: Grade II Listed Station Farmhouse, view from west



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Plate 11: Modern housing obscuring view from Grade II Listed Buildings towards the Site, view from north



Plate 12: Medieval Cross Scheduled Monument in churchyard of Church of St Peter

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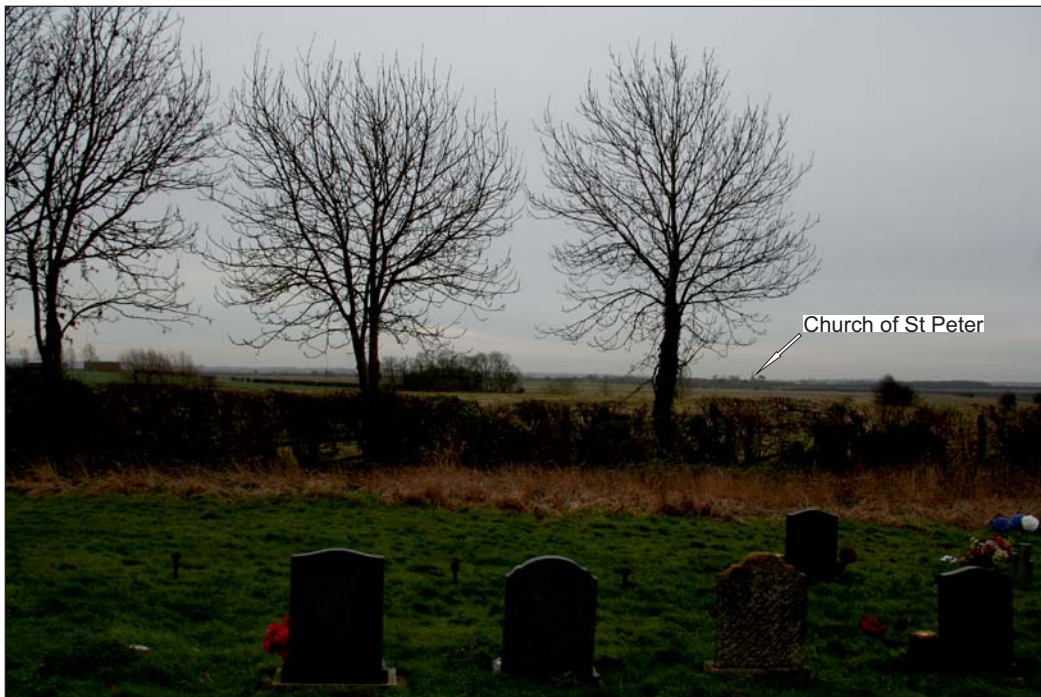



Plate 13: View of spire of Church of St Peter from Church of All Saints Barnby in the Willows, view from north



Plate 14: High hedgerows screening the Site from the west

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