

Heritage Baseline and Impact Assessment

Tydd Solar Farm, Land East of Guanockgate Rd, Gorefield:
Fenland District Council, Cambridgeshire and South Holland
District Council, Lincolnshire

For:	PACE Titan Energy Ltd
On Behalf of:	-
Date:	31/10/2022
Author:	Joe Abrams BA FSA MCIfA
Reviewed by:	Robin Densem BA FSA MCIfA
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CONTACT DETAILS	
Lead contact/author(s):	Joe Abrams
Job title/position if applicable:	Director
Lead contact phone number:	07485 423446
Lead contact email address:	joe@abramsarchaeology.co.uk
Legal structure	Limited Company
Company registration number	12574953
Address and post code for correspondence:	Eastway Enterprise Centre, 7 Paynes Park, Hitchin, Herts, SG5 1EH
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2 EXECUTIVE SUMMARY

The proposal is for ground mounted solar farm, ancillary infrastructure and security fencing on Land East of Guanockgate Road, Gorefield (Figure 1). This land lies partly within the Fenland District Council part of Cambridgeshire and partly within the South Holland District Council part of Lincolnshire. The land is hereafter referred to as the Proposed Development Area (PDA) and/or the site.

The Solar Farm would occupy an area of c. 141ha and the solar farm is centred at NGR TF 38302 1275482ha. The proposals include arrays of solar panels held on piles, inverter cabins (which house transformers) and a compound containing a Battery Energy Storage System (BESS). The compound will contain a 30MW battery energy storage system (BESS) comprising 30 no. containers measuring approximately 14.2m by 2.8m by 3m each. Each container will house battery strings, battery management system, power distribution system and auxiliary systems such as fire suppression and alarm system, power distribution, ventilation, cooling, lighting and thermal control system. The BESS will be located centrally within the site to the south east of the existing spinney.

By way of introduction, the land is formed mainly of arable at the time of writing. There is a small area of woodland in the centre of the PDA. The watercourse named Lady Nunn's Old Eau splits the PDA broadly into two halves and this is also the county boundary. The western boundary of the land is c. 900m from the village of Sutton St Edmund, located to the west. The southeastern part of the PDA lies c. 2km west of Gorefield.

In terms of heritage assessment, there are no nationally designated Scheduled Monuments, Listed Buildings, Registered Parks or Gardens, Registered Battlefields or Conservation Areas within the proposed development area (PDA), also referred to as the inner study area. A search has been undertaken for a middle study area of 1km radius of the PDA. In addition, a search has been undertaken for an outer study area of 5km radius of the land where solar panels may be constructed. This because, on occasion, significant heritage assets may lie beyond the 1km study area and warrant setting assessment.

In each case designated assets falling within any of the inner study area, the 1km radius middle study area, and the outer 5km radius search areas have been researched and considered for setting assessment, they are tabulated in this document. That setting assessment then took place (where appropriate) following research, inspection of a Zone of Theoretical Visibility (ZTV) and a site visit. In these ways the potential indirect impact of the proposals has been reported upon and considered in detail within our Impact Assessment (Section 7).

This concluded that three heritage assets, could, in our opinion, be experience a slight, adverse effect as a result of the proposals (Appendix 2, Table 13). The three heritage assets are Guanock House (1204812), Hawthorn Farmhouse (1064540) and Honeyhill Farmhouse (1161066). We concluded that there is no harm to the Church of St Edmund (1064538).

The overall assessment of impact: is that the proposed development will result in no change to the immediate setting of the four listed buildings taken to detailed setting assessment (Table 7) and a negligible change in certain aspects of their settings. The general character of the area would change

only slightly, in a way considered to be a slight, adverse effect. This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined (Appendix 2, Tables 9-11).

In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Guanock House (1204812).

The overall assessment of impact: is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect (Appendix 2, Table 13). This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined in Tables 9-11, Appendix 2.

In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Hawthorn Farmhouse (1064540).

The overall assessment of impact: is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect. This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined in Tables 9-11, Appendix 2.

In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Honeyhill Farmhouse (1161066).

3 INTRODUCTION

3.1 BACKGROUND

- 3.1.1 This impact assessment has been prepared by Joe Abrams of Abrams Archaeology. It was produced for PACE Titan Energy Ltd. Documentary Research has been carried out by Joe Abrams. Graphics were produced by Izabela Jurkiewicz of Arte-Facts.
- 3.1.2 The proposal is for ground mounted solar farm, ancillary infrastructure and security fencing on Land East of Guanockgate Rd, Gorefield (Figure 1). This land lies partly within the Fenland District Council part of Cambridgeshire and partly within the South Holland District Council part of Lincolnshire. The land is hereafter referred to as the Proposed Development Area (PDA) and/or the site.
- 3.1.3 The Solar Farm would occupy an area of c. 141ha and the solar farm is centred at NGR TF 38302 1275482ha. The proposals include arrays of solar panels held on piles, inverter cabins (which house transformers) and a compound containing a Battery Energy Storage System (BESS). The compound will contain a 30MW battery energy storage system (BESS) comprising 30 no. containers measuring approximately 14.2m by 2.8m by 3m each. Each container will house battery strings, battery management system, power distribution system and auxiliary systems such as fire suppression and alarm system, power distribution, ventilation, cooling, lighting and thermal control system. The BESS will be located centrally within the site to the south east of the existing spinney.
- 3.1.4 By way of introduction, the land is formed mainly of arable at the time of writing. There is a small area of woodland in the centre of the PDA. The watercourse named Lady Nunn's Old Eau splits the PDA broadly into two halves and this is also the county boundary. The western boundary of the land is c. 900m from the village of Sutton St Edmund, located to the west. The southeastern part of the PDA lies c. 2km west of Gorefield.
- 3.1.5 In summary, the development will provide a solar farm and ancillary structures, grid connection/s and associated access routes. Details of this will be presented in detail separately by the development team as part of the application documentation. The layout of the solar farm is shown in this document within Appendix 5.

3.2 TOPOGRAPHY AND HYDROLOGY

- 3.2.1 The PDA lies at 0m OD and this reflects its Fenland location. It lies within land which was, prior to drainage in the Post-Medieval and modern periods, land within the Silt Fens which covered most of the land in this area. The PDA lay mainly within Tydd St Giles Fen. The PDA is within a square area of low-lying land bounded by the settlements of Sutton St Edmund (2m OD) to the west,

Gorefield (3m OD) to the south, Newton (3m OD) to the east and Tydd St Giles (2-3m OD) to the north east. Clearly, the difference between the PDA at 0m OD and the nearby, historical settlements, at 2-3m OD made all the differences in terms of where local people were able to live and between which they were able to maintain communication links.

- 3.2.2 This low lying position, even in an area famed for its low-lying character, is notable. The sinuous route of the watercourse known as Lady Nunn's Old Eau is notable as being so different from the many artificial drains which were cut since the 17th C. This older watercourse is also the political boundary between South Holland (Lincolnshire) and Fenland (Cambridgeshire). The Victoria County History refers to the watercourse as follows *"The Shire Drain divides it on the north and west from the sister parish of Tydd St. Mary in Lincolnshire. This stream has shrunk to a shadow of its former self but is an important boundary, separating, as it has done, two counties, two dioceses, and in all probability two Anglo Saxon kingdoms. The upper part of the Shire Drain, forming the western boundary of Tydd, has been known since the 17th century as Lady Nunn's Old Eau, from the wife of a 14th-century Tydd landowner"*¹.
- 3.2.3 The North Level Main Drain cuts northeast to southwest through the area and is the most conspicuous example of an artificial drain cut to drain this area and create the arable landscape which now dominates it. There are many others and these drain into the North Level Main Drain just 450m southeast of the PDA. The western boundary of the PDA is the Straight Reach Drain while the Treading Drain forms its southern boundary.
- 3.2.4 The Treading Bank also runs along the southern boundary of the PDA and this adjoins the Elloe Bank, which runs south of the PDA. Both were defensive features designed to protect farmland (north and west of them) from periodic inundation.

3.3 APPROACH TO HERITAGE

- 3.3.1 We have tabulated and shown, in Graphic form (Figures 4a and 4b), all designated heritage assets within 1km (middle study area) and 5km (outer study area) of the PDA/inner study area. The choice of 5km reflects the practice on other, similar schemes in the vicinity. We have an inner study area (the PDA), a middle study area of land within 1km of the PDA and an outer study area of land within 5km of the PDA.
- 3.3.2 The designated heritage assets within the middle study area will all be considered using Step 1 of GPA3. Those which are selected for setting assessment will then be considered using Steps 2 and 3 of GPA3.
- 3.3.3 Designated heritage assets located within the outer study area will be

¹ T D Atkinson, Ethel M Hampson, E T Long, C A F Meekings, Edward Miller, H B Wells and G M G Woodgate, 'Wisbech Hundred: Tydd St. Giles', in A History of the County of Cambridge and the Isle of Ely: Volume 4, City of Ely; Ely, N. and S. Witchford and Wisbech Hundreds, ed. R B Pugh (London, 2002), pp. 224-232. British History Online <http://www.british-history.ac.uk/vch/cambs/vol4/pp224-232> [accessed 18 October 2022].

considered using a ZTV and via site visit/s. Topography and bands of woodland, topography and distance can, in effect, separate a heritage asset from a PDA, such that there is no potential for a direct or indirect impact. In such cases those groups of heritage assets will not be considered further and we will explain why.

- 3.3.4 We also understand that setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it. Therefore, should consultees feel that specific (additional) heritage assets need a particular approach we will be pleased to discuss and find a suitable solution. On occasion, use of photomontage, joint site visits and/or sharing of our photos can resolve outstanding issues.
- 3.3.5 Where a setting assessment was considered to be warranted, we have completed it and presented it in Section 8. This has considered Impacts and how they differ between the *construction* period, *use* period and *decommissioning* period.

3.4 APPROACH TO ARCHAEOLOGY

- 3.4.1 This report does not consider heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and bone), and locations, features or objects referenced from historic documents. This information is presented in a separate Archaeological Baseline and Impact Assessment document².
- 3.4.2 The decision to split the Archaeological and Heritage Baseline/Impact Assessments into two separate reports was taken as the data-gathering for these topics was of a different character and has taken place over different periods of time. Of course, the topics overlap and so, data presented in this document will also appear in the Archaeological Baseline/Impact Assessment and vice versa.

3.5 WALKOVER

- 3.5.1 A site visit and targeted visit to surrounding heritage assets in the surrounding landscape was undertaken on 27 September 2022. Selected photographs taken on the site visit are provided below.
- 3.5.2 The walkover was used to check for earthworks and traces of archaeological remains within the PDA. Also to examine and consider those above ground elements of the historic landscape, such as ponds and hedgerows, which can indicate past land use and archaeological potential. That information is discussed in a separate document³.

² Abrams Archaeology 2022. Archaeological Baseline and Impact Assessment. Land East of Guanockgate Road: Fenland District Council, Cambridgeshire and South Holland District Council, Lincolnshire

³ Abrams Archaeology 2022. Archaeological Baseline and Impact Assessment. Land East of Guanockgate Road: Fenland District Council, Cambridgeshire and South Holland District Council, Lincolnshire

- 3.5.3 We used the site walkover as a way of checking intervisibility with surrounding settlements. In which directions was the landscape open and why. In which directions were built form, hedgerows and plantations of trees visible. We used it as a way of getting to know the landscape.
- 3.5.4 Local footpaths were walked to get a feel for the way the landscaped is linked by them and local road networks were driven in order to do the same. We also visited the nearby settlements of Sutton St Edmund, Holbeach Drove, Throckenholt and the key bridge crossing at Cloughs Cross where the New Level Drain and the New South Eau meet. We visited Parson Drove, Church End, Leverington, Wisbech, Gorefield, Newton, Tydd St Giles, Tydd St Mary, Sutton St James and then drove the various minor lanes and roads which cross the landscape.
- 3.5.5 In so doing, it was possible to pick up the differences in road networks and fields which are apparent by parish. Sutton St Edmund (within South Holland) is made up of largely north-south, long roads, between which run large, rectangular fields. It seems that when we cross the Lady Nunn's Old Eau (which splits this site, Figure 1). We enter the less regular landscape of the parish of Tydd St Giles (Fenland). The distance between roads is much larger and their orientation is much less regular. This likely reflects the different tenorial arrangements and likely the ways in which this land was drained.
- 3.5.6 Understanding the history of the draining of this land is paramount to understanding the landscape and its heritage value at this time. The drains which made it possible to farm here, and the farms which then filled that drained landscape, still dominate this area. This is an important consideration when doing a heritage assessment like this.
- 3.5.7 In many parts of England, including Eastern England the heritage consultant is looking for traces of Medieval, and sometimes earlier landscapes. Also for traces of Post-Medieval and modern land use. In the case of this PDA, the landscape is on some ways a relatively recent one. It would not have appeared in this way 200 years ago. Therefore, when we consider the heritage assets in the area, and their setting/s, it is important to have in mind when they were built and how the landscape around them has changed. What specifically is their setting and when was it created?
- 3.5.8 The images below show the PDA from various points. Deliberately looking across it and/or towards local settlements to give the reader a feel for the landscape and the place of the PDA within it.



Plate 1: Facing northwest (towards Tydd St Giles) while stood on the southern edge of the PDA. The line of pylons is within the PDA



Plate 2: Facing north towards the plantation which lies in the centre of the PDA. This taken from the southern boundary of the PDA with the line of pylons overhead.



Plate 3: Facing southwest across the southern part of the PDA. This taken from within the central part PDA



Plate 4: Facing southwest from the eastern edge of the PDA. The pylons run within the PDA.



Plate 5: Facing northeast across the eastern part of the PDA. The Treading Bank lies to the south of this image. The Treading bank forms part of the southern boundary to the PDA. The larger of two roddons on this land crosses the ploughed field shown in this image.



Plate 6: Facing southwest, back across the ploughed field containing one of two roddons which cross the PDA. The photo also shows land in the eastern part of the PDA more generally.



Plate 7: Facing southwest along the Treading Drain, which forms the northern boundary to the PDA in this eastern section.



Plate 8: A footbridge across the Treading Drain.



Plate 9: Facing west towards the plantation in the central part of the PDA



Plate 10: Facing west towards Sutton St Edmund. This photo was taken from the centre of the PDA and we noted that the village is more easily recognised by the trees which shelter it than by the buildings within it.



Plate 11: Facing south across part of the western side of the PDA. The trees in the left hand side of the image belong to the plantation located in the centre of the PDA.



Plate 12: Facing southeast from the edge of the plantation located in the centre of the PDA. The photo shows land in the eastern part of the PDA.



Plate 13: Farm track and bridleway leading towards Sutton St Edmund. Land in the left hand part of this photo lies within the southwestern part of the PDA.



Plate 14: Farm track and bridleway leading towards Sutton St Edmund. Land in the left hand part of this photo lies within the northwestern part of the PDA.



Plate 15: This winding section of the farm track turns west sharply after the tree shown in this image. Scrimshaw’s Farm would have stood in the right hand part of this photo (Figure 7, Ordnance Survey Map 1886-87)



Plate 16: Guanock House (1204812) is located here. The trees which surround it are more easily detected than the building itself. Glimpses of the roof and chimneys of the house are visible when at the northern end of the PDA or when walking on Elloe Bank to the north of the PDA towards Grangehill Corner.

4 METHODOLOGY

4.1 BASELINE

- 4.1.1 In preparing the baseline we compiled readily available historical information from documentary and cartographic sources. We have used this information to enable the reader to understand the historical background of the PDA and its surroundings. We have also visited the PDA to conduct a walkover and we have visited selected surrounding heritage assets to understand their context and how that may or may not link with the PDA.
- 4.1.2 This allows us to provide a professional opinion upon:
- *Heritage* - Which above ground heritage assets (e.g. buildings) require detailed setting assessment
- 4.1.3 The Impact Assessment (Sections 7 and 8) then utilises the data in the baseline to select those heritage assets needing a setting assessment. That's to say those heritage assets which may experience change to their setting as a result of the proposals. The baseline and impact assessment relied upon several sources of data. These comprised research into the landscape and heritage assets within it, a site visit, ZTV imagery and viewpoint photographs taken by the Landscape Architect for the project. These sources have been repeatedly referred to as part of the preparation for this document. We considered them alongside the plans and elevations showing the proposals (Appendix 5).
- 4.1.4 We have used three study areas when researching this.
- PDA/inner study area
- Middle study area – up to 1km radius of the PDA (solar farm)
- Outer study area – up to 5km radius of the PDA.

4.2 SOURCES

- 4.2.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:
- Lincolnshire and Cambridgeshire Historic Environment Record (HER) for known archaeological sites, monuments and findspots within 1km of the PDA.
 - The National Heritage List for England (NHLE) for designated heritage assets within 5km of the edge of the PDA.
<https://historicengland.org.uk/listing/the-list/>
 - Conservation Area plans for South Holland District Council and Fenland District Council within 5km of the edge of the PDA.

- Locally Listed Buildings within 1km of the PDA
Research done via the HER Search, the South Holland District Council website and the Fenland Borough Council website and through relevant Conservation Area Appraisals (Appendix 1)
 - Historic Maps dating between the 18th century and the present day.
 - Victoria County History (<https://www.history.ac.uk/research/victoria-county-history>)
 - Our observations having visited the PDA and its environs
- 4.2.2 The information gathered from the above sources has been verified and augmented as far as possible by site inspection, in order to arrive at conclusions on the significance of the various heritage assets that have been identified.

4.3 IMPACT ASSESSMENT

- 4.3.1 The impact assessment is informed by the baseline and by additional data-gathering (viewpoint photographs). It seeks to understand and define the significance of heritage assets identified from these data sources. It takes into account the categories of special interest defined in the National Planning Policy Framework (NPPF), primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).
- 4.3.2 The importance of a heritage asset is the overall value assigned to it is based upon its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).
- 4.3.3 The assessment also considers change to the setting and significance of heritage assets, where appropriate. It is our approach that an assessment of the likely effects of the proposed development on heritage assets considers those effects both in terms of physical impact and (where relevant) change to setting.

- 4.3.4 The impact assessment follows the methodology laid out in LA104 (The revised Design Manual for Roads and Bridges (DMRB, revised 2020⁴). This provides a framework for assessments of the historic environment, whether these are for environmental statements or for smaller developments that do not require environmental impact assessments (EIA). The approach to the historic environment which it promotes, though designed primarily for road developments, is more generally relevant as a methodology for other types of development and has been adopted in this application (further details in Appendix 2). Our Setting Assessment methodology is described in Appendix 3.
- 4.3.5 Table 1 lists the options we have for Value (sensitivity) to be placed on heritage assets. This is also derived from the DMRB.

Table 1: Criteria for Assessing the Importance of Heritage Assets

Value (sensitivity) of receptor / resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.
Unknown	The importance of the resource has not been ascertained.

4.4 TERMINOLOGY

4.4.1 In summary, the key terms are:

- *Value*— describes the relative value/sensitivity of a heritage asset. This varies from not known too Very High. This is also referred to as *Sensitivity* in some instances.
- *Impact*— Describes the potential impact upon a heritage asset. This varies from no change to Major and each of these can be Adverse or Beneficial impacts. This is also referred to as *Change* in some instances.
- *Effect*— A significance matrix combines Value and Impact in order to describe the potential *effect* of the proposals upon a heritage asset.

⁴ Design Manual for Roads and Bridges. LA 104 Environmental assessment and monitoring (formerly HA 205/08, HD 48/08, IAN 125/15, and IAN 133/10). Revised August 2020.

- *Harm* - Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either total loss, substantial harm, less than substantial harm (within which there is a range) or no harm. This is in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

4.4.2 Appendix 2 describes the Impact Assessment process in detail. It also sets out the way in which we approach harm and how we equate change and impact with harm in order to meet the requirements of the NPPF.

5 CONSULTATION

5.1 BENEFITS OF CONSULTATION

- 5.1.1 The NPPF encourages early engagement between development teams and the local planning authority within which an application will fall. In Section 39 of the NPPF states:

39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

5.2 SCREENING OPINION - TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

- 5.2.1 The design team submitted a Screening Opinion request to South Holland District Council and to Fenland District Council. Clearly, the consideration given by the LPA via its various officers is a very useful source of information. We have checked the responses to ensure we picked up on comments related to Heritage.

- 5.2.2 The Fenland District Council Screening Opinion stated:

“From the information submitted it is not considered that any impacts that may occur would be as significant as to require an Environmental Impact Assessment to be undertaken. The proposal would not create significant harm to historic or ecological assets and, with mitigation measures, could have limited visual impact on the countryside landscape (no landscape designations present). This development is considered to be fully reversible and could return to agricultural use in the future.

The cumulative effects of other developments in the area have been taken into consideration when making this assessment.

In the light of the above, an Environmental Statement is not considered to be required, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017”⁵

- 5.2.3 The accompanying Screening Matrix commented in detail on archaeology in Section 12 (Cultural Heritage/Archaeology). A footnote No 1, refers to the Landscape and Visual section of the matrix in relation to the consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas. Section 11 of the matrix covers Landscape and Visual and this states:

⁵ Letter dated 11 October 2022. F/YR22/1070/SC. Screening Opinion: Installation of a solar farm. From Fenland District Council to Pathfinder Clean Energy.

“Whilst it is inevitable that there will be an impact on the current open landscape by virtue of the scale of the proposal, the size of the site allows for substantial landscape mitigation to negate significant effects”⁶.

5.2.4 The South Holland District Council Screening Opinion stated:

“From the information submitted it is not considered that any impacts that may occur would be as significant as to require an Environmental Impact Assessment to be undertaken. The proposal would not create significant harm to historic or ecological assets and, with mitigation measures, could have limited visual impact on the countryside landscape (no landscape designations present). This development is considered to be fully reversible and could return to agricultural use in the future.

The cumulative effects of other developments in the area have been taken into consideration when making this assessment.”⁷

5.3 LOCAL AUTHORITY CONSERVATION OFFICERS

5.3.1 In addition to checking the Screening Opinion for relevant comments, we have also written to the Conservation Officers for South Holland District Council and Fenland District Council⁸. In doing so, we identified heritage assets within this areas and asked if the Officers may have any specific requests for information or observations which it would be useful for us to consider.

5.3.2 We know that it will be necessary for our assessment to cover any designated and non-designated heritage asset (and their setting) which may be impacted. Our methodology is in line with this approach.

5.3.3 A response from Fenland District Council was received on 20 Oct 2022 and this stated:

“In respect of the low-lying nature of the proposal, and the relative distances to heritage assets within the FDC District Boundary, it is considered unlikely that there will be significant direct or indirect impacts as a result of the scheme on designated heritage assets”⁹.

5.3.4 A response from South Holland District Council was received dated 13 Oct 2022 and supplied to Abrams Archaeology on 31 Oct 2022. This had a useful Matrix attached which stated, in relation to Landscape that:

“Whilst it is inevitable that there will be an impact on the current open landscape by virtue of the scale of the proposal, the size of the site means that substantial landscape mitigation can be incorporated to negate significant effects.”⁷

5.3.5 While not directly aimed at Heritage/Setting, this text is indirectly relevant as

⁶ F/YR22/1070/SC. Screening Matrix: Installation of a solar farm. From Fenland District Council to Pathfinder Clean Energy.

⁷ 13 Oct 2022. EIA Screening Request for Proposed Solar Farm on land east of Guanockgate Road, Gorefield.

⁸ Letters from Abrams Archaeology were sent separately to South Holland District Council and Fenland District Council dated 17/10/2022

⁹ Email from Senior Development Officer, Fenland District Council dated 20 October 2022

the same open landscape is also that within which heritage assets are located.

- 5.3.6 The Cultural Heritage/Archaeology section was focussed on below ground remains. These are covered in a separate Archaeology focussed document.

5.4 HISTORIC ENGLAND CONSULTATION

- 5.4.1 Where Designated Heritage Assets have the potential to be affected (including indirect effects – Setting). We understand the need to contact the regional office of Historic England. To be specific Scheduled Monuments, Conservation Areas and Grade I and Grade II* Listed Buildings are the assets we would contact Historic England over.
- 5.4.2 In line with our usual practice in such (rural) schemes, our assessment includes the following specific points (Section 8). We state these points here as on previous solar farms these matters have been raised by Historic England and so we proactively build them in here.
- *Wider Setting of Heritage Assets in a rural landscape*
- 5.4.3 We consider the potential for change which can flow from the introduction of modern, metal structures into a landscape with an agricultural nature. Specifically, to consider the potential impact on the wider agricultural setting of heritage assets.
- *Cumulative Impact*
- 5.4.4 We consider whether the potential impact on heritage assets would be increased due to the positioning of other existing or consented solar farm scheme/s.
- 5.4.5 We also supplied a detailed letter¹⁰ to the Inspector of Ancient Monuments in order to check whether there were more specific issues in this instance. At the time of writing, we have not had a reply to this letter. However, we have considered all designated heritage assets within 5km and we have followed Policy and conventional Practice for our sector.

5.5 ADDITIONAL DATA GATHERING - HERITAGE

- 5.5.1 We have tabulated and shown, in Graphic form (Figures 4a and 4b), all designated heritage assets within 1km (middle study area) and 5km (outer study area) of the PDA/inner study area. The choice of 5km reflects the practice on other, similar schemes in the vicinity. We have an inner study area (the PDA), a middle study area of land within 1km of the PDA and an outer study area of land within 5km of the PDA.
- 5.5.2 The designated heritage assets within the middle study area have all been

¹⁰ Letter from Abrams Archaeology to Inspector of Ancient Monuments dated 12/10/2022

considered using Step 1 of GPA3. Those which are selected for setting assessment will then be considered using Steps 2 and 3 of GPA3.

- 5.5.3 Designated heritage assets located within the outer study area have been considered using a ZTV and via site visit/s. Topography and bands of woodland, topography and distance can, in effect, separate a heritage asset from a PDA, such that there is no potential for a direct or indirect impact. In such cases those groups of heritage assets have not been considered further and we have explained why.
- 5.5.4 We also understand that setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it. On occasion, use of photomontage, joint site visits and/or sharing of our photos can resolve outstanding issues. Where relevant, we have cross-referenced to selected images provided by the landscape specialist in their report. We have reproduced part of the ZTV, with designated Heritage Assets shown, in Appendix 6. This was also supplied via the Landscape specialist.
- 5.5.5 Where a setting assessment was warranted, we have completed it and presented it as part of the impact assessment (Section 8). This considers potential impacts and how they differ between the construction period, use period and decommissioning period.

5.6 OUTCOMES OF CONSULTATION

- 5.6.1 Following consultation, and with reference to guidance and policy on Heritage, we formulated an approach to the appropriate levels of data-gathering needed. This combines:
 - the baseline (drawing upon HER data and other readily available sources)
 - more detailed information gathered via Setting Assessment on selected designated heritage assets
- 5.6.2 This has provided the planning application with a detailed Impact Assessment useful to decision makers.

6 BASELINE (HERITAGE)

6.1 INTRODUCTION

- 6.1.1 This section reviews selected documentary evidence for the PDA and the historical background of the general area, and offers that as a way in to understanding the historic landscape of which the PDA is a part. In turn this helps us to understand how that may play a role in the setting of heritage assets in the surrounding area.

6.2 THE IMPORTANCE OF POST-MEDIEVAL LAND DRAINAGE TO THE FORMATION OF THE PRESENT DAY HISTORIC LANDSCAPE

- 6.2.1 The County of Lincolnshire has been the subject of Historic Landscape Character analysis and the results are published. This study picked up that part of South Holland within which part of the PDA lies. The area is described as *Character Zone FEN2: The Eastern Fens within The Fens Character Area*. The Historic Landscape is described as follows:

There is little evidence for occupation in this character zone during the Prehistoric, but extensive evidence that the land within it was utilised at this time. There have been many artefact finds made throughout the zone from the Prehistoric period. There is evidence of settlement on the ridge of higher ground around Stickney and Sibsey, and in the Pinchbeck area.

Generally, there was probably very little or no settlement within the character zone during the early medieval period, with possible exceptions of settlement in the Stickney/Sibsey area and around Crowland. Outside of the areas of possible settlement, any settlement was probably isolated and associated with seasonal use of the fen for grazing or salt production. It is not clear whether any of the Roman settlements continued into the early medieval period, although given the gradual inundation of the fens towards the end of the Roman period this seems unlikely. Crowland Abbey was established in the eighth century. In the later medieval period some fen reclamation took place, although this was probably fairly limited in extent and mainly around the fen edge.

Reclamation of the fenland landscape began in earnest during the eighteenth and nineteenth centuries. During this time many new drainage channels were cut and pumping stations constructed to overcome the challenge of draining land that was below sea-level. These engines were initially wind-powered, but steam engines became common throughout the zone. Indeed, it is likely that the clean air and skies for which the zone is so valued today are largely a modern phenomenon. The reclaimed land was divided into a pattern of rectilinear fields, separated from one another by drains rather than hedges.

This pattern is still much in evidence today, as the consolidation of fields that occurred elsewhere in the county could not be undertaken here due to the necessity of retaining the boundary ditches for drainage purposes¹¹.

- 6.2.2 We observe that the PDA lies at the southern end of this zone, far from the ridge on which Sibsey and Stickney lie. This is in that zone where early Medieval settlement would have been dispersed. The PDA was located in Tydd St Giles Fen and lying at 0m OD in comparison to the local settlements of Sutton St Edmund (2m OD) to the west, Gorefield (3m OD) to the south, Newton (3m OD) to the east and Tydd St Giles (2-3m OD) to the north east. Clearly, the difference between the PDA at 0m OD and the nearby, historical settlements, at 2-3m OD made all the differences in terms of where local people were able to live and between which they were able to maintain communication links.
- 6.2.3 The description of *Character Zone FEN2* as containing steam engines used for drainage and the reference to rectilinear fields is much in evidence in that part of the PDA within South Holland and immediately to its west and north. Plates 17-18 show the location of such a steam engine just north of the PDA and they also show the characteristic rectilinear fields. Figures 7 and 8 show examples also. These fields are evident today when visiting the area.
- 6.2.4 The landscape is described as follows by the publication on Character Zone FEN2 as follows and this is a very useful summary of the landscape at this time:

There are some nucleated settlements scattered throughout the character zone, located on ridges of slightly higher ground. There are also some linear settlements, which are formed by the infilling of several dispersed settlement types within the character zone. All other settlements in the character zone comprise a combination of isolated farmsteads and ragged linear settlements along the main roads. It is generally possible to see several farmsteads or other houses in every direction from any position within the character zone. Although the overall settlement pattern is dispersed, the density of settlement is quite high by comparison to other areas of fen or marsh in the county as a whole.

Much of the planned enclosure landscape survives to this day, although this survival is probably due to the necessity of retaining field boundary drains to ensure the continued viability of the agricultural land. Certainly throughout the character zone there is a strong feeling of openness, with few hedges demarcating fields. Those areas of modern consolidated fields generally have more surviving elements of hedgerows within their field boundaries than those areas of surviving planned enclosure. There are some areas of surviving ancient enclosure which are focussed around the nucleated settlements in the north and south of the character zone and around the linear settlements in the centre of the character zone¹².

¹¹ Pages 92-93. Historic Landscape Evolution. Character Zone FEN2. In: John Lord and Alastair MacIntosh, Lincolnshire County Council. 2011. The Historic Character of The County of Lincolnshire English Heritage Project No. 4661 Main The Historic Landscape Character Zones

¹² Pages 92. Description. Character Zone FEN2. In: John Lord and Alastair MacIntosh, Lincolnshire County Council. 2011. The Historic Character of The County of Lincolnshire English Heritage Project No. 4661 Main The Historic Landscape Character Zones



Plate 17: Selected part of Yeakell, Thomas Jr. Map (1812) of Holbeach and Leverington. This has been made semi-transparent so as to enable the modern reader to better understand Plate 18 and where the PDA was located in the early 19th C.

These Maps were consulted via the British Library Map Viewer.

Holbeach - <https://britishlibrary.georeferencer.com/maps/b9f04e08-4ebb-5da1-a62a-4b83212802f2/> - accessed 23-10-2022

Leverington - <https://britishlibrary.georeferencer.com/maps/c819ac21-bf01-5f6f-a7a9-2c6fe9f8c202/> - accessed 23-10-2022



Plate 18: Selected part of Yeakell, Thomas Jr. Map (1812) of Holbeach and Leverington. This map, which captures the landscape in the early 19th C, shows the location of Scrimshaws Farm (also on Figure 7). Just a handful of properties exist within Sutton St Edmond at this time and this is a notable difference from later mapping and the present day.

Most noticeable at the characteristic v-shaped road which forms the northern edge of the PDA. To the north of this road and to its south is named Tidd St Giles Fen.

The North Level Main Drain (1831-34) is not yet excavated. However, we can see that a length of drain, which would later form part of the North Level Main drain, does exist between Tidd St Giles Fen and Newton Fen.

The Straight Reach Drain is mapped and we note a Steam Engine is located a short distance north of the PDA and is labelled on the map. These were used locally during the 19th C to great effect in draining the Fens.

These Maps were consulted via the British Library Map Viewer.

Holbeach - <https://britishlibrary.georeferencer.com/maps/b9f04e08-4ebb-5da1-a62a-4b83212802f2/> - accessed 23-10-2022

Leverington - <https://britishlibrary.georeferencer.com/maps/c819ac21-bf01-5f6f-a7a9-2c6fe9f8c202/> - accessed 23-10-2022

- 6.2.5 That part of the land which lies within Fenland District Council, Cambridgeshire has a closely linked history of course. It falls within the parish of Tydd St Giles. The Victoria County History describes the parish as follows:

Tydd St. Giles, the northernmost parish in Cambridgeshire, is situated 6 miles north of Wisbech. The Shire Drain divides it on the north and west from the sister parish of Tydd St. Mary in Lincolnshire. This stream has shrunk to a shadow of its former self but is an important boundary, separating, as it has done, two counties, two dioceses, and in all probability two Anglo Saxon kingdoms. The upper part of the Shire Drain, forming the western boundary of Tydd, has been known since the 17th century as Lady Nunn's Old Eau, from the wife of a 14th-century Tydd landowner. (fn. 1) The eastern boundary of the parish is also a county boundary, and was in 1934 adjusted to conform with the modern course of the River Nene. (fn. 2) The neighbouring parish on the south is Newton-in-the-Isle. The most important watercourse in the parish, after the Nene, is the North Level Main Drain (1831-4), the successor to the Shire Drain, which cuts straight across from south-west to north-east and has considerably altered the local topography. The parish is crossed by the main road from Wisbech to Long Sutton (A 1101) and the Peterborough to Sutton Bridge branch of the former Midland and Great Northern Joint Railway (1866), which has a station (Tydd) about 3 miles east of the village just outside the county boundary. The soil is highly fertile and much given over to orchards and market gardens. As in most Marshland parishes, as opposed to those in the fens proper, there is a network of by-roads and a more scattered type of settlement. At Tydd, besides the main village round the church, which is roughly in the centre of the parish, there are hamlets at Four Gotes and Tydd Gote, (fn. 3) where the high road enters and leaves the parish, and at Foul Anchor in the extreme north-east corner, near the outfall of the North Level Main Drain into the Nene.¹³

- 6.2.6 The North Level Main Drain runs just 100m southeast of the PDA and is a dominant landscape feature when visiting the local area. The Straight Reach Drain runs north from the North Level Main Drain and forms the western edge of the PDA as it does so. The Lady Nunn's Old Eau meanders through the centre of the PDA and also drains into the North Level Main Drain.
- 6.2.7 With this area, we are fortunate to benefit from the huge amount of data and interpretation presented as a result of the publication of *The Fenland Project, Number 10: Cambridgeshire Survey, Isle of Ely and Wisbech*¹⁴. Although aimed at understanding the Fenlands in the Medieval and earlier periods (and therefore not focussed primarily on the Post-Medieval period when the present day landscape was mainly formed) this study is very useful in helping

¹³ T D Atkinson, Ethel M Hampson, E T Long, C A F Meekings, Edward Miller, H B Wells and G M G Woodgate, 'Wisbech Hundred: Tydd St. Giles', in *A History of the County of Cambridge and the Isle of Ely: Volume 4, City of Ely; Ely, N. and S. Witchford and Wisbech Hundreds*, ed. R B Pugh (London, 2002), pp. 224-232. British History Online <http://www.british-history.ac.uk/vch/cambs/vol4/pp224-232> [accessed 23 October 2022].

¹⁴ East Anglian Archaeology. *The Fenland Project, Number 10: Cambridgeshire Survey, Isle of Ely and Wisbech*. EAA 79. Cambridgeshire County Council 1996.

us understand the PDA in relation to the land surrounding it. This is especially the case with land to its east and south (which is within Cambridgeshire).

- 6.2.8 Figure 98 (Medieval Landscape) within The Fenland Project, No 10¹², depicts the landscape within which the PDA lies. It shows the location of Tydd St Giles to the northeast and the distribution of sites of known Medieval activity. There are none on the PDA. However, there are four such sites depicted just south of Sutton St James, to the north of the PDA. These were the site/s of salterns (used in the production of salt) and are evidence of one of the ways in which the local landscape was being exploited by its inhabitants in the Medieval period.
- 6.2.9 Figure 99 (Medieval fields) within The Fenland Project, No 1012, also depicts the landscape within which the PDA lies. It shows the layout of fields, communication routes, drains and flood banks. We note that the PDA lies to the west of the *Roman Bank*, a large sea defence, which is understood to be early Medieval (rather than Roman) in date and which provided a defence against inundation from marine flooding. Land west of it was incrementally reclaimed (drained) throughout the Medieval and Post-Medieval periods. Monastic land ownership was important to the Medieval activity while investors (sometimes referred to as adventurers) funded and organised much of the later drainage work of the 17th C and beyond.
- 6.2.10 Such engineering works were often designed by Dutch engineers (such as Cornelius Vermuyden). Further drainage improvements took place close to the PDA in the 19th and 20th centuries with deep straight drains supplementing the more meandering Lady Nunns Old Eau, which still divides the PDA (and forms the county boundary, Figure 1). As noted above, a steam engine was installed to the north of the PDA by the early 19th C and would have made pumping more efficient than the earlier methods (Plates 17-18).

6.3 MAP REGRESSION

- 6.3.1 During the Post-Medieval and modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 6.3.2 Plates 17 and 18 show selected parts of the Yeakell, Thomas Jr. Map (of 1812). This image is created from part of the map showing Holbeach and part showing Leverington. The mapped landscape in the early part of the 19th C (1812) captures the field systems at a time when drainage of the Fens (in this area) was well underway. The long straight drains that have shaped today's landscape are already in use in the area. The Straight Reach Drain, which runs along the western boundary of the PDA, is an example of this. Even so, the field system, especially on the eastern side of the PDA, within Fenland, is still characterised by large, irregular shaped fields. This contrasts to the more regular, rectangular landscape to the west, in South Holland.

- 6.3.3 A steam engine is mapped just north of the PDA on Plates 17 and 18, being, more evidence of the increased drainage of this landscape at this time. Within the PDA, buildings associated with Scrimshaws Farm are located on the western edge of the PDA and are labelled on later maps (Figure 8).
- 6.3.4 By the mid-19th C, when the Tithe Map for Tyd St Mary (Plate 19) was drawn (1838), we can see that the western part of the PDA was largely tenanted by William Scrimshaw (of Scrimshaws Farm). Two buildings are shown on the western edge of the scheme and the plots are largely described as Fen Land (up and down).
- 6.3.5 By the mid-19th C, when the Tithe Map for Tid St Giles (Plate 20) was drawn (1843), we can see that there are three separate clusters of buildings/yard areas within the eastern part of the PDA. The plots are in use as a mix of arable and pasture and there is a road/trackway running north-south through the PDA. The location of the Treading Drain and Treading bank are clearly labelled on this map. We note that the transition from using Fen land mainly for pasture, into a system where it was used increasingly for arable, was gathering pace at this time.
- 6.3.6 Figure 8 shows the landscape in 1886 and we can see that Scrimshaws Farm and Frasers Cottage are labelled within the western part of the PDA. There are two buildings shown in the south-eastern part of the PDA, these were also visible in the Tithe Map (Plate 20). The landscape does not show specific changes between this late 19th C layout and that seen up to 1959 (Figures 9-11).
- 6.3.7 The two buildings formerly located in the southeastern part of the PDA disappear by the 1980s (Figure 12). Scrimshaws Farm, was re-named Fenwick Farm and tracks to and from it are visible. Those tracks are still visible now, though the farm buildings were removed by the 21st C (Figures 13-15).
- 6.3.8 In effect the 19th and 20th C mapping confirm that the PDA has been in agricultural use for at least the last 200 years, prior to that records show this area was Fen. The exploitation of it for agricultural and other use would have been more piecemeal than these 19th C onward maps.

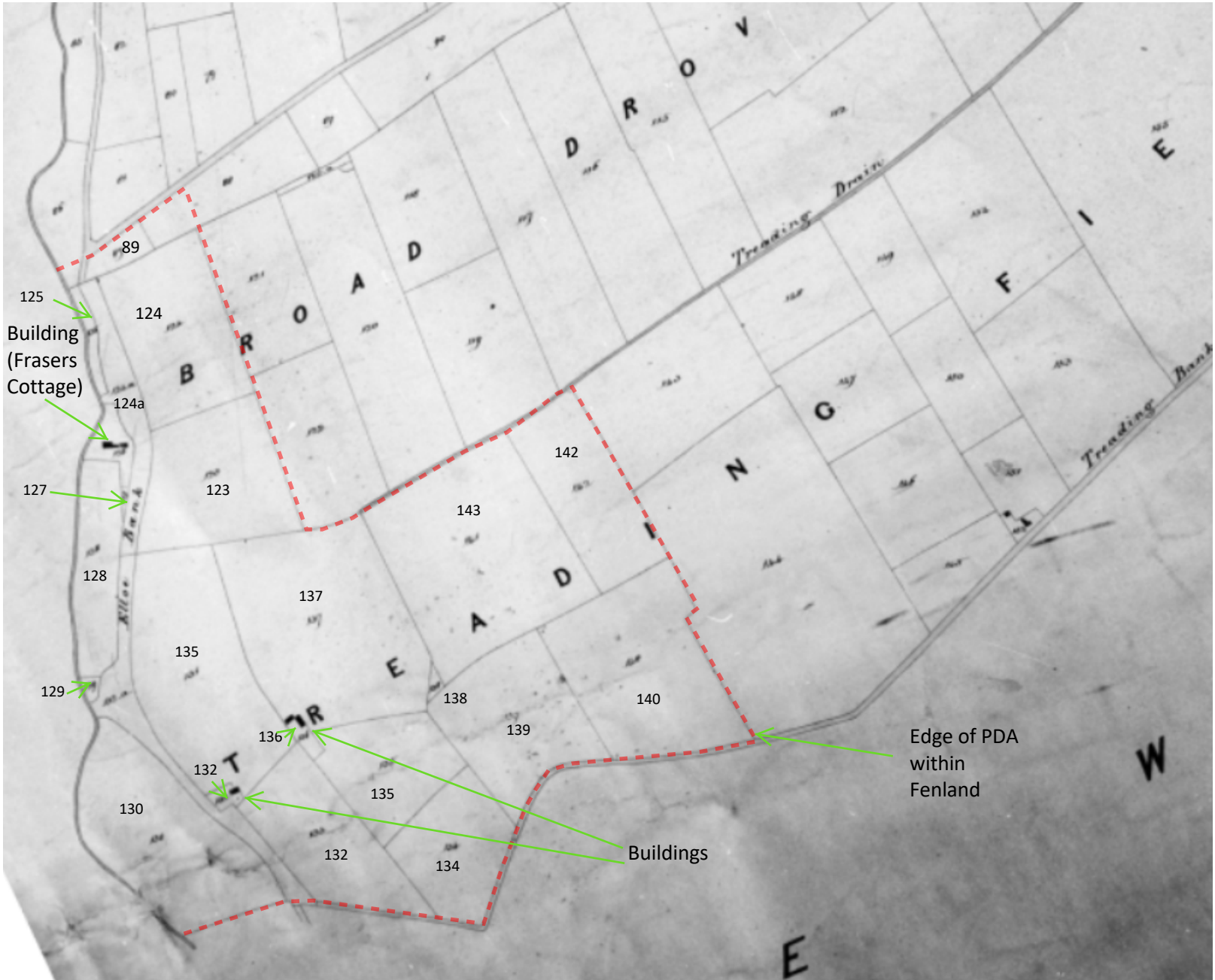


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Plate 19: Selected section of Tithe Map, Tydd St Mary (1838). Reference IR 29/20/350. Description. Tithe apportionment of Tydd St Mary [Tydd St Mary] (parish), **Lincolnshire**.

Tithe Apportionment records listed to indicate ownership, tenancy and land use:

Plot	Owner	Tenancy	Land Use
555	Reverend John Black	William Scrimshaw	Fen Land (Up and Down)
554	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
553	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
552a	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
552	Robert and William Scrimshaw	William Scrimshaw	Grass
551	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
550	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
580	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
581	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
582	Robert and William Scrimshaw	William Scrimshaw	Fen Land (Up and Down)
583	Robert Ward	Philip Fuller	Fen Land (Up and Down)
584	Samuel Cole	William Watton	Fen Land (Up and Down)
585	Samuel Cole	William Watton	Fen Land (Up and Down)
586	Samuel Cole	William Watton	Fen Land (Up and Down)



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Plate 20: Re-drawn section of Tithe Map Tid St Giles (1843). Tithe apportionment of Tid St Giles [Tydd St Giles] (parish), **Cambridgeshire**.

Plot	Owner	Tenancy	Land Use
87	Reverend Nathaniel Colville	Robert Scrimshaw	Fen Lane Field, Pasture
123	James Frazer Edward	Robert Scrimshaw	Broad Drove Field, Arable
124	James Frazer Edward	Robert Scrimshaw	Broad Drove Field, Arable
124a	James Frazer Edward	Robert Scrimshaw	Treading Field (Road)
125	James Frazer Edward	Robert Scrimshaw	Pasture
126	James Frazer Edward	Robert Scrimshaw	Yard
127	James Frazer Edward	Robert Scrimshaw	Arable
128	James Frazer Edward	Robert Scrimshaw	Arable
129	James Frazer Edward	Robert Scrimshaw	Arable
130	James Frazer Edward	Robert Scrimshaw	Arable
131	John Peck	John Peck	Arable
132	John Peck	John Peck	Pasture
132a	John Peck	John Peck	Road
133	John Peck	John Peck	Arable
134	John Peck	John Peck	Arable
135	John Peck	John Peck	Arable
136	John Peck	John Peck	Yard
137	John Peck	John Peck	Pasture
138	John Peck	John Peck	Garden
139	John Peck	John Peck	Arable
140	John Peck	John Peck	Arable
141	John Peck	John Peck	Arable
142	John Peck	John Peck	Arable

6.4 SUMMARY

- 6.4.1 While the drainage of this area to create farmland has a long history, it gathered pace since the 17th C and this continued throughout the 18th and 19th Cs. The landscape we encounter today is the result of this drainage work, used to convert low-lying fen into productive farmland. That is not to say there is not a rich archaeological record which pre-dates that drainage. The Fenland Survey and numerous investigations in the region have demonstrated that. However, given the fact that the heritage assets which we are assessing for this assessment are Post-Medieval to modern in date (Section 7), it is important that we recognise how radically the landscape changed between the 17th C and the modern period. The large, rectangular arable fields and the straight, deep drains which characterise the area now all date from this period.
- 6.4.2 The nucleated settlements of the area grew as a result of this drainage activity; and the number of dispersed farms and cottages also increased. When we consider what the historic landscape means, for this assessment, and when we describe the setting of historic buildings within the local area. It is this landscape of drains, fields, isolated farms and villages that we must consider. It is the result of 17th-20th C activity to drain and maintain this landscape as farmland.
- 6.4.3 This is recognised in the *South East Lincolnshire Local Plan 2011-36* when it states under *Policy 29: The Historic Environment* the following three key characteristics in describing the Historic Environment:
- *The historic archaeological and drainage landscape of the Fens;*
 - *The distinctive character of South East Lincolnshire market towns and villages;*
 - *The dominance within the landscape of church towers, spires and historic windmills;*¹⁵
- 6.4.4 The PDA is only partly within Lincolnshire. However, the reference to the drainage landscape of the Fens is relevant to the whole PDA and land on all sides of it. The reference to the traditional dominance of church towers, spiers and historic windmills is also relevant of course, albeit the landscape now contains much taller structures such as pylons and wind turbines.
- 6.4.5 Clearly, this landscape is key to the way in which we have understood heritage setting in this assessment.

¹⁵ <http://www.southeastlincslocalplan.org/adopted-plan/> - accessed 23-10-2022

7 IMPACT ASSESSMENT – HERITAGE

7.1 INTRODUCTION

- 7.1.1 This section of the document draws upon the baseline; which was specifically designed to support this Impact Assessment.
- 7.1.2 The Solar Farm would occupy an area of c. 141ha and the solar farm is centred at NGR TF 38302 1275482ha. The proposals include arrays of solar panels, c. 3.5m height, held on piles (c.900mm deep) and linked by cable runs. Typically, every 'string' of arrays needs to be connected to each other, at either end of each row of panels which will be running east-west. Therefore, a trench will be needed which is running north-south. The depth of the cable trench is c. 1000mm.
- 7.1.3 Inverter cabins (which house transformers) also form part of the application as does a compound containing a Battery Energy Storage System (BESS). The compound will contain a 30MW battery energy storage system (BESS) comprising 30 no. containers measuring approximately 14.2m by 2.8m by 3m each. Each container will house battery strings, battery management system, power distribution system and auxiliary systems such as fire suppression and alarm system, power distribution, ventilation, cooling, lighting and thermal control system. The BESS will be located centrally within the site to the south east of the existing spinney.
- 7.1.4 Effects on the historic environment can arise through direct or indirect impacts. For the purpose of this report, direct impacts describe those that directly cause damage to the fabric of a heritage asset. Typically, these activities are related to construction works and will only occur within the proposed development area. Direct impacts are covered in a separate document which focusses on Archaeology¹⁶.
- 7.1.5 Impact on the setting of a heritage asset occurs when the presence of a development changes the surroundings of a heritage asset in such a way that it affects (positively or negatively) the cultural significance of that asset. Visual impacts are most commonly encountered; but other environmental factors such as noise, light or air quality are also relevant. Impacts may be encountered at all stages in the life cycle of a development from construction, operation and decommissioning. However, they are only likely to lead to significant effects during the prolonged operational life of the development. Indirect impacts describe secondary processes, triggered by the proposed development.

7.2 ASSESSMENT OF VALUE (DESIGNATED ASSETS)

¹⁶ Abrams Archaeology 2022. Archaeological Baseline and Impact Assessment. Land East of Guanockgate Road: Fenland District Council, Cambridgeshire and South Holland District Council, Lincolnshire

- 7.2.1 Designated heritage assets present within the following categories are tabulated below.
- PDA/*inner study area*
 - the 1km *middle study area* surrounding the PDA
- 7.2.2 The following tables describe which heritage assets have been selected for detailed setting assessment. There are no designated heritage assets within boundaries of the PDA and so this process would be for the consideration of indirect impact/s (setting). Our reasoning as to which assets is given below and is based upon the inspection of a ZTV produced by the development team and subsequent site visit, and surrounding asset, visit completed in September 2022.
- 7.2.3 We have considered all assets within the 1km middle study area. We used the ZTV to identify those assets outside the 1km middle study area which may also require setting assessment. We then visited these assets, which were frequently in clusters within modern day settlements. We have shown the distribution of designated assets in both the middle and outer study areas (Figures 4a and 4b), so as to allow the reader to understand where they are located.
- 7.2.4 Having inspected the ZTV (Appendix 6) it was clear that certain settlements (Gorefield, Newton, Parson Drove, Sutton St Edmund, Sutton St James, Tydd St Giles and Leverington) would simply have no intervisibility with the PDA. This is important as these settlements contain many of the listed buildings in the vicinity. The reason for the lack of intervisibility is down to several factors.
- 7.2.5 These settlements are all topographically higher than the PDA. The PDA lies at 0m OD and this reflects its Fenland location. It lies within land which was, prior to drainage in the Post-Medieval and modern periods, land within the Silt Fens which covered most of the land in this area. The PDA lay mainly within Tydd St Giles Fen. The PDA is within a square area of low-lying land bounded by the settlements of Sutton St Edmund (2m OD) to the west, Gorefield (3m OD) to the south, Newton (3m OD) to the east and Tydd St Giles (2-3m OD) to the north east. Clearly, the difference between the PDA at 0m OD and the nearby, historical settlements, at 2-3m OD made all the differences in terms of where local people were able to live and between which they were able to maintain communication links. That makes a difference in a relatively flat landscape such as this, as does the relatively low scale of development here (solar panels).
- 7.2.6 Only Sutton St Edmund is within 1km of the PDA with most of the other settlements being located between 2-5km away. This reflects the history of the area and tells us something about the most habitable pieces of land historically. It also means that distance plays a role in what can be seen of the PDA. The many field boundaries (some of which are lined by trees) between these settlements and the PDA simply mean that there is no intervisibility with the PDA. These settlements tend to have many trees within them and on the edge of them, no doubt to shield them from wind. This also has the effect of

screening the settlements (Plate 10). Again, we consider the scale of development and note that it being a relatively low form of development is important.

- 7.2.7 We say this knowing that the spires of churches and the structure of local windmills make for the historically dominant, taller structures. Therefore any dwarfing of these by modern development is a topic to be considered in detail. The arrival of windfarms in the landscape and modern electricity pylons clearly changes the landscape and this can be seen on the PDA (Plates 1-4). However, a solar farm is a relatively low scale (in terms of height) type of development.
- 7.2.8 All of the above points are important in understanding why we have selected the following heritage assets for consideration in this section of our assessment. We note that all heritage assets within 5km are tabulated at Appendix 1; they are all depicted on Figures 4a and 4b and they are all shown on the ZTV (Appendix 6). They are not all discussed in detail below for the reasons given above.
- 7.2.9 Appendix 3 (this document) sets out our approach to setting assessment, which is based upon the Historic England guidance GPA3¹⁷. On a practical level, the Historic England guidance identifies an approach to assessing setting in relation to development management which is based on a five- step procedure, i.e.:
1. Identify which heritage assets and their settings are affected.
 2. Assess the degree to which their setting makes a contribution to the significance of the heritage asset(s) or allows significance to be appreciated.
 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on our ability to appreciate it.
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.
- 7.2.10 This document is Steps 1, 2 and 3 (above). The landscaping proposals (presented separately) is an example of Step 4, as the design team have designed new hedgerow planting in order to appropriately shield the proposals from view. Our observations on heritage were taken into account during that landscape design process. Step 5 is implemented last and is a step which the LPA/consultees and design team work together on (as appropriate).

7.3 CONSTRUCTION PHASE - HERITAGE

- 7.3.1 During Construction there would be temporary increases in traffic and noise associated with Construction activities. These would be managed and reduced wherever possible and would be temporary. We understand the construction programme is likely to be in the region of 35 weeks.

¹⁷ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

- 7.3.2 Landscaping measures would be introduced prior to the Operational Phase and would continue to be maintained during its Operational lifespan. Photomontage (in the Landscape impact assessment) show views at present, at Year 3 and at Year 10 in order to show the effectiveness of hedge laying.
- 7.3.3 We have noted that the transportation route into this PDA will be going via the Cloughs Cross. The structure of the Bridge and its sluices are listed as Grade II (Bridge and Sluices – 1064539, 1161123). For this reason, we have added this heritage asset into those which will be considered in our assessment. We note this is not to consider whether the bridge is suitable in a technical sense. That will be considered within the Transport part of the application. We are specifically noting the potential for this process to affect its setting and will focus only on that.

7.4 OPERATIONAL PHASE - HERITAGE

- 7.4.1 The Operational Phase effects are described below, where appropriate, for each class of Heritage Asset.

7.5 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

- 7.5.1 Designated heritage assets present within the following categories are tabulated below.
- PDA/*inner study area*, the land proposed for development
 - the 1km *middle study area*, 1km radius surrounding the PDA
 - selected designated heritage assets in the *outer study area* up to 5km from the edge of the PDA.
- 7.5.2 The following tables describe which heritage assets will be considered for detailed setting assessment in due course (as part of the Impact Assessment). There are no designated heritage assets within boundaries of the PDA. We have not identified any locally listed buildings (non-designated heritage assets) within the PDA, or the middle and outer study areas¹⁸. Therefore, this process is exclusively for the consideration of indirect impact/s (setting) on designated heritage assets that lie beyond the PDA in either the middle or the outer area.
- 7.5.3 Our reasoning as to which assets have been selected for setting assessment is given below and is based upon inspection of the ZTV (Appendix 6) produced by the development team and a site, and surrounding asset, visit completed in August 2022.
- 7.5.4 In addition to this we welcome a discussion with the LPA consultees and Historic England (if appropriate) in order to compile a list of any further

¹⁸ <http://www.southeastlincslocalplan.org/adopted-plan/> - accessed 15-10-2022 and <https://local-heritage-list.org.uk/cambridgeshire/map> and <https://local-heritage-list.org.uk/cambridgeshire/list> - accessed 17-10-2022

heritage assets which are in need of a setting assessment. Or to discuss additional data-gathering for those assets we have identified below.

- 7.5.5 Appendix 3 (this document) sets out our approach to setting assessment, which is based upon the Historic England guidance GPA3¹⁹. On a practical level, the Historic England guidance identifies an approach to assessing setting in relation to development management which is based on a five- step procedure, i.e.:
1. Identify which heritage assets and their settings are affected.
 2. Assess the degree to which these setting make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.
- 7.5.6 In effect, this section of the Baseline is Step 1 and Step 2 of these five steps. Step 3 will be completed as part of the Impact Assessment. Step 4 is a stage for the wider development team and the LPA/consultees to work together (as appropriate).
- 7.5.7 To summarise, we have considered all designated heritage assets within the inner, middle and outer study area /s. These are mapped on Figures 4a and 4b. They are tabulated in Appendix 1. Having inspected the ZTV (Appendix 6) conducted a site walkover and visited the area to check for intervisibility; it is clear that the vast majority of assets in that outer study area have no intervisibility with the PDA.
- 7.5.8 We note that intervisibility is only one factor in determining the potential for a heritage asset to experience change to their setting as a result of the proposals. However, given the nature of this development type we believe the potential for change is mainly of a visual nature (there being no substantive change in smell, noise and/or pedestrian or vehicular traffic) during the Operational Period. We make one exception to this, which is the Cloughs Cross bridge (Grade II Bridge and Sluices – 1064539, 1161123), this on the basis that transportation of panels may cross this bridge and if so, then that would be a construction period change and one we feel should be discussed below. As with any aspect of the below, we would be pleased to discuss this point with consultees.

7.6 SCHEDULED MONUMENTS

- 7.6.1 There are no Scheduled Monuments (SM) within the PDA. There is no SM in

¹⁹ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> - accessed 7-10-2022

the middle study area. There are four in the outer study area. These are described in Appendix 1 and shown on Figure 4a.

- 7.6.2 With use of the ZTV (Appendix 6) and a site visit we have concluded there is one Scheduled Monument with the potential to be affected. The reasoning is given below.

Table 2: Scheduled Monuments within the 1km (middle study area) and selected Scheduled Monuments within the 5km (outer study area)

ListEntry	Name	Middle or Outer Study Area
1004982	Romano-British settlement S of Shell Bridge	Outer
1010672	Boundary cross, Old Fen Dike	Outer
1010688	Boundary cross, Manor Hill Corner	Outer
1010689	St Ives Cross	Outer

7.7 SM1004982 ROMANO-BRITISH SETTLEMENT S OF SHELL BRIDGE

- 7.7.1 This SM is located c.4.5km northwest of the PDA.

- 7.7.2 Reasons for Designation:

- 7.7.3 Are described as “*not currently available for this entry*”²⁰. However, we have visited the SM as part of the preparation on this assessment and the field within which there are visible earthworks which are retained within grass pasture. The remains of a Roman period settlement are contained within the land; and this has been scheduled primarily due to the presence within which high significance, well-preserved archaeological remains are located.

- 7.7.4 Significance

- 7.7.5 *Historic significance:* The historical significance is drawn from what the remains of Roman date, and of the Medieval-modern periods can tell us about the ways in which Roman settlement patterns and land use were similar/different from the periods which followed. The SM contains remarkably well preserved Medieval earthworks as well as the less obvious (at surface level) Roman period remains.

- 7.7.6 *Architectural significance:* The SM does not have architectural significance.

- 7.7.7 *Archaeological significance:* The Scheduled Area is mainly of significance due to the potential it has to contain the physical remains of a Roman settlement. The area was used in the Roman period (and in later periods) to produce salt via salterns. This site was partially excavated over a long period by local archaeologists. It has also been mapped via observation of the earthworks on the site and by analysis of aerial photographs.

²⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1004982?section=official-list-entry> - accessed 5/10/2021

- 7.7.8 A range of artefacts and ecofacts have been retrieved and these are suggestive of settlement activity. Scientifically dated artefacts confirm a Roman date. There is likely to be evidence of salt production and of the local agricultural economy during this period. It is to protect these largely un-investigated remains that the land has been scheduled.
- 7.7.9 However, unlike many archaeological sites in the Eastern region this one has also been protected in order to preserve earthworks on the land from the effects of modern mechanised ploughing. There being a remarkable set of distinctive earthworks on the land. The precise date of these (Roman or post-Roman) is also a matter of interest. They appear to be agricultural in nature and such systems of earthworks could date to either the Roman, Medieval or Post-Medieval periods.
- 7.7.10 The SM splits into a larger eastern field, which has very well-preserved earthworks, and a western field which has been plough levelled. The western field now has very clear cropmarks in it, however ploughing has levelled the earthworks it formerly contained.
- 7.7.11 *Artistic significance:* The settlement is not of artistic significance.
- 7.7.12 The following text follows Step 2 of GPA3.
- 7.7.13 The Contribution made by Setting
- 7.7.14 The South Holland Main Drain cuts through the remains and forms the northern boundary of the SM, in what must be an arbitrary way. Its western, southern and eastern boundaries are equally artificial and the SM has an awkwardly geometrical shape; meaning archaeological remains related to it are highly likely to continue beyond its edges on all sides.
- 7.7.15 Its setting is the modern, drained agricultural landscape which lies south of Holbeach St Johns village. The modern, angular field system uncompromisingly boxes the SM in. The earthworks within it are an unusual survival of earlier landuse in a landscape mainly levelled by the plough. The aptly named Shell Bridge takes traffic past the SM to its east. Presumably named after Oyster Shells recovered during the cutting of the Main Drain. This is a busy route and the road is higher than the SM.
- 7.7.16 The proposals for the PDA are not considered to be within the setting of the asset. There is no intervisibility between the two and the SM does not draw significance from the land within which the PDA is located.
- 7.7.17 This asset has not been selected to be taken forward for detailed setting assessment.

7.8 SM1010672 BOUNDARY CROSS, OLD FEN DIKE

- 7.8.1 This SM is located c. 3.5km northeast of the PDA. We note that Listed Building 1359248 - REMAINS OF CROSS ABOUT 20 METRES NORTH WEST OF CROSS,

OLD FEN DIKE, is the same structure as this SM.

7.8.2 Reasons for Designation:

A standing cross is a free standing upright structure, usually of stone, mostly erected during the medieval period (mid 10th to mid 16th centuries AD). Standing crosses served a variety of functions. In churchyards they served as stations for outdoor processions, particularly in the observance of Palm Sunday. Elsewhere, standing crosses were used within settlements as places for preaching, public proclamation and penance, as well as defining rights of sanctuary. Standing crosses were also employed to mark boundaries between parishes, property, or settlements. A few crosses were erected to commemorate battles. Some crosses were linked to particular saints, whose support and protection their presence would have helped to invoke. Crosses in market places may have helped to validate transactions. After the Reformation, some crosses continued in use as foci for municipal or borough ceremonies, for example as places for official proclamations and announcements; some were the scenes of games or recreational activity. Standing crosses were distributed throughout England and are thought to have numbered in excess of 12,000. However, their survival since the Reformation has been variable, being much affected by local conditions, attitudes and religious sentiment. In particular, many cross-heads were destroyed by iconoclasts during the 16th and 17th centuries. Less than 2,000 medieval standing crosses, with or without cross-heads, are now thought to exist. The oldest and most basic form of standing cross is the monolith, a stone shaft often set directly in the ground without a base. The most common form is the stepped cross, in which the shaft is set in a socket stone and raised upon a flight of steps; this type of cross remained current from the 11th to 12th centuries until after the Reformation. Where the cross-head survives it may take a variety of forms, from a lantern-like structure to a crucifix; the more elaborate examples date from the 15th century. Much less common than stepped crosses are spire-shaped crosses, often composed of three or four receding stages with elaborate architectural decoration and/or sculptured figures; the most famous of these include the Eleanor crosses, erected by Edward I at the stopping places of the funeral cortege of his wife, who died in 1290. Also uncommon are the preaching crosses which were built in public places from the 13th century, typically in the cemeteries of religious communities and cathedrals, market places and wide thoroughfares; they include a stepped base, buttresses supporting a vaulted canopy, in turn carrying either a shaft and head or a pinnacled spire. Standing crosses contribute significantly to our understanding of medieval customs, both secular and religious, and to our knowledge of medieval parishes and settlement patterns. All crosses which survive as standing monuments, especially those which stand in or near their original location, are considered worthy of protection.

The remains of the medieval boundary cross at Old Fen Dike represent a good example of a standing cross with a quadrangular base. It stands near its original position on a former boundary of the parish of Sutton St James, being one of a rare group of medieval boundary markers in which only two other crosses

survive. The cross has been little altered in modern times and has continued in use as a landmark from medieval times to the present day.

Details

The monument includes a standing stone cross located on the eastern edge of the Old Fen Dike to the south west of the village of Sutton St James. The cross stands on a grass verge on the north west side of a crossroads. The cross is medieval in date and is constructed of limestone. The monument includes the base, comprising a socket stone, and part of the shaft.

The socket stone is constructed from a single limestone slab of square section. On the west side, where the ground slopes steeply towards the Old Fen Dike, it stands to a height of 0.35m above the ground surface, and is supported on a bed of modern concrete; on the south east side it is partially buried, the top of the stone lying approximately level with the ground surface of the roadside verge. The upper edge of the stone is chamfered. Set into the socket stone with lead is a shaft fragment, rectangular in section with crocketed angles and standing to a height of 0.9m. The cross is Listed Grade II.

7.8.3 Significance

7.8.4 *Historic significance:* The historical significance is drawn from the association between this cross and the local area. It being a standing stone cross located on the eastern edge of the Old Fen Dike to the south west of the village of Sutton St James. This has been a landmark locally for centuries and in so doing has marked a key routeway through the area. The modern visitor finds a drained landscape with modern roads. This cross has marked the routeway through centuries when travel was more hazardous than now and it is one of relatively few surviving structures from the Medieval period. It draws historic significance from this as it helps us understand the former landscape and how it has altered since the Medieval period and to the modern day.

7.8.5 *Architectural significance:* The cross is not considered to have specific architectural merit.

7.8.6 *Archaeological significance:* The cross is mounted in a shaft and the style of carving and construction have some archaeological merit. Mounted at least partly in modern concrete, the ground around it has been disturbed. Even so, ground around the cross may preserve the remains of former routeways lying below the modern surface/s.

7.8.7 *Artistic significance:* The cross is not considered to have specific artistic merit.

7.8.8 The following text follows Step 2 of GPA3.

7.8.9 The Contribution made by Setting.

7.8.10 The cross lies just northwest of a crossroads formed by Old Fen Dike and Broad Gate. An arable field to the south and a residential garden to its north. The crossroads is its setting and this is a rural, agricultural landscape south of

Sutton St James.

- 7.8.11 The proposals for the PDA are over 3km south of this spot and are not considered to be within the setting of the asset. This asset has not been selected to be taken forward for detailed setting assessment.

7.9 SM1010688 BOUNDARY CROSS, MANOR HILL CORNER

- 7.9.1 This SM is located c.4km northeast of the PDA. We note that Listed Building 1064546 – Remains of Cross is the same structure as this SM. Reasons for Designation:

A standing cross is a free standing upright structure, usually of stone, mostly erected during the medieval period (mid 10th to mid 16th centuries AD). Standing crosses served a variety of functions. In churchyards they served as stations for outdoor processions, particularly in the observance of Palm Sunday. Elsewhere, standing crosses were used within settlements as places for preaching, public proclamation and penance, as well as defining rights of sanctuary. Standing crosses were also employed to mark boundaries between parishes, property, or settlements. A few crosses were erected to commemorate battles. Some crosses were linked to particular saints, whose support and protection their presence would have helped to invoke. Crosses in market places may have helped to validate transactions. After the Reformation, some crosses continued in use as foci for municipal or borough ceremonies, for example as places for official proclamations and announcements; some were the scenes of games or recreational activity. Standing crosses were distributed throughout England and are thought to have numbered in excess of 12,000. However, their survival since the Reformation has been variable, being much affected by local conditions, attitudes and religious sentiment. In particular, many cross-heads were destroyed by iconoclasts during the 16th and 17th centuries. Less than 2,000 medieval standing crosses, with or without cross-heads, are now thought to exist. The oldest and most basic form of standing cross is the monolith, a stone shaft often set directly in the ground without a base. The most common form is the stepped cross, in which the shaft is set in a socket stone and raised upon a flight of steps; this type of cross remained current from the 11th to 12th centuries until after the Reformation. Where the cross-head survives it may take a variety of forms, from a lantern-like structure to a crucifix; the more elaborate examples date from the 15th century. Much less common than stepped crosses are spire-shaped crosses, often composed of three or four receding stages with elaborate architectural decoration and/or sculptured figures; the most famous of these include the Eleanor crosses, erected by Edward I at the stopping places of the funeral cortege of his wife, who died in 1290. Also uncommon are the preaching crosses which were built in public places from the 13th century, typically in the cemeteries of religious communities and cathedrals, market places and wide thoroughfares; they include a stepped base, buttresses supporting a vaulted canopy, in turn carrying either a shaft and head or a pinnacled spire. Standing crosses contribute significantly to our understanding of medieval customs, both secular and religious, and to our knowledge of

medieval parishes and settlement patterns. All crosses which survive as standing monuments, especially those which stand in or near their original location, are considered worthy of protection.

The medieval boundary cross at Manor Hill Corner, Tydd St Mary, is a good example of a standing boundary cross with a quadrangular base and octagonal shaft. Situated at the former south eastern corner of the parish of Sutton St James it is believed to stand in or near its original position. Limited disturbance of the area immediately surrounding the cross indicates that archaeological deposits relating to the monument's construction and use are likely to survive intact. The cross has been little altered in modern times and has continued in use as a landmark from medieval times to the present day.

Details

The monument includes a standing stone cross located at Manor Hill Corner. The cross stands on a grass verge on the north east side of a road junction at the southern end of the Master Dike, a drainage channel which runs along the parish boundary between Tydd St Mary and Sutton St James. The cross is medieval in date and is constructed of limestone. The monument includes the base, comprising a socket stone, and part of the shaft.

The socket stone is constructed from a single limestone block of rectangular section. On the north side it stands up to 0.28m above the ground surface, which slopes down towards the Master Dike; on the south side it is partially buried, the top of the stone lying approximately level with the ground surface of the roadside verge. The upper edge of the stone is chamfered. Set into the centre of the socket stone is a shaft fragment, nearly square in section at the base rising through moulded and chamfered corners in tapering octagonal section to a height of 1.1m. The cross is Listed Grade II.

7.9.2 Significance

7.9.3 *Historic significance:* The historical significance is drawn from the association between this cross and the local area. It being a standing stone cross located on the former southeastern edge of the parish of Sutton St James. This has been a landmark locally for centuries and in so doing has marked a key routeway through the area. The modern visitor finds a drained landscape with modern roads. This cross has marked the routeway through centuries when travel was more hazardous than now and it is one of relatively few surviving structures from the Medieval period. It draws historic significance from this as it helps us understand the former landscape and how it has altered since the Medieval period and to the modern day.

7.9.4 *Architectural significance:* The cross is not considered to have specific architectural merit.

7.9.5 *Archaeological significance:* The cross is mounted in a shaft and the style of carving and construction have some archaeological merit. The ground around it

is considered to have been little disturbed and may preserve the remains of former routeways lying below the modern surface/s.

- 7.9.6 *Artistic significance:* The cross is not considered to have specific artistic merit.
- 7.9.7 The following text follows Step 2 of GPA3.
- 7.9.8 The Contribution made by Setting.
- 7.9.9 The cross lies just northeast of a T-Junction formed by Master Dike and Broad Gate. It is located within an arable field and a drainage Dyke runs north from its location alongside Master Dike (a road). The Junction is its setting and this is a rural, agricultural landscape south of Sutton St James.
- 7.9.10 The proposals for the PDA are over c. 4km south of this spot and are not considered to be within the setting of the asset. This asset has not been selected to be taken forward for detailed setting assessment.

7.10 SM1010689 ST IVES CROSS

- 7.10.1 This SM is located c.4.3km northeast of the PDA. We note that Listed Building 1064542 – ST IVES CROSS AT JUNCTION OF FISHER GATE AND CHAPEL GATE is the same structure as this SM. Reasons for Designation:

A standing cross is a free standing upright structure, usually of stone, mostly erected during the medieval period (mid 10th to mid 16th centuries AD). Standing crosses served a variety of functions. In churchyards they served as stations for outdoor processions, particularly in the observance of Palm Sunday. Elsewhere, standing crosses were used within settlements as places for preaching, public proclamation and penance, as well as defining rights of sanctuary. Standing crosses were also employed to mark boundaries between parishes, property, or settlements. A few crosses were erected to commemorate battles. Some crosses were linked to particular saints, whose support and protection their presence would have helped to invoke. Crosses in market places may have helped to validate transactions. After the Reformation, some crosses continued in use as foci for municipal or borough ceremonies, for example as places for official proclamations and announcements; some were the scenes of games or recreational activity. Standing crosses were distributed throughout England and are thought to have numbered in excess of 12,000. However, their survival since the Reformation has been variable, being much affected by local conditions, attitudes and religious sentiment. In particular, many cross-heads were destroyed by iconoclasts during the 16th and 17th centuries. Less than 2,000 medieval standing crosses, with or without cross-heads, are now thought to exist. The oldest and most basic form of standing cross is the monolith, a stone shaft often set directly in the ground without a base. The most common form is the stepped cross, in which the shaft is set in a socket stone and raised upon a flight of steps; this type of cross remained current from the 11th to 12th centuries until after the Reformation. Where the cross-head survives it may take a variety of forms, from a lantern-like structure to a crucifix; the more elaborate

examples date from the 15th century. Much less common than stepped crosses are spire-shaped crosses, often composed of three or four receding stages with elaborate architectural decoration and/or sculptured figures; the most famous of these include the Eleanor crosses, erected by Edward I at the stopping places of the funeral cortege of his wife, who died in 1290. Also uncommon are the preaching crosses which were built in public places from the 13th century, typically in the cemeteries of religious communities and cathedrals, market places and wide thoroughfares; they include a stepped base, buttresses supporting a vaulted canopy, in turn carrying either a shaft and head or a pinnacled spire. Standing crosses contribute significantly to our understanding of medieval customs, both secular and religious, and to our knowledge of medieval parishes and settlement patterns. All crosses which survive as standing monuments, especially those which stand in or near their original location, are considered worthy of protection.

St Ives Cross is a good example of a medieval standing cross with a stepped base. It is rare in having angle brackets, an unusual feature of standing crosses. Situated at a road junction on the west side of the village of Sutton St James, it is believed to stand in or near its original position, which the local name 'Butter Cross' may indicate was the site of a market. It is documented from the 16th century onwards and the limited activity in the area immediately surrounding the cross indicates that archaeological deposits relating to the monument's construction and use are likely to survive intact. The cross has continued in use as a public monument and amenity from medieval times to the present day.

Details

The monument includes St Ives Cross, a standing stone cross located on a small green at the road junction on the western edge of the village of Sutton St James. The cross, also known as the Butter Cross, is of stepped form and is principally medieval in date. The monument includes the base, comprising four steps and a socket stone, a fragment of the shaft and three supporting buttresses.

The base of the cross includes four steps, all octagonal in plan, constructed of large slabs of worn limestone. The lowest step is surrounded by a layer of flagstones, also octagonal in plan, visible on the east, south and west sides to a depth of nearly 0.5m. On the north side the top of the lowest step is nearly level with the present ground surface. Set onto the top step with mortar is the socket stone, a single limestone block of square section. The upper edge of the stone is chamfered. Rising from the centre of the socket stone is the shaft fragment, of octagonal section with chamfered corners and reaching a maximum height of 0.51m above the socket stone. Resting against the chamfers on three sides of the shaft are three crocketed stone brackets in the form of small flying buttresses. Those on the north east and south east are broken off below the top of the shaft fragment, while that on the north west stands to its original height of 0.64m. In the upper surface of the socket stone on the south west side of the shaft is a small hole into which a fourth bracket was formerly fixed. The full height of the cross is nearly 2m. St Ives Cross is Listed Grade II.

The modern surface of the road and adjacent kerb on the north side of the cross are excluded from the scheduling although the ground beneath these features is included.

7.10.2 Significance

- 7.10.3 *Historic significance:* The historical significance is drawn from the association between this cross and the village of Sutton St James. It is located at the eastern end of the village at the meeting point of Chapel Gate, the main east-west route through the village, and with Taylors Drove and Broad Gate which bring travellers in/out of the village from land to the south of it. This location on the main road means the cross is seen by travelling through the village and this has been the case for centuries.
- 7.10.4 This spot was formerly referred to as Butter Cross and suggests the location may have been a market. This cross forms part of a network of Medieval 'crosses' associated with the village. This SM (1010689) lies within the village, while SM1010672 and SM1010688 are also crosses serving a similar function and are located to its south. Such crosses played an important role in Christian worship since the Medieval period and also played a more prosaic role in marking the road network in and out of the village and the parish boundaries. It draws historic significance from this as it helps us understand the former landscape and how it has altered since the Medieval period and up to the modern day.
- 7.10.5 *Architectural significance:* The cross is not considered to have specific architectural merit.
- 7.10.6 *Archaeological significance:* The type of carving and construction have some archaeological merit. The ground around it may preserve the remains of former routeways lying below the modern surface/s.
- 7.10.7 *Artistic significance:* The cross is not considered to have specific artistic merit.
- 7.10.8 The following text follows Step 2 of GPA3.
- 7.10.9 The Contribution made by Setting.
- 7.10.10 The cross is located at the eastern end of the village at the meeting point of Chapel Gate, the main east-west route through the village, and with Taylors Drove and Broad Gate which bring travellers in/out of the village from land to the south of it. This location on the main road means the cross is seen by travelling through the village and this has been the case for centuries. This eastern end of the village.
- 7.10.11 The relationship of this cross SM1010689 with others of a broadly similar date and function (SM1010672 and SM1010688) is important to understanding the monument and its setting, which is the village of Sutton St James and land to its immediate south.

7.10.12 The proposals for the PDA are over c. 4km south of this spot and are not considered to be within the setting of the asset. This asset has not been selected to be taken forward for detailed setting assessment.

Table 3: Scheduled Monuments to be subject to detailed setting assessment

Scheduled Monument No	Name	Middle or Outer Study Area
-	-	-

7.11 CONSERVATION AREAS

7.11.1 There is one Conservation Area within the outer study area. There are none within the inner, or middle study areas.

Table 4: Conservation Areas within the middle and outer study area

Conservation Area	Middle or Outer Study Area
Parson Green	Outer

7.12 PARSON GREEN CA

7.12.1 This Conservation Area is located c. 3.3km south of the PDA. It has been visited as part of this assessment. A conservation area is by definition a discrete area of special architectural or historic interest, with a specific character or appearance that it has been considered desirable to preserve or enhance. The significance of the conservation area is derived from the collective heritage values and cohesive historical integrity of the assets within it; it is therefore considered to be of high significance.

7.12.2 The Conservation Area (CA) does not have a publicly available Appraisal²¹. However, having visited the village and walked around the CA it is clear that the following are important elements of it:

- Swan Bridge at its western end. This crosses the North Level Drain which runs north-south through the local area.
- Main Road which runs broadly east-west and forms the main road, and spine road, to which all elements of Parson Drove are adjoined.
- Village green area, which runs north-south alongside The Bank.
- The Conservation Area contains ten Grade II Listed Buildings as well as a number of mature trees.

7.12.3 The village has early Medieval origins and the economy has been historically linked to farming. The mature trees give the village, especially the CA a

²¹ Fenland District Council Website states "Some of Fenland's conservation area appraisals and plans need updating" <https://www.fenland.gov.uk/conservationareas> – accessed 25-10-2022

sheltered feel and it contrasts with the wide open, largely agricultural fields, which lie outside it on all sides.

7.12.4 The following text follows Step 2 of GPA3.

7.12.5 The Contribution made by Setting:

7.12.6 The significance of the assets within the conservation area stems from their architectural and historical values, and the overall preservation of the historic (and aesthetic) character of the area. The appreciation and understanding of these assets, particularly the architecture of the houses, therefore requires close experiential proximity rather than distant views to or from the CA, with their settings considered to be defined by their boundaries and limited to the immediate vicinity.

7.12.7 The connection between the village and the rural landscape around it is a part of its setting and informs its significance; part of its special character. However, the land within which the PDA lies beyond what can be experienced from the CA.

7.12.8 Parson Drove Conservation Area (CA) has no views which we could identify, which take in the PDA. This is largely due to distance and the intervening field boundaries, tree lines and built form. The two pieces of land don't have intervisibility and the CA does not draw on land within the PDA for its significance.

7.12.9 The proposals for the PDA are not considered to be within the setting of the CA. This asset has not been selected to be taken forward for detailed setting assessment.

Table 5: Conservation Areas to be subject to detailed setting assessment

Conservation Area	Middle or Outer Study Area
-	-

7.13 LISTED BUILDINGS

7.13.1 There are no Listed Buildings within the PDA. There are three Listed Buildings within the 1km (middle study area) and there are fifty four Listed Buildings in the outer study area (all of which are tabulated in Appendix 1 and depicted on Figure 4a).

7.13.2 With use of the ZTV (Appendix 6) and a site visit we have concluded there are eight Listed Buildings, with the potential to be affected. These are tabulated below.

Table 6: Listed Buildings within the 1km (middle study area) and selected Listed Buildings within the 5km (outer study area)

ListEntry	Name	Grade	Middle or Outer Study Area
1064540	HAWTHORN FARMHOUSE	II	Outer
1064538	CHURCH OF ST EDMUND	II	Middle
1204806	HEADSTONE IN CHURCHYARD IN CHURCH OF ST EDMUND, ABOUT 14 METRES SOUTH OF THE PORCH	II	Middle
1161066	HONEYHILL FARMHOUSE	II	Middle
1204812	GUANOCK HOUSE	II	Outer
1204813	YARWOOD HOUSE	II	Outer
1064539	BRIDGE AND SLUICES	II	Outer
1161123	BRIDGE AND SLUICES	II	Outer

7.14 1064540 – HAWTHORN FARMHOUSE, GRADE II

7.14.1 Hawthorn Farmhouse, Grade II is located c. 1.5km southwest of the PDA.

7.14.2 Listing Description: *Farmhouse. Early C19. Red brick. Slate roof. 2 gable stacks. 2 storeys plus garret, 3 bays. Central doorway with panelled door and radiating fanlight, flanked by single Doric columns with guttae and triglyph and open pediment. Either side are single glazing bar sashes. 3 similar sashes above, the single central sash being smaller. All sashes under cambered arches and with flush wedge brick lintels. Outshut to rear.*

7.14.3 *Significance*

7.14.4 *Historic significance:* The building represents a 19th C response to the changing agricultural economy in the area. The drainage of Fenland in the area had a long history but gathered pace in the 19th C in this specific area. The house is within c. 500m (north) of the North Level Main Drain and c. 200m east of the Little Eau (Drain). These and others like them, combined with new technologies such as steam powered pumps led to great changes in the agricultural economy. The construction of houses such as Hawthorn Farmhouse came as a direct result of productive arable farmland being created in the former Fenland.

7.14.5 Historic England, in their publication “*Historic Farmsteads Preliminary Character Statement: East Of England Region*” recognise the importance of this phenomena: “*Across the fenland, much of which was unsuited to settlement until extensive drainage operations reclaimed large tracts of land, the density of settlement is relatively low with small, nucleated villages and isolated farmsteads.*”²² The farmhouse draws historic significance by being associated with this period of change.

²² Page 16, 2.3.2 RURAL SETTLEMENT IN THE EAST OF ENGLAND REGION. Historic Farmsteads Preliminary Character Statement: East Of England Region. <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-east-of-england> - accessed 26-10-2022

- 7.14.6 *Architectural significance:* Historic England guidance refers to the 19th C as an important period for the agricultural economy and this building embodies those changes in this area. “*Some, particularly the planned farmsteads of the period, represent new developments in farmstead planning or the architectural aspirations of landowners.*”²³. The story told within this piece of land, by this building is interesting for the style of architecture.
- 7.14.7 *Archaeological significance:* The building is not thought to be of archaeological significance.
- 7.14.8 *Artistic significance:* The building is not thought to be of artistic significance.

The following text follows Step 2 of GPA3

- 7.14.9 *The Contribution made by Setting*
- 7.14.10 The building is bordered to the north, east and west by arable farmland. It being a farmhouse, the farmland around it is considered to form a part of its setting. The house is within c. 500m (north) of the North Level Main Drain and c. 200m east of the Little Eau (Drain). These and others like them, combined with new technologies such as steam powered pumps led to great changes in the agricultural economy. The construction of houses such as Hawthorn Farmhouse came as a direct result of productive arable farmland being created in the former Fenland.
- 7.14.11 The house lies on Guanockgate Road, which runs north to south alongside rectangular, drained arable fields. The principal elevation of the building faces west towards Guanockgate Road, while the PDA lies to the northeast. Other residential houses lie alongside this road and a cluster of these lies immediately south of Hawthorn Farmhouse. The arable landscape, its drains, the road network and the other isolated houses nearby all contribute to the setting of Hawthorn Farmhouse. This because they all form a part of the post 19th C drained Fenland landscape (as does the house itself).
- 7.14.12 The PDA is 1.5km northeast of the Listed Building. The proposals for the PDA are considered to be potentially within the setting of the asset. This asset has been selected to be taken forward for detailed setting assessment.

7.15 1064538 – CHURCH OF ST EDMUND, GRADE II

- 7.15.1 Church of St Edmund, Grade II is located c. 950m west of the PDA.
- 7.15.2 Listing Description: *Parish church. Rebuilt 1795 with some mid C19 alterations and extensions, 1987 extension. Red brick with ashlar dressings. Concrete tile roof to all but the tower which is lead. Pediment formed by ashlar bands in the west nave. Dentil eaves and continuous ashlar impost band to all but the tower. Set on an ashlar plinth. Tower, nave, south porch, vestry, polygonal chancel.*

²³ Page 26-27, 4.1.3.1 Survival and Value. Historic Farmsteads Preliminary Character Statement: East Of England Region. <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-east-of-england> - accessed 26-10-2022

Tower of 2 stages with ashlar band and set on an ashlar plinth. Topped with C20 planked rectangular lantern with moulded lead roof and single round arched louvred opening to each side. West side of tower with round arched doorway with keystone and impost stones. Panelled door. Over the band is a single blocked segmental arched window opening. North and south sides with blind round archways with keystone and impost stones, the south side with some glazing. The north side contained within the projecting C20 vestry. Over the band are single circular lights, being blocked to the north and with glazing to the south. The north nave has 3 round arched windows with lead glazing bars and keystones. North chancel has a single blind round arched recessed panel with keystone. The east side has a single round arched window with flush ashlar quoin surround and the southside a single round arched casement with lead glazing bars and keystone. To the left is a segmental arched blocked doorway. The south nave has 3 round arched C19 windows with ashlar plate tracery, each window with 2 pointed arched lights. Continuous moulded brick hood mould. To the left is the slightly projecting C19 porch with ashlar coped gable and single cross finial. 2 colonnettes with decorative capitals support a moulded brick arch. Inner moulded pointed arched doorway with plank door and ashlar tympanum. Interior. Panelled west gallery supported on single pair of rectangular piers, dentil cornice. Segmental arched doorway to the tower with similar smaller doorway to the right. Basket arched tower arch. Panelled box pews. Tower with staircase to gallery with turned newel. Memorials include: to Francis Taylor, 1818, this is surmounted by a broken pediment with urn. That to Jane Taylor, 1823, is flanked by tapering pilasters and topped with a decorated urn. Joseph Taylor, 1816, this is flanked by pilasters and is topped with a sarcophagus. Benjamin Taylor, 1803, the apron is decorated with brackets and a shield. Michael Cole, 1812, is in the form of a sarcophagus topped with an urn. Adlard Squire Stukeley, 1768, this is surmounted by a sarcophagus. That to Thomas Griffin is topped with a broken pediment with urn.

7.15.3 Significance

- 7.15.4 *Historic significance:* The Church of St Edmund is a Parish Church and, therefore, it holds historic significance for this parish and those surrounding it. The settlement at St Edmunds and its Church have Medieval origins and a church will have been in constant use since. This Parish Church was rebuilt in 1795 and it replaced an earlier version, we assume within close proximity to the former church.
- 7.15.5 The people associated with it as well as the building and the various artefacts and documents within it and which mention it all add to its historic significance.
- 7.15.6 *Architectural significance:* The various changes, described in the Listing Description, form part of its story since the late 18th C as well as being examples of architecture associated with that period of time.
- 7.15.7 *Archaeological significance:* The standing building contains physical material of archaeological interest and the ground below/immediately around it is likely to contain remains of the earlier Medieval to Post-Medieval period church. Of

course, the churchyard contains the buried remains of many parishioners also.

- 7.15.8 *Artistic significance:* The building contains various elements of artistic significance and some of these are described in the Listing Description. It is considered to be of artistic significance.

The following text follows Step 2 of GPA3.

7.15.9 *The Contribution made by Setting*

- 7.15.10 The setting of the church is its churchyard and the land immediately to the north, south and east of the church, which is the main road (Broadgate) passing through Sutton St Edmund. The Church lies at the centre of this linear settlement and is the most dominant building within it.
- 7.15.11 The large trees planted within the churchyard create a sheltered feel within its churchyard and views into/out of the church are screened by these trees on all sides. The Church is set back from Broadgate and access from the south, while Broadgate lies to the east.
- 7.15.12 We note that Cross Road runs east from Broadgate and lies a short distance north of the church. This forms a T-Junction with Guanockgate Road and from this running further east, is a bridleway and footpath which goes through the northern part of the PDA and links with Broad Drove West and Elloe Bank. Part of the PDA lies within the parish of Sutton St James and part lies within Tydd St Giles.
- 7.15.13 The low-lying fenland within which the PDA is located has historic links to the parish and its village and while there is no intervisibility between the church and the PDA and this form of development creates very little change in other ways (e.g. noise). Having visited the church and its churchyard and having walked the pavements and footpaths leading to and from it. It is our view that the proposals for the PDA are not considered to be within the setting of the asset.
- 7.15.14 However, we have applied the precautionary principle, on the basis that there are historic routeways linking the village with the land in which the PDA lies. These routeways and the farmland through which they run forms part of the setting of the Parish Church. This asset has been selected to be taken forward for detailed setting assessment.

7.16 1204806 – HEADSTONE IN CHURCHYARD IN CHURCH OF ST EDMUND, ABOUT 14 METRES SOUTH OF THE PORCH, GRADE II

- 7.16.1 Headstone in churchyard in Church of St Edmund, Grade II is located c. 950m west of the PDA.
- 7.16.2 Listing Description: *SUTTON ST. EDMUND BROADGATE ROAD TF 31 SE (west side) 9/88 Headstone in church- yard of Church of St. Edmund, about 14 metres south of the porch*

G.V. II

Headstone. 1669. Ashlar. Rectangular. Inscribed to 'John Gay The Yondes The 1 of Aug 1669'.

7.16.3 Significance

7.16.4 *Historic significance:* The monument has historic significance as it, records details of an individual person associated with the parish. The importance of such monuments is better understood within, and is amplified by, the context of the churchyard. It is the set of facts recorded within the churchyard and church which together have great historical importance.

7.16.5 *Architectural significance:* As a grave monument of a specific date and style it has architectural significance.

7.16.6 *Archaeological significance:* We note that this monument predates the current church building, which was rebuilt in 1795. It therefore helps us understand where the previous church building was and how the churchyard associated with that earlier building was organised.

7.16.7 *Artistic significance:* The monument is not thought to have artistic significance.

The following text follows Step 2 of GPA3

7.16.8 *The Contribution made by Setting*

7.16.9 The setting of the monument is the deliberately shielded, peaceful churchyard. Having visited the church and its churchyard and having walked the pavements and footpaths leading to and from it. It is our view that the proposals for the PDA are not considered to be within the setting of the asset. This asset has not been selected to be taken forward for detailed setting assessment.

7.17 1161066 – HONEYHILL FARMHOUSE, GRADE II

7.17.1 Honeyhill Farmhouse, Grade II is located c. 780m southeast of the PDA.

7.17.2 Listing Description: *Farmhouse with outshut at rear, c.1830, with gable end to road. Brown brick with low pitch slate roof and end stacks. Sills and cambered arches to three recessed hung sashes of twelve panes each. Central doorway, pedimented with doorcase of plain pilasters and entablature. Later addition to left hand probably a service wing, also of brown brick with slate roof. Two storeys. Two similar hung sashes and a doorway.*

7.17.3 Significance

7.17.4 *Historic significance:* The building represents a 19th C response to the changing agricultural economy in the area. The drainage of Fenland in the area had a long history but gathered pace in the 19th C in this specific area. The house is within c. 200m (south) of the North Level Main Drain and the creation of this,

combined with new technologies such as steam powered pumps led to great changes in the agricultural economy as local land was drained. The construction of houses such as Honeyhill Farmhouse came as a direct result of productive arable farmland being created in the former Fenland.

- 7.17.5 Historic England, in their publication "*Historic Farmsteads Preliminary Character Statement: East Of England Region*" recognise the importance of this phenomena: "*Across the fenland, much of which was unsuited to settlement until extensive drainage operations reclaimed large tracts of land, the density of settlement is relatively low with small, nucleated villages and isolated farmsteads.*"²⁴ The farmhouse draws historic significance by being associated with this period of change.
- 7.17.6 The story told within this piece of land, by this building is interesting for the style of architecture. The Yeakell, Thomas Jr Map of Leverington (1812)²⁵ shows farm buildings on this land, but not at a level of detail where we can understand the layout. The listing description suggests c. 1830 for the date of construction for the Listed Building, which is later than this map. Adjacent to the Listed Building and to its east, are a set of ancillary buildings (barns) of mixed date. Some of these appear 19th C in date and may be those depicted on 19th C Ordnance Survey maps of the area. They appear closest to the loose courtyard style of farmyard²⁶ and this association between farmhouse and planned, 19th C farm in the more efficiently drained and productive fenland landscape, is of historic interest.
- 7.17.7 *Architectural significance:* Historic England guidance refers to the 19th C as an important period for the agricultural economy and this building embodies those changes in this area. "*Some, particularly the planned farmsteads of the period, represent new developments in farmstead planning or the architectural aspirations of landowners.*"²⁷ The building draws architectural significance as it reflects the architectural style of farmhouses of 19th C date in this area.
- 7.17.8 *Archaeological significance:* The building is not thought to be of archaeological significance.
- 7.17.9 *Artistic significance:* The building is not thought to be of artistic significance.

The following text follows Step 2 of GPA3

7.17.10 *The Contribution made by Setting*

7.17.11 The building is bordered on all sides by farmland, while to its immediate east

²⁴ Page 16, 2.3.2 RURAL SETTLEMENT IN THE EAST OF ENGLAND REGION. Historic Farmsteads Preliminary Character Statement: East Of England Region. <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-east-of-england> - accessed 26-10-2022

²⁵ <https://britishlibrary.georeferencer.com/maps/c819ac21-bf01-5f6f-a7a9-2c6fe9f8c202/> - accessed 26-10-2022

²⁶ Page 39. Page 16, 2.3.2 RURAL SETTLEMENT IN THE EAST OF ENGLAND REGION. Historic Farmsteads Preliminary Character Statement: East Of England Region. <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-east-of-england> - accessed 26-10-2022

²⁷ Page 26-27, 4.1.3.1 Survival and Value. Historic Farmsteads Preliminary Character Statement: East Of England Region. <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-east-of-england> - accessed 26-10-2022

lies the farmyard and associated barns. This having been constructed as a farmhouse, the farmland around it is considered to form a part of its setting. The house is within c. 200m (south) of the North Level Main Drain and the creation of this, combined with new technologies such as steam powered pumps led to great changes in the agricultural economy as local land was drained. The construction of houses such as Honeyhill Farmhouse came as a direct result of productive arable farmland being created in the former Fenland.

7.17.12 The house lies on Honeyhill Road, which runs northeast to southwest from the North Level Main Drain (west) into Gorefield Village (east). Other detached residential houses lie alongside this road. The arable landscape, its drains, the road network and the other isolated houses nearby all contribute to the setting of Honeyhill Farmhouse. This because they all form a part of the post 19th C drained Fenland landscape (as does the house itself).

7.17.13 The Listed Building lies c. 1.2km southeast of the PDA. The proposals for the PDA are considered to be potentially within the setting of the asset. This asset has been selected to be taken forward for detailed setting assessment.

7.18 1204812 – GUANOCK HOUSE, GRADE II

7.18.1 Guanock House, Grade II is located c. 1.1km northwest of the PDA.

7.18.2 Listing Description: *House. 1699. Red brick. Steeply pitched C20 concrete pantile roof. Left gable, single ridge and rear gable stacks. Brick coped and tumbled gables. Set on a plinth. First floor band with 2nd floor band on return walls. L-plan. 2 storeys, 5 bays. Central doorway with part glazed and panelled door, plain reveal. To the left is a single glazing bar sash under a flat arch and further left a single segmental arched plain sash. To the right of the doorway is a single glazing bar sash under a flat arch. 4 glazing bar sashes under segmental arches above with single central lozenge plaque inscribed 'M.D. The Guanock House 1699'. First floor band with 4 tie plates.*

7.18.3 *Significance*

7.18.4 *Historic significance:* The building dates to the 17th C and because of that, is of heightened interest in historical terms. This is because most of the Fen drainage, which has shaped the present day landscape, has taken place since this building was constructed. Fen drainage for agricultural and other reasons has a long history, yet this process accelerated in the 17th – 19th C and this house has stood through that process giving it historical significance.

7.18.5 *Architectural significance:* The Listing Description describes details of design and gives dates for certain of these. The building has architectural significance as a relatively rare survival of a high status house of this period.

7.18.6 *Archaeological significance:* The standing building has archaeological significance and the ground below it and around it also does. We note that the

Lincolnshire HER records the location of Guanock House as record MLI20515. This is described as *"the site of a now levelled medieval monastic grange. this is perhaps the site of 'Monksdoles', where the coin hoard was found when ancient foundations were dug up within a double rectangular moat"* (Appendix 1).

7.18.7 *Artistic significance:* The building is not thought to be of artistic significance.

The following text follows Step 2 of GPA3

7.18.8 *The Contribution made by Setting*

7.18.9 The building is bordered on all sides by its land associated with the house. Having existed for several centuries there has been time for the land, including the formal gardens, around Guanock House to mature. This rectangular area of land with a mature orchard and shaded gardens, green lawns and mature trees contrasts with the modern, arable landscape around it. A small number of photographs of the gardens and house, seen from within the gardens, exist and the reader can view them here (<https://historicengland.org.uk/listing/the-list/list-entry/1204812?section=comments-and-photos> – accessed 26-10-2022).

7.18.10 Attention is drawn to the gardens as they are the most important element of the setting of this house. Designed around the house, and dating to the 20th C they form its immediate setting. The 20th C garden which complements the 16th century Grade II listed Guanock House is designed to provide mainly internal views. It also deliberately relates to the contrasting, flat far-reaching former fens (now drained agricultural land) which will be glimpsed through gaps in planting and perhaps from the upper floors of the property (we did not access the property). Having visited on foot and walked on public roads and paths, we noted that the contrasting arable landscape beyond the gardens was, on all sides kept largely screened by the tall, dense trees and at a lower level the brick walls of the garden.

7.18.11 We note that the property was accessed from the east in the 19th C (the 1905 Ordnance Survey map shows this layout and can be viewed here - <https://maps.nls.uk/view/101591606#zoom=6&lat=3611&lon=3345&layers=B> accessed 26-10-2022). The land is now accessed from the west as the eastern access was removed in the late 20th C. Clearly the removal of this once tree lined avenue/drive was a notable change in its layout and the way in which living, accessing and egressing were experienced.

7.18.12 With that link out to the east removed, and with access now from the west, the experience of being within the grounds of the house has altered and it is notable in a setting sense. The views south are extremely restricted and the views north, from the PDA, are equally so. This is due to the effective screening created by the mature trees around the building. When the eastern driveway was present, we assume that views north and south from it, through the tree lined edges, would have been more possible and more tightly connected to its gardens.

- 7.18.13 The Listed Building lies c. 1.1km northwest of the PDA. While outside its immediate setting and the most important components of its setting, the PDA is considered to be peripheral. Even so, the farmland on which the PDA is located may fall within certain views from the Listed Building. Its possible that the Listed Building and the PDA may be viewed simultaneously when moving on parts of Elloe Bank and or Guanockgate Road. On this basis, the proposals for the PDA are considered to be potentially within the setting of the asset. This asset has been selected to be taken forward for detailed setting assessment.

7.19 1204813 – YARWOOD HOUSE, GRADE II

- 7.19.1 Yarwood House, Grade II is located c. 2km west of the PDA.

- 7.19.2 Listing Description: *SUTTON ST. EDMUND LUTTON GATE ROAD TF 31 SE (west side) 9/92 Yarwood House. Grade II.*

Cottage. Late C17 and early C18. Red brick. Corrugated iron roofs. Single ridge and right gable stacks. Brick coped and tumbled gables. Single storey plus attic, 4 bays, the single right bay is gabled. Left 3 bays with plain band over the openings, right single bay with dentil band over the opening. Central doorway with plank door under a segmental arch, to the right is a single segmental arched plain sash and on the far right a single C20 casement. Attic has a single gabled dormer with single sash. Left gable wall with single blind glazing bar sash with single plain sash above. Rear range with single glazing bar sash and 3 similar dormers.

- 7.19.3 Significance

- 7.19.4 *Historic significance:* Yarwood House is one of handful of Post-Medieval buildings within local area. These are important as they belong to the pre-modern, drained landscape and to the modern landscape. Their existence and location helps us understand land that was in use for occupation and which lay on local communication routes in the late 17th C. It lies outside and to the northwest of Sutton St Edmund. The building has historic significance as an isolated domestic building of 17th C to modern date.

- 7.19.5 *Architectural significance:* The building has architectural significance as an example of domestic architecture in this area during the 17th C.

- 7.19.6 *Archaeological significance:* The material of the house is partly 17th C and the land around it may contain the remains of activity dating to that period. Therefore, it is considered to be of archaeological significance.

- 7.19.7 *Artistic significance:* The house is not considered to be of artistic significance.

The following text follows Step 2 of GPA3²⁸

- 7.19.8 *The Contribution made by Setting*

²⁸ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

7.19.9 The setting of the house is its garden which is very densely planted with mature trees on all sides, such that the house cannot be viewed. The house lies west of Lutton Gate Road and farmland lies on all sides of it. There is no intervisibility with the PDA and the house does not draw significance from land within the PDA.

7.19.10 The proposals for the PDA are not considered to be within the setting of the asset. This asset has not been selected to be taken forward for detailed setting assessment.

7.20 1064539 – BRIDGE AND SLUICES, GRADE II

7.20.1 Bridge and Sluices (1064539), Grade II is located c. 2.9km southwest of the PDA.

7.20.2 Listing Description: *SUTTON ST. EDMUND CLOUGHS CROSS TF 30 NE 10/89 Bridge and Sluices 31/10/83 II Bridge and sluice gates, now removed, at confluence of New South Eau Drain and North Level Drain. Dated 1833 on plaque to parapet. Mostly red brick. Bridge of four spans and three cutwaters. Elliptical arches with raised key blocks and parapet with stone coping and end and intermediate spur stones. On the west side, there is an opening in the parapet for a roadway to a store and workshop associated with the North Level Drain. The south east portion of the bridge and sluice gates are in Cambridgeshire, the parish of Parson Drove, item 9/61.*

7.21 1161123 – BRIDGE AND SLUICES, GRADE II

7.21.1 Bridge and Sluices (1161123), Grade II is located c. 2.9km southwest of the PDA.

7.21.2 Listing Description: *Bridge and sluice gates, now removed, at confluence of New South Eau drain and North Level drain. Dated 1833 on plaque to parapet. Mostly red brick. Bridge of four spans and three cutwaters. Elliptical arches with raised key blocks and parapet with stone coping and end and intermediate spur stones. On the west side, there is an opening in the parapet for a roadway to a store and workshop associated with the North Level drain. Alderton and Booker: Batsford Guide to Industrial Archaeology of East Anglia.*

7.21.3 *Significance (1161123 and 1064539)*

7.21.4 *Historic significance:* The Bridge represented by (1161123 and 1064539) span the New South Eau (drain) and the North Level Drain. The former joins from the west and the latter from the south. They combine at this point to cut a straight line northeast as the North Level Main Drain.

7.21.5 These drains played/play a critical role in the draining of the Fens in this area and shaping the landscape on all sides of them. This led to historic changes in the local landscape and to important shifts in food production. The drainage schemes implemented “in the latter half of the eighteenth century and the

*early years of the nineteenth century were, of course, major engineering works in their own right. It should not, however, be overlooked that these schemes, in bringing into arable production large areas of hitherto unproductive but potentially prime agricultural land, played a vital and timely role in feeding a burgeoning urban population in the manufacturing areas of northern England and were, in their own way, as important as coal in fuelling the industrial revolution*²⁹. While this statement was made in connection with the Witham Fen (South Lincolnshire), it is relevant to the process of fen drainage in this locality also.

- 7.21.6 The bridges and now removed sluices at this location played their role in this important engineering work. Allowing movement of people and agricultural produce around the landscape and joining two important drains to become one at this point. During 19th C particularly, the bridge and routes associated, formed an important bridging point and route from Peterborough, through Wisbech and on into Norfolk (or vice versa).
- 7.21.7 *Architectural significance:* Key structural elements are noted in the Listing Description. The structures have architectural significance as part of many, related structures of this period and function. Together these record the ways in which engineers enabled the drainage process to take place.
- 7.21.8 *Archaeological significance:* The fabric of the bridge (above/below ground) are archaeological remains of modern date and are considered to be industrial archaeological remains.
- 7.21.9 *Artistic significance:* The bridge is not considered to be of artistic significance.
- The following text follows Step 2 of GPA3³⁰
- 7.21.10 *The Contribution made by Setting*
- 7.21.11 The Contribution made by setting to the significance of Bridge and Sluices (1161123 and 1064539) is drawn from their association with the Drain/s running below the bridge. The adjacent farmland, which can function partly as a result of these drains, and The Bank, Marshalls Bank and Guanockgate Road which all link to the bridge provide the immediate setting to the structures. They each play a role in the reason this location was selected and help to understand the bridge in terms of its function and historical connection to this location.
- 7.21.12 The proposals for the PDA are not considered to be within the setting of the asset. This asset has not been selected to be taken forward for detailed setting assessment.

Table 7: Listed Buildings to be subject to detailed setting assessment

²⁹Page 175. Engineering History and Heritage Volume 164 Issue EH3 John Rennie and the drainage of the Witham Fens, Lincolnshire, UK Barton. Proceedings of the Institution of Civil Engineers Engineering History and Heritage 164 August 2011 Issue EH3 Pages 175–187 doi: 10.1680/ehah.2011.164.3.175 – accessed 26 Oct 2022.

³⁰ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

ListEntry	Name	Grade	Middle or Outer Study Area
1204812	Guanock House	II	Outer
1064540	Hawthorn House	II	Outer
1064538	Church of St Edmund, Grade II	II	Middle
1161066	Honeyhill Farmhouse	II	Outer

7.22 REGISTERED PARKS AND GARDENS

7.22.1 There are no Registered Parks and Garden within the PDA, middle or outer study area/s.

7.23 REGISTERED BATTLEFIELDS

7.23.1 There are no Registered Battlefields within the PDA, middle or outer study area/s.

7.24 NON-DESIGNATED HERITAGE ASSETS (LOCALLY LISTED BUILDINGS)

7.24.1 Archaeological Non-Designated Heritage Assets are covered in detail elsewhere in this document (Appendix 1). The source being the Historic Environment Record (HER). However, locally listed buildings are not covered by the HER in the same way (as yet). Therefore, this section of our assessment refers to non-designated heritage assets (NDHA) and specifically does so with reference to buildings (and not to buried archaeology). Such buildings are sometimes also referred to as locally listed or being on a Local List.

7.24.2 There are no buildings which are also considered to be NDHA either defined or described within the PDA, or the outer study area, for the South Holland District Council area. Therefore, none have been selected here to be carried forward for setting assessment.

7.24.3 We do note that the relevant Local Plan (South East Lincolnshire Local Plan 2011-36, Policy 29: The Historic Environment³¹) does place an emphasis on “*The historic archaeological and drainage landscape of the Fens*” (Policy 29). In certain instances (not the PDA or the Study Area) some drains are referred to as non-designated heritage assets. We have addressed this point in our impact assessment (Section 8) in our discussion of the effects of the proposals on the wider historic landscape. In certain ways the drains and the Treading Bank are similar to hedgerows and historic public footpaths in many other landscapes. The design team recognise their value and these features would be retained and respected within the proposals in just the same way as a footpath or historic hedgerow would be in another landscape.

7.24.4 Fenland District Council is participating in the creation of a local list for

³¹ <http://www.southeastlincslocalplan.org/adopted-plan/> - accessed 15-10-2022

Cambridgeshire. This project has a dedicated website, which we have searched and there are no buildings considered to be NDHA within the PDA or the study area³².

Table 8: NDHA (Buildings) to be subject to detailed setting assessment

Ref No	Name	Grade	Middle or Outer Study Area
N/A	-	n/a	-

³² <https://local-heritage-list.org.uk/cambridgeshire/map> and <https://local-heritage-list.org.uk/cambridgeshire/list> - accessed 17-10-2022

8 DETAILED SETTING ASSESSMENT OF SELECTED HERITAGE ASSETS

8.1 1204812 GUANOCK HOUSE

8.1.1 *Effects*

8.1.2 In assessing the effect of the proposed development on Guanoack House (1204812) it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

8.1.3 *Proximity of the development to the asset:* The listed building lies c. 1.1km northwest of the northern edge of the PDA.

8.1.4 *Position in relation to topography and watercourses:* The Bad Gate Drain, is located a little over 100m east of the listed building. This artificial drain runs north to south and runs through 1km of farmland before terminating north of the PDA. The Straight Reach Drain adjoins it and then continues south to form the western boundary of the PDA and then feeds into the North Level Main Drain.

8.1.5 Topographically, the listed building is located on higher ground than the PDA at 2m OD while the PDA is at 0m OD. Elsewhere a shift like this over a 1km distance may not be as notable. In this landscape it helps to explain why Guanoack House was built in the 17th C, on land suitable to do so, while the PDA was undrained fenland at that time. That 2m difference in height still indicates a big difference in terms of landscape history, and this would have affected the setting of this building, much changed since its construction.

8.1.6 *Position in relation to key views:* Most of the key views are now designed to be of the house from its gardens and from the house to its gardens. However, the re-design of the gardens was done (over 30 years ago) and an effort was made to keep a connection from the gardens 'within' to the fenland landscape 'outside'. Our visit (September 2022) revealed that views of the listed building were possible from the north (New Fen Dike/Bad Gate Road) and from the east (Elloe Bank). Whereas from the northwest, west and southwest (Guanoackgate Road) and to the southeast (Elloe Bank) and the south (PDA), views are screened by the large mature trees which now line the southern boundary of the site.

8.1.7 We did not visit within the building and only used public footpaths on our visit. Therefore, are unable to confirm if views south are possible at any point. Such views may take in the PDA and that's our reason for mentioning it. However, in terms of key views we note that there used to be a driveway running east from the property and joining it to New Fen Dike. This was the case throughout the 19th C and up to the late 20th C. On the basis of our visit we believe the view east, from the listed building, across its gardens and to the east across Fenland

(towards Tydd St Giles) is also a key view as it joins the formal gardens to the farming landscape beyond.

- 8.1.8 The reason the gardens were redesigned in the 1990s was due to the property, having fallen into disrepair in the late 20th C being *“purchased in the 1990’s by the renowned garden designer Arne Maynard who laid out the gardens to exceptionally high standards. Arne Maynard’s design recognised the importance of the ancient historical Fen landscape, largely unchanged since Roman times. The house seems to rise up out of the Fens like a ship on sea, says Maynard. He incorporated the landscape into the garden by making gradual transitions away from the stark openness of the Fens and by creating small openings and sight-lines out to the horizon. Whilst never losing contact with the essential nature of the expansive Fens, there is a sense of safety and seclusion within. Most visitors are immediately struck by that contrast – the seemingly overwhelming expanse of space outside and the safe seclusion within. It is another metaphor that speaks of the healing to be found inside but which does not shut out the natural world. A secluded interior world that is always intimately a part of nature.”*³³
- 8.1.9 Viewpoint VP5 (within the Landscape Assessment submitted for this application) shows a view from south of Guanock House. This is beyond the screening trees/vegetation which line the southern boundary of that property and it is not from an upstairs window. However, it does allow the reader to understand the distance and intervisibility between the land outside the southern edge of the heritage asset and the PDA.
- 8.1.10 *Orientation of development:* The proposed development can be seen in Appendix 5, it would occupy several fields within the PDA. Its orientation will have no specific visual impact.
- 8.1.11 *Degree to which location will physically or visually isolate the asset:* The proposed development will not physically or visually isolate the asset. It is over 1km south, located on lower ground and is a relatively low-scale (height) of development.
- 8.1.12 *Prominence, dominance and conspicuousness:* The distance between the listed building and the PDA (c. 1.1km) will be such that it will not appear prominent, dominant or conspicuous in relation to the listed building.
- 8.1.13 *Competition with or distraction from the asset:* The proposed development is simply too far away from the listed building to compete with it or distract from it.
- 8.1.14 *Dimensions, scale, massing, proportions:* The experience of the dimensions, scale, massing and proportions of the proposed development will be much reduced by the effect of distance when seen from the listed building. The vast majority of the proposed solar farm is not visible, or experienced, from the listed building. The northern part of the proposed development may be glimpsed in views south from upper floors of the building, especially in

³³ <https://www.guanockhouse.com/about-us/> - accessed 26-10-2022

midwinter (due to leaf loss on trees). There will be little change within its setting and we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).

- 8.1.15 *Visual permeability:* The proposed development may be directly visible in glimpsed in views to the south of the listed building (upper floors). Screening will be used (new hedges) along the edges of the proposed solar farm. The proposed development would have some visually permeability due to the spacing of the arrays and the use of green space (Appendix 5). Also, the panels will be c. 3.5m high and located on land which is c 2m lower than that of the heritage asset, this reducing its visibility.
- 8.1.16 Therefore, there we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.1.17 *Materials and design:* The proposed development would clearly be a modern feature. The mix of metal and glass panels is different to the existing arable land. However, most of the PDA would not be visible from the listed building. The combination of distance, local tree lines/hedges on the southern edge of the property and the intervening countryside would in our view be such that the detail of the materials and the design would not be an issue. The design team also plan to increase hedgerow planting on the edges of the PDA. This will further screen the PDA. Therefore, there we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.1.18 *Introduction of movement or activity:* The proposed development would not result in any increased level of movement or human activity on the PDA following the initial construction period.
- 8.1.19 *Diurnal and seasonal change:* The type and maturity of trees in the vicinity of the PDA are such that loss of leaf will have a minimal effect. Distance and a dropping topography towards the PDA are more important factors in this instance. The proposals include additional hedge planting specifically on the edges of the solar farm and this will further screen those parts of the PDA (at its northern end) which may otherwise be glimpsed when looking south from the listed building.
- 8.1.20 *Change to built surroundings and spaces:* The change to the spaces surrounding the listed building would be nil, and any changes would be so distant, that there would in my view be no loss of significance due to this specific issue.
- 8.1.21 *Change to skyline, silhouette:* There will be no change to skyline.
- 8.1.22 *Noise, odour, vibration, dust, etc:* During the construction period, there would be some change to the level of noise, odour, vibration and dust etc around the PDA. During the operational period, the cessation of arable agriculture would

cause changes to the sights, sounds and smells which relate to the existing use of the land forming the PDA for agricultural purposes. These sensory factors which contribute to the way that the listed building is experienced within an agricultural setting. During the operational period the level of noise, odour, vibration and dust would, most likely, be reduced from that which would be expected throughout the year in association with the farming of the land.

- 8.1.23 *Lighting effects and 'light spill'*: During the Construction period, lighting will be used to ensure safe working. The proposal would not result in any light spill during its operational period; as only emergency lighting would be introduced. The fact that no ongoing lighting would be required will ensure that the development would not appear bright during the night and would principally be appreciable during the day.
- 8.1.24 *Change to general character*: In my opinion the general character of the listed building will be only slightly affected. The general character at this time is of a rural landscape in use for arable land. There are modern pylons, roads and settlements within that landscape also.
- 8.1.25 Introducing a solar farm into this landscape would mean the introduction of a rows of metal and panel structures. These are clearly modern in material and design. The introduction of the solar farm is temporary in nature. The lifespan of the proposed solar farm would be 40 years. It is important to consider how this lifespan compares to that of the listed building. Having been built in 1699, this is understood to be 323 years old. Therefore, the lifespan of the solar farm would equate to approximately 12% of the period in which the building has existed. Given the level of protection the listed building now has; the temporary nature of this change needs to be considered.
- 8.1.26 The use of the land, within the PDA, as arable land (at present) would not necessarily be altered by the introduction of panels. Once installed, the land could be maintained as farmland and could be returned to its current use and appearance at the end of its inclusion as part of a solar farm.
- 8.1.27 Therefore, there would, in our opinion, be a negligible, adverse impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.1.28 *The overall assessment of impact*: is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect. This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined (Appendix 2, Tables 9-11).
- 8.1.29 In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Guanock House (1204812).

- 8.1.30 We should also note that new hedges are proposed on the boundary of the PDA. This is being done as part of the landscape design for this project.

8.2 1064540 HAWTHORN FARMHOUSE

8.2.1 *Effects*

- 8.2.2 In assessing the effect of the proposed development on the Hawthorn Farmhouse (1064540) it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

- 8.2.3 *Proximity of the development to the asset:* Hawthorn Farmhouse, Grade II is located c. 1.5km southwest of the PDA.

- 8.2.4 *Position in relation to topography and watercourses:* The North Level Main Drain cuts through the landscape in a northeast-southwest line c. 500m southeast of the listed building. The Little Eau Drain is located c. 100m west of the listed building and it runs north-south and drains into that larger, North Level Main Drain. Many smaller drains surround the land where Hawthorn Farmhouse is located and the arable land it was built to farm is kept dry as a result of these.

- 8.2.5 Topographically, the listed building is located on higher ground than the PDA at 1-2m OD while the PDA is at 0m OD. Elsewhere a shift like this over a 1km distance may not be as notable. In this instance, it places the Farmhouse on slightly higher and drier land.

- 8.2.6 *Position in relation to key views:* The principal elevation of the farmhouse faces west across Guanockgate Road upon which it fronts.

- 8.2.7 *Orientation of development:* The proposed development can be seen in Appendix 5, it would occupy several fields within the PDA. Its orientation will have no specific visual impact.

- 8.2.8 *Degree to which location will physically or visually isolate the asset:* The proposed development will not physically or visually isolate the asset. It is over 1.5km north, located on lower ground and is a relatively low-scale (height) of development.

- 8.2.9 *Prominence, dominance and conspicuousness:* The distance between the listed building and the PDA (c. 1.5km) will be such that it will not appear prominent, dominant or conspicuous in relation to the listed building.

- 8.2.10 *Competition with or distraction from the asset:* The proposed development is simply too far away from the listed building to compete with it or distract from it.

- 8.2.11 *Dimensions, scale, massing, proportions:* The experience of the dimensions,

scale, massing and proportions of the proposed development will be much reduced by the effect of distance when seen from the listed building. The vast majority of the proposed solar farm would not be visible, or experienced, from the listed building. The southern part of the proposed development may be glimpsed in views south from upper floors of the building. There will be little change within its setting and we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).

- 8.2.12 *Visual permeability:* The proposed development may be directly visible in glimpsed in views to the north of the listed building (upper floors). Screening will be used (new hedges) along the edges of the proposed solar farm. The proposed development would have some visually permeability due to the spacing of the arrays and the use of green space (Appendix 5). Also, the panels will be c. 3.5m high and located on land which is c 2m lower than that of the heritage asset, this reducing its visibility.
- 8.2.13 Therefore, there we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.2.14 *Materials and design:* The proposed development would clearly be a modern feature. The mix of metal and glass panels is different to the existing arable land. However, most of the PDA is not visible from the listed building. The combination of distance, combined with local built form would, in our view, be such that the detail of the materials and the design would not be an issue. There is a livestock farm and large, associated, barn located c. 250m north of the listed building. The agricultural buildings here extend east from Guanockgate Road for c. 400m and this has a screening effect between the PDA and the listed building.
- 8.2.15 The design team also plan to increase hedgerow planting on the edges of the PDA. This will further screen it. Therefore, there we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.2.16 *Introduction of movement or activity:* The proposed development would not result in any increased level of movement or human activity on the PDA following the initial construction period.
- 8.2.17 *Diurnal and seasonal change:* The type and maturity of trees in the vicinity of the PDA are such that loss of leaf will have a minimal effect. Distance and a dropping topography towards the PDA are more important factors in this instance. The proposals include additional hedge planting specifically on the edges of the solar farm and this will further screen those parts of the PDA (at its southern end) which may otherwise be glimpsed when looking south from the listed building.
- 8.2.18 *Change to built surroundings and spaces:* The change to the spaces surrounding

the listed building would be nil, and any changes would be so distant, that there would in my view be no loss of significance due to this specific issue.

- 8.2.19 *Change to skyline, silhouette:* There will be no change to skyline.
- 8.2.20 *Noise, odour, vibration, dust, etc:* During the construction period, there would be some change to the level of noise, odour, vibration and dust etc around the PDA. During the operational period, the cessation of arable agriculture would cause changes to the sights, sounds and smells which relate to the existing use of the land forming the PDA for agricultural purposes. These sensory factors which contribute to the way that the listed building is experienced within an agricultural setting. During the operational period the level of noise, odour, vibration and dust would, most likely, be reduced from that which would be expected throughout the year in association with the farming of the land.
- 8.2.21 *Lighting effects and 'light spill':* During the Construction period, lighting will be used to ensure safe working. The proposal would not result in any light spill during its operational period; as only emergency lighting would be introduced. The fact that no ongoing lighting would be required will ensure that the development would not appear bright during the night and would principally be appreciable during the day.
- 8.2.22 *Change to general character:* In my opinion the general character of the listed building will be only slightly affected. The general character at this time is of a rural landscape in use for arable land. There are modern pylons, roads and settlements within that landscape also.
- 8.2.23 Introducing a solar farm into this landscape would mean the introduction of a rows of metal and panel structures. These are clearly modern in material and design. The introduction of the solar farm is temporary in nature. The lifespan of the proposed solar farm would be 40 years. It is important to consider how this lifespan compares to that of the listed building. Having been built in the early 19th C, this is understood to be c. 200 years old. Therefore, the lifespan of the solar farm would equate to approximately 20% of the period in which the building has existed. Given the level of protection the listed building now has; the temporary nature of this change needs to be considered.
- 8.2.24 The use of the land, within the PDA, as arable land (at present) would not necessarily be altered by the introduction of panels. Once installed, the land could be maintained as farmland and could be returned to its current use and appearance at the end of its inclusion as part of a solar farm.
- 8.2.25 Therefore, there would, in our opinion, be a negligible, adverse impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.2.26 *The overall assessment of impact:* is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a

slight, adverse effect (Appendix 2, Table 13). This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined in Tables 9-11, Appendix 2.

- 8.2.27 In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Hawthorn Farmhouse (1064540).
- 8.2.28 We should also note that new hedges are proposed on the boundary of the PDA. This is being done as part of the landscape design for this project.

8.3 1064538 - CHURCH OF ST EDMUND

- 8.3.1 *Effects*
- 8.3.2 In assessing the effect of the proposed development on the Church of St Edmund (1064538) it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.
- 8.3.3 *Proximity of the development to the asset:* Church of St Edmund, Grade II is located c. 950m west of the PDA.
- 8.3.4 *Position in relation to topography and watercourses:* The Little Eau Drain is located c. 250m east and the Great Eau Drain is located c. 250m west of the listed building. These both run north-south and drain into the North Level Main Drain. Many smaller drains surround the village of Sutton St Edmund within which the church is located.
- 8.3.5 Topographically, the listed building is located on higher ground than the PDA at 2m OD while the PDA is at 0m OD. Elsewhere a shift like this over a 1km distance may not be as notable. In this instance, it places the church on slightly higher and drier land. This in turn has made Sutton St Edmund an inhabitable place from a relatively early period; the village having Medieval origins. We note the PDA would have been wet Fen during that period and until Post-Medieval and modern drainage measures made it suitable for arable agriculture.
- 8.3.6 *Position in relation to key views:* Key views associated with the church are those in which it is seen from Broadgate, the main street through the village. Broadgate runs broadly northeast to southwest and it is from the north and south respectively that key views of the church are experienced. The mature trees within its churchyard offer screening to that space. This makes for a sheltered space and the church is at the centre of that space as it is set back from Broadgate. Views of the building are only possible from relatively close to it and/or within the churchyard.
- 8.3.7 The church is a historic focal point of Christian worship and an important

communal building, it is also the tallest building in the village. These factors have been deliberately combined and its prominence is retained at this time. Other key views are from within the churchyard towards the church building which is set back from Broadgate.

- 8.3.8 Viewpoint VP7 (within the Landscape Assessment submitted for this application) shows a view towards the PDA from the village. Not selected for specific heritage reasons (as there is no intervisibility from the church), this viewpoint is useful for the reader in gaining an understanding of the distance and intervisibility at that part of the village.
- 8.3.9 *Orientation of development:* The proposed development can be seen in Appendix 5, it would occupy several fields within the PDA. Its orientation will have no specific visual impact.
- 8.3.10 *Degree to which location will physically or visually isolate the asset:* The proposed development will not physically or visually isolate the asset. It is c. 950m east, located on lower ground and is a relatively low-scale (height) of development.
- 8.3.11 *Prominence, dominance and conspicuousness:* The distance between the listed building and the PDA being c. 950m, and the church is located on the western side of the Broadgate, with houses lining the eastern side of that street. This means there are buildings between the church and the PDA and these buildings are located close to the church. In effect they create a screen on its eastern side.
- 8.3.12 The village of Sutton St Edmund, in common with many local villages, has tall, mature trees on its edges. These no doubt provide shelter from frequent winds which blow across this notably flat area. They also provide visual screens for these villages. In the case of Sutton St Edmund, when looking from the PDA at the village, trees are visible, not buildings (Plate 10).
- 8.3.13 The proposed solar farm would not, in our opinion, appear prominent, dominant or conspicuous in relation to the listed building.
- 8.3.14 *Competition with or distraction from the asset:* The proposed development is simply too far away from the listed building, and too well screened, to compete with it or distract from it.
- 8.3.15 *Dimensions, scale, massing, proportions:* The experience of the dimensions, scale, massing and proportions of the proposed development are not relevant in this instance as the proposals will not be seen from the listed building. A solar farm is a relatively low scale (height) of development at c. 3m high. There are fences
- 8.3.16 *Visual permeability:* The proposed development would have some visually permeability due to the spacing of the arrays and the use of green space (Appendix 5). Also, the panels will be c. 3.5m high and located on land which is c 2m lower than that of the heritage asset, this reducing its visibility.

- 8.3.17 *Materials and design:* The proposed development would clearly be a modern feature. The mix of metal and glass panels is different to the existing arable land. However, the PDA is not visible from the listed building. The combination of distance, combined with local built form and tall trees would, in our view, be such that the detail of the materials and the design would not be an issue.
- 8.3.18 The design team also plan to increase hedgerow planting on the edges of the PDA. This will further screen it. Therefore, there we consider it to be the case that there would result in 'no change' upon the setting of this heritage asset. This is considered to be a neutral effect (Appendix 2, Tables 9-11).
- 8.3.19 *Introduction of movement or activity:* The proposed development would not result in any increased level of movement or human activity on the PDA following the initial construction period.
- 8.3.20 *Diurnal and seasonal change:* The type and maturity of trees in the vicinity of the PDA are such that loss of leaf will have a minimal effect. Distance, intervening built form and a dropping topography towards the PDA are more important factors in this instance. The proposals include additional hedge planting specifically on the edges of the solar farm and this will further screen those parts of the PDA (at its western side).
- 8.3.21 *Change to built surroundings and spaces:* Change to the spaces surrounding the listed building would be nil, and any changes would be so distant, that there would in my view be no loss of significance due to this specific issue.
- 8.3.22 *Change to skyline, silhouette:* There will be no change to skyline.
- 8.3.23 *Noise, odour, vibration, dust, etc.* During the construction period, there would be some change to the level of noise, odour, vibration and dust etc around the PDA. During the operational period, the cessation of arable agriculture would cause changes to the sights, sounds and smells which relate to the existing use of the land forming the PDA for agricultural purposes. These sensory factors contribute to the way that the listed building is experienced within an agricultural setting. During the operational period the level of noise, odour, vibration and dust would, most likely, be reduced from that which would be expected throughout the year in association with the farming of the land.
- 8.3.24 *Lighting effects and 'light spill':* During the Construction period, lighting will be used to ensure safe working. The proposal would not result in any light spill during its operational period; as only emergency lighting would be introduced. The fact that no ongoing lighting would be required will ensure that the development would not appear bright during the night and would principally be appreciable during the day.
- 8.3.25 *Change to general character:* In my opinion the general character of the listed building will not be affected. The general character at this time is of a village location. The church is a focal point within that village. This forms its setting and this would not change as a result of the proposals.

- 8.3.26 Introducing a solar farm into the arable landscape east of Sutton St Edmund would mean the introduction of a rows of metal and panel structures. These are clearly modern in material and design. We appreciate that a bridleway and farm track run through the northern part of the PDA and that this bridleway runs to Guanockgate Road and that from here Cross Road runs into the village of Sutton St Edmund. Such historic routes form part of the historic landscape around a village and such landscapes can form part of the setting of a parish church such as the Church of St Edmund. The design team are ensuring that bridleways and public footpaths running through the PDA are retained and that the proposals are screened from them. The design team are also ensuring that drains and banks are being preserved. These historic landscape features will be respected within the proposed development; such that the quantity of change experienced by these is kept very low. The Landscaping Plan submitted with the application shows the details of these proposals.
- 8.3.27 The use of the land, within the PDA, as arable land (at present) would not necessarily be altered by the introduction of panels. Once installed, the land could be maintained as farmland and could be returned to its current use and appearance at the end of its inclusion as part of a solar farm.
- 8.3.28 Therefore, there would, in our opinion, be 'no change' upon the wider setting of this heritage asset of high sensitivity. This is considered to be a neutral effect (Appendix 2, Tables 9-11).
- 8.3.29 *The overall assessment of impact:* is that the proposed development will result in no change to the setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect. This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined in Tables 9-11, Appendix 2.
- 8.3.30 In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as no harm. This in relation to the listed building known as the Church of St Edmund (1064538).
- 8.3.31 We should also note that new hedges are proposed on the boundary of the PDA. This is being done as part of the landscape design for this project.

8.4 1161066 – HONEYHILL FARMHOUSE

8.4.1 *Effects*

- 8.4.2 In assessing the effect of the proposed development on the Honeyhill Farmhouse (1161066) it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

- 8.4.3 *Proximity of the development to the asset:* Honeyhill Farmhouse, Grade II is located c. 780m southeast of the PDA.
- 8.4.4 *Position in relation to topography and watercourses:* The North Level Main Drain cuts through the landscape in a northeast-southwest line c. 325m northwest of the listed building. Many smaller drains surround the land where Honeyhill Farmhouse is located and the arable land it was built to farm is kept dry as a result of these.
- 8.4.5 Topographically, the listed building is located on higher ground than the PDA at 2m OD while the PDA is at 0m OD. Elsewhere a shift like this over a 780m distance may not be as notable. In this instance, it places the Farmhouse on slightly higher and drier land.
- 8.4.6 *Position in relation to key views:* The relationship between the farmhouse and its associated barns and ancillary buildings, located to its immediate east, is a key view.
- 8.4.7 Viewpoint VP2 (within the Landscape Assessment submitted for this application) shows a view from outside Honeyhill farmhouse, facing towards the PDA. There is no intervisibility (and was none on our walkover).
- 8.4.8 *Orientation of development:* The proposed development can be seen in Appendix 5, it would occupy several fields within the PDA. Its orientation will have no specific visual impact.
- 8.4.9 *Degree to which location will physically or visually isolate the asset:* The proposed development will not physically or visually isolate the asset. It is over 750m north, located on lower ground and is a relatively low-scale (height) of development.
- 8.4.10 *Prominence, dominance and conspicuousness:* The distance between the listed building and the PDA (c. 750m) will be such that it will not appear prominent, dominant or conspicuous in relation to the listed building.
- 8.4.11 *Competition with or distraction from the asset:* The proposed development is simply too far away from the listed building to compete with it or distract from it.
- 8.4.12 *Dimensions, scale, massing, proportions:* The experience of the dimensions, scale, massing and proportions of the proposed development will be much reduced by the effect of distance when seen from the listed building. The vast majority of the proposed solar farm would not be visible, or experienced, from the listed building. The southern part of the proposed development may be glimpsed in views south from upper floors of the building. There will be little change within its setting and we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.4.13 *Visual permeability:* The proposed development may be directly visible in glimpsed in views to the north of the listed building (upper floors). Screening

will be used (new hedges) along the edges of the proposed solar farm. The proposed development would have some visually permeability due to the spacing of the arrays and the use of green space (Appendix 5). Also, the panels will be c. 3.5m high and located on land which is c 2m lower than that of the heritage asset, this reducing its visibility.

- 8.4.14 Therefore, there we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.4.15 *Materials and design:* The proposed development would clearly be a modern feature. The mix of metal and glass panels is different to the existing arable land. However, most of the PDA is not visible from the listed building. The combination of distance, combined with local built form would, in our view, be such that the detail of the materials and the design would not be an issue.
- 8.4.16 The design team also plan to increase hedgerow planting on the edges of the PDA. This will further screen it. Therefore, there we consider it to be the case that there would be a negligible impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.4.17 *Introduction of movement or activity:* The proposed development would not result in any increased level of movement or human activity on the PDA following the initial construction period.
- 8.4.18 *Diurnal and seasonal change:* The type and maturity of trees in the vicinity of the PDA are such that loss of leaf will have a minimal effect. Distance and a dropping topography towards the PDA are more important factors in this instance. The proposals include additional hedge planting specifically on the edges of the solar farm and this will further screen those parts of the PDA (at its southern end) which may otherwise be glimpsed when looking north from the listed building.
- 8.4.19 *Change to built surroundings and spaces:* The change to the spaces surrounding the listed building would be nil, and any changes would be so distant, that there would in my view be no loss of significance due to this specific issue.
- 8.4.20 *Noise, odour, vibration, dust, etc:* During the construction period, there would be some change to the level of noise, odour, vibration and dust etc around the PDA. During the operational period, the cessation of arable agriculture would cause changes to the sights, sounds and smells which relate to the existing use of the land forming the PDA for agricultural purposes. These sensory factors which contribute to the way that the listed building is experienced within an agricultural setting. During the operational period the level of noise, odour, vibration and dust would, most likely, be reduced from that which would be expected throughout the year in association with the farming of the land.
- 8.4.21 *Lighting effects and 'light spill':* During the Construction period, lighting will be used to ensure safe working. The proposal would not result in any light spill

during its operational period; as only emergency lighting would be introduced. The fact that no ongoing lighting would be required will ensure that the development would not appear bright during the night and would principally be appreciable during the day.

- 8.4.22 *Change to skyline, silhouette:* There will be no change to skyline.
- 8.4.23 *Change to general character:* In my opinion the general character of the listed building will be only slightly affected. The general character at this time is of a rural landscape in use for arable land. There are modern pylons, roads and settlements within that landscape also.
- 8.4.24 Introducing a solar farm into this landscape would mean the introduction of a rows of metal and panel structures. These are clearly modern in material and design. The introduction of the solar farm is temporary in nature. The lifespan of the proposed solar farm would be 40 years. It is important to consider how this lifespan compares to that of the listed building. Having been built in the early 19th C, this is understood to be c. 200 years old. Therefore, the lifespan of the solar farm would equate to approximately 20% of the period in which the building has existed. Given the level of protection the listed building now has; the temporary nature of this change needs to be considered.
- 8.4.25 The use of the land, within the PDA, as arable land (at present) would not necessarily be altered by the introduction of panels. Once installed, the land could be maintained as farmland and could be returned to its current use and appearance at the end of its inclusion as part of a solar farm.
- 8.4.26 Therefore, there would, in our opinion, be a negligible, adverse impact upon the wider setting of a heritage asset of high sensitivity. This is considered to be a slight, adverse effect (Appendix 2, Tables 9-11).
- 8.4.27 *The overall assessment of impact:* is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect. This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined in Tables 9-11, Appendix 2.
- 8.4.28 In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Honeyhill Farmhouse (1161066).
- 8.4.29 We should also note that new hedges are proposed on the boundary of the PDA. This is being done as part of the landscape design for this project.

8.5 DECOMMISSIONING PHASE - HERITAGE

- 8.5.1 The decommissioning of the solar farm will not lead to further direct physical

effects or indirect effects, assuming that the works are carefully managed and restricted to areas already disturbed during construction.

8.6 MITIGATION (CONSTRUCTION, OPERATIONAL, DECOMMISSIONING)

- 8.6.1 The preferred mitigation option is always to avoid or reduce impacts through design, or through precautionary measures.
- 8.6.2 Mitigation and enhancement are proposed via hedge planting along the edges of the proposed solar farm in order to maximise the screening effect of hedging around the proposed solar farm.

8.7 RESIDUAL EFFECTS (OPERATIONAL, DECOMMISSIONING)

- 8.7.1 The overall heritage conclusion is that most heritage assets that have been assessed do not derive their significance from land within which the proposals would be located. The effect of topography, distance and existing screening in the form of buildings and established hedges also reduces intervisibility with the proposals from other heritage assets. Additional screening would reduce the effect of the proposals even further, such that, after mitigation there is unlikely to be a residual effect to any of the assets.

8.8 WIDER SETTING OF HERITAGE ASSETS IN A RURAL LANDSCAPE

- 8.8.1 Introducing a solar farm into this landscape would mean the introduction of a rows of metal and panel structures on a small part of it. These are modern looking structures. Of course, how small (a part of the landscape) depends upon how we specifically define what we mean by the landscape. Having visited the PDA and land in a 360 degree circumference of it, to a radius of 5km, we are clear that not all the PDA can be seen from any one point in that landscape. Much of the PDA is effectively completely shielded by topography (it being located on particularly low lying ground).
- 8.8.2 While the drainage of this area to create farmland has a long history, it gathered pace since the 17th C and this continued throughout the 18th and 19th C. The landscape we encounter today is the result of this drainage work, used to convert low-lying fen into productive farmland. That is not to say there is not a rich archaeological record which pre-dates that drainage. The Fenland Survey and numerous investigations in the region have demonstrated that. However, given the fact that the heritage assets which we are assessing for this assessment are Post-Medieval to modern in date (Section 7), it is important that we recognise how radically the landscape changed between the 17th C and the modern period. The large, rectangular arable fields and the straight, deep drains which characterise the area now all date from this period.
- 8.8.3 The nucleated settlements of the area grew as a result of this drainage activity; and the number of dispersed farms and cottages also increased. When we consider what the historic landscape means, for this assessment, and when we

describe the setting of historic buildings within the local area. It is this landscape of drains, fields, isolated farms and villages that we must consider. It is the result of 17th-20th C activity to drain and maintain this landscape as farmland.

8.8.4 This is recognised in the *South East Lincolnshire Local Plan 2011-36* when it states under *Policy 29: The Historic Environment* the following three key characteristics in describing the Historic Environment:

- *The historic archaeological and drainage landscape of the Fens;*
- *The distinctive character of South East Lincolnshire market towns and villages;*
- *The dominance within the landscape of church towers, spires and historic windmills;*³⁴

8.8.5 The PDA is only partly within Lincolnshire. However, the reference to the drainage landscape of the Fens is relevant to the whole PDA and land on all sides of it. The reference to the traditional dominance of church towers, spires and historic windmills is also relevant of course, albeit the landscape now contains much taller structures such as pylons and wind turbines. Clearly, this landscape is key to the way in which we have understood heritage setting in this assessment.

8.8.6 The contribution that land within the PDA makes to the heritage assets within that 360 degree circumference is variable on the basis of the individual setting of those assets and the specific character (mainly topography) of various parts of the PDA in relation to that setting. Making general comments about the PDA in this regard is not the best way of capturing the specifics. Which is why we have tended to talk about, the eastern end, the northwestern end and so on. In order to try and capture what we considered to be the most relevant part of the PDA in relation to a specific asset/s.

8.8.7 Having established that on an individual basis (Section 7) we have then to consider the role of distance, topography, built form and existing hedgerows and trees. All of these factors affect how a landscape is experienced.

8.8.8 Having done so, we consider the proposals to have a very limited effect upon the wider landscape, in so far as it affects the setting of heritage assets. The proposals would clearly be modern in material and design. However, most of the solar farm would not be visible from most heritage assets (Section 7 and Appendix 6). It would be sensitively sited within an existing field pattern, defined by newly planted screening hedges. The field pattern and existing drains will be retained. Where it is visible, then it may have an adverse effect upon the rural character of what is predominantly rural landscape in use for arable agriculture. The landscape character is dealt with in detail in a separate report (Briarwood Landscape Architecture). In this assessment, we are

³⁴ <http://www.southeastlincslocalplan.org/adopted-plan/> - accessed 23-10-2022

conscious that within that rural landscape, there are modern roads and settlements, there are lines of pylons crossing the landscape.

- 8.8.9 Depending upon the age and character of different heritage assets, the proposals (and these other aspects of modern development) may or may not detract from the setting of individual heritage assets. For example, the setting of the cluster of heritage assets within Parson Drove is the village (and its Conservation Area). In these cases, the rural landscape within which the PDA is located is not visible (or experienced) from the settlement and, therefore, contributes little to its setting.
- 8.8.10 Where there is a negative effect on setting, there may also be a negative effect on the significance of the asset. Therefore, where an asset draws upon a wide landscape of rural character, such as at Guanock House (1204812) then we have recorded an effect. However, in many cases, the wider rural setting of heritage assets remains unchanged. Where it may have changed as a result of the proposals, the proposed landscaping (screening) and the existing topography will, in effect, screen the proposals and, therefore, there is no potential for change in these cases.
- 8.8.11 We note that the introduction of the solar farm is temporary in nature. The lifespan of the proposed solar farm would be 40 years. It is important to consider how this lifespan compares to that of, for example Guanock House (1699). This is already over 320 years old. Therefore, the lifespan of the solar farm would equate to approximately 12% of the period in which the house has existed. Given the level of protection a listed building such as Guanock House (1204812) now has; the temporary nature of this change needs to be considered.
- 8.8.12 The use of the land within the PDA as arable land (at present) would not necessarily be altered by the introduction of panels. Once installed, the land could be maintained as arable or part-arable land and could be returned to its current use, and appearance, at the end of its lifespan as part of a solar farm. The Landscaping proposals for this project show that the proposal is for wildflower meadow/grassland to be the regime. This grazed by sheep.
- 8.8.13 Therefore, while the farming of power via solar panels can be described as industrial in appearance; it is simultaneously also the case that the field still exists and can be returned in full to arable production once this temporary use ceases.

8.9 CUMULATIVE IMPACT

- 8.9.1 A review of the Renewable Energy Planning Database³⁵ was undertaken as part of this assessment. This database/map tracks the progress of renewable electricity over 150kW through the planning system across the UK. It provides as accurate and comprehensive a snapshot as possible of projects. The

³⁵ <https://data.barbour-abi.com/smart-map/repd/beis/?type=repd> – accessed 14-10-2022

information in this Renewable Energy Planning Database is gathered from the separate planning authority databases throughout the UK.

- 8.9.2 Having done so, we have identified a Solar Farm located to the north of Sutton St James (*Grange Farm, Lincolnshire*), on the northern edge of the 5km outer Study Area. The reader can see this location here (TF 39231 18992).
- 8.9.3 We also identified a Solar Farm to the north of Wisbech St Mary (*Volmary Site*), also on the southern edge of the 5km outer Study Area. The reader can see this location here (NGR TF 42056 09150).
- 8.9.4 There is no intervisibility between these existing, operational solar farms and the PDA. We do not believe there is any potential for cumulative impact as a result of the current proposals for the PDA.

9 CONCLUSIONS

9.1 HERITAGE

- 9.1.1 In terms of heritage assessment, there are no nationally designated Scheduled Monuments, Listed Buildings, Registered Parks or Gardens, Registered Battlefields or Conservation Areas within the proposed development area (PDA), also referred to as the inner study area. A search has been undertaken for a middle study area of 1km radius of the PDA. This 1km (middle study area). In addition, a search has been undertaken for an outer study area of 5km radius of the land where solar panels may be constructed. This because, on occasion, significant heritage assets may lie beyond the 1km study area and warrant setting assessment.
- 9.1.2 In each case designated assets falling within either the inner, 1km and outer 5km radius search areas have been researched and considered for setting assessment, they are tabulated in this document. That setting assessment then took place (where appropriate) following research, inspection of a Zone of Theoretical Visibility (ZTV) and a site visit. In these ways the potential indirect impact of the proposals has been reported upon and considered in detail within our Impact Assessment (Section 8).
- 9.1.3 This concluded that three heritage assets, could, in our opinion, be experience a slight, adverse effect as a result of the proposals (Appendix 2, Table 13). The three heritage assets are Guanock House (1204812), Hawthorn Farmhouse (1064540) and Honeyhill Farmhouse (1161066).
- 9.1.4 *The overall assessment of impact:* is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect. This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined (Appendix 2, Tables 9-11).
- 9.1.5 In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Guanock House (1204812).
- 9.1.6 *The overall assessment of impact:* is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect (Appendix 2, Table 13). This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined in Tables 9-11, Appendix 2.

- 9.1.7 In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Hawthorn Farmhouse (1064540).
- 9.1.8 *The overall assessment of impact:* is that the proposed development will result in no change to the immediate setting of the listed building and a negligible change in certain aspects of its setting (described above). The general character of the area would change only slightly, in a way considered to be a slight, adverse effect. This due to the introduction of a development involving modern materials (a solar farm). This wording is used deliberately with reference to terminology defined in Tables 9-11, Appendix 2.
- 9.1.9 In considering how such effects are to be described in terms of the NPPF (Appendix 2, Table 12), it is our opinion, that the potential harm should be described as less than substantial harm at the minor end of the spectrum. This in relation to the listed building known as the Honeyhill Farmhouse (1161066).

APPENDICES

10 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

10.1 CONSERVATION AREA/S (INNER, MIDDLE AND OUTER STUDY AREAS)

Name of Conservation Area	Plan	Guidance
Parsons Drove	https://www.fenland.gov.uk/media/14662/Parson-Drove-Conservation-Area/pdf/Parson_Drove_Conservation_Area.pdf?m=636590525070700000	https://www.fenland.gov.uk/conservationareas

10.2 SCHEDULED MONUMENTS (INNER, MIDDLE AND OUTER STUDY AREAS)

ListEntry	Name	Grade	Hyperlink
1004982	Romano-British settlement S of Shell Bridge	Scheduled Monument	https://historicengland.org.uk/listing/the-list/list-entry/1004982
1010672	Boundary cross, Old Fen Dike	Scheduled Monument	https://historicengland.org.uk/listing/the-list/list-entry/1010672
1010688	Boundary cross, Manor Hill Corner	Scheduled Monument	https://historicengland.org.uk/listing/the-list/list-entry/1010688
1010689	St Ives Cross	Scheduled Monument	https://historicengland.org.uk/listing/the-list/list-entry/1010689

10.3 LISTED BUILDINGS (INNER, MIDDLE AND OUTER STUDY AREAS)

ListEntry	Name	Location	Grade
1064525	CROSS, APPROXIMATELY 4 METRES TO SOUTH OF CHURCH	CROSS, APPROXIMATELY 4 METRES TO SOUTH OF CHURCH, HILLGATE, Gedney Hill, South Holland, Lincolnshire	II
1064538	CHURCH OF ST EDMUND	Sutton St. Edmund, South Holland, Lincolnshire, PE12	II
1064539	BRIDGE AND SLUICES	Parson Drove, Fenland, Cambridgeshire, PE13	II
1064539	BRIDGE AND SLUICES	CLOUGHS CROSS, Parson Drove, Fenland, Cambridgeshire	II
1064540	HAWTHORN FARMHOUSE	Sutton St. Edmund, South Holland, Lincolnshire, PE12	II
1064543	SANDY GATE FARMHOUSE	Sutton St. James, South Holland, Lincolnshire, PE12	II
1064546	REMAINS OF CROSS, MANOR HILL CORNER	Tydd St. Mary, South Holland, Lincolnshire	II
1123923	LASCELLES	Matching, MATCHING GREEN, Epping Forest, Essex	II
1125894	HOLLYCROFT FARMHOUSE	FRONT ROAD, Wisbech St. Mary, MURROW, Fenland, Cambridgeshire	II
1125899	THE MANOR HOUSE	STATION ROAD, Wisbech St. Mary, Fenland, Cambridgeshire	II*
1125900	Four headstones, south west of tower of Church of St John the Baptist	Church of St John the Baptist, Church End, Parson Drove, Parson Drove, Fenland, Cambridgeshire	II
1125915	THE LAURELS	HIGH ROAD, Newton-in-the-Isle, Fenland, Cambridgeshire	II
1125918	WAR MEMORIAL	THE BANK, Parson Drove, Fenland, Cambridgeshire	II
1125919	The Laurels	The Bank, Parson Drove, PE13 4JD, Parson Drove, Fenland, Cambridgeshire	II
1125920	YUCCA HOUSE	CHURCH END, Parson Drove, Fenland, Cambridgeshire	II
1125921	THE OLD RECTORY	CHURCH END, Parson Drove, Fenland, Cambridgeshire	II
1125922	STORE AND WORKSHOP	Parson Drove, Fenland, Cambridgeshire, PE13	II
1125922	STORE AND WORKSHOP	Parson Drove, GLOUGHS CROSS, Fenland, Cambridgeshire	II
1125924	THE CHESTNUTS	MAIN ROAD, Parson Drove, Fenland, Cambridgeshire	II
1125925	THE HOLLIES	MAIN ROAD, Parson Drove, Fenland, Cambridgeshire	II
1125926	CHURCH OF ST GILES	CHURCH LANE, Tydd St. Giles, Fenland, Cambridgeshire	II*
1125927	STEPHEDICE	CHURCH LANE, Tydd St. Giles, Fenland, Cambridgeshire	II
1125928	PAGET HALL	HOCKLAND ROAD, Tydd St. Giles, Fenland, Cambridgeshire	II
1125950	BRIDGE OVER DRAIN AT CORNER OF FENDYKE LANE AND HIGH ROAD	FENDYKE LANE, Gorefield, Fenland, Cambridgeshire	II

ListEntry	Name	Location	Grade
1125952	BARN, WEST OF PARK FARMHOUSE	GOREFIELD ROAD, Leverington, Fenland, Cambridgeshire	II
1125957	THE SHRUBBERIES	HIGH ROAD, Newton-in-the-Isle, Fenland, Cambridgeshire	II
1146771	CHURCH OF HOLY TRINITY	HILLGATE, Gedney Hill, South Holland, Lincolnshire	II*
1146795	GEDNEY HILL MILL	MILL LANE, Gedney Hill, South Holland, Lincolnshire	II
1161019	BARN, NORTH WEST OF PARK FARMHOUSE	GOREFIELD ROAD, Leverington, Fenland, Cambridgeshire	II
1161053	POCKFIELD FARMHOUSE	LEVERINGTON COMMON, Gorefield, LEVERINGTON COMMON, Fenland, Cambridgeshire	II
1161066	HONEYHILL FARMHOUSE	Gorefield, Fenland, Cambridgeshire, PE13	II
1161076	NEWTON HOUSE FARMHOUSE	HIGH ROAD, Newton-in-the-Isle, Fenland, Cambridgeshire	II
1161123	BRIDGE AND SLUICES	Sutton St. Edmund, South Holland, Lincolnshire, PE13	II
1161123	BRIDGE AND SLUICES	Sutton St. Edmund, GLOUGHS CROSS, South Holland, Lincolnshire	II
1161136	ROOKERY FARMHOUSE	MAIN ROAD, Parson Drove, Fenland, Cambridgeshire	II
1161163	BELL TOWER, SOUTH EAST OF CHURCH OF ST GILES	CHURCH LANE, Tydd St. Giles, Fenland, Cambridgeshire	I
1204806	HEADSTONE IN CHURCHYARD IN CHURCH OF ST EDMUND, ABOUT 14 METRES SOUTH OF THE PORCH	Sutton St. Edmund, South Holland, Lincolnshire, PE12	II
1204812	GUANOCK HOUSE	Sutton St. Edmund, South Holland, Lincolnshire, PE12	II
1204813	YARWOOD HOUSE	Sutton St. Edmund, South Holland, Lincolnshire, PE12	II
1204887	DUNTON HALL	HALL BANK, Tydd St. Mary, South Holland, Lincolnshire	II
1224879	Three headstones, south of nave of Church of St John the Baptist	Church of St John the Baptist, Church End, Parson Drove, Parson Drove, Fenland, Cambridgeshire	II
1224887	K6 TELEPHONE KIOSK	Parson Drove, THE GREEN, Fenland, Cambridgeshire	II
1310221	FORMER LOCKUP, ABOUT 50 YARDS SOUTH WEST OF SWAN INN	FORMER LOCKUP, ABOUT 50 YARDS SOUTH WEST OF SWAN INN, MURROW BANK, Parson Drove, Fenland, Cambridgeshire	II
1310255	BARN, EAST OF SYCAMORE HOUSE	MAIN ROAD, Parson Drove, Fenland, Cambridgeshire	II
1310313	PARK HOUSE	GOREFIELD ROAD, Leverington, Fenland, Cambridgeshire	II*
1331962	PARK HOUSE, PARK ROAD	Tydd St. Giles, Fenland, Cambridgeshire	II
1331967	CHURCH OF CORPUS CHIRSTI	FRONT ROAD, Wisbech St. Mary, MURROW, Fenland, Cambridgeshire	II
1331974	CHERRYTREE HOUSE	GOREFIELD ROAD, Leverington, Fenland, Cambridgeshire	II
1331975	CHURCH OF ST PAUL	Gorefield, Fenland, Cambridgeshire, PE13	II
1331976	BARN, WEST OF POCKFIELD FARMHOUSE	LEVERINGTON COMMON, Gorefield, LEVERINGTON COMMON, Fenland, Cambridgeshire	II
1331978	THE MANOR HOUSE	FITTON END ROAD, Newton-in-the-Isle, NEWTON, Fenland, Cambridgeshire	II
1331990	Three headstones, east of the Church of St John the Baptist	Church of St John the Baptist, Church End, Parson Drove, Parson Drove, Fenland, Cambridgeshire	II
1331998	Church of St John the Baptist	Church End, Parson Drove, Parson Drove, Fenland, Cambridgeshire	II*
1331999	318 Main Road	Parson Drove, PE13 4LF, Parson Drove, Fenland, Cambridgeshire	II
1332000	SYCAMORE HOUSE	MAIN ROAD, Parson Drove, Fenland, Cambridgeshire	II
1359240	THE RED LION PUBLIC HOUSE	HILLGATE, Gedney Hill, South Holland, Lincolnshire	II
1359248	REMAINS OF CROSS ABOUT 20 METRES NORTH WEST OF CROSS	Sutton St. James, South Holland, Lincolnshire	II

10.4 NON-DESIGNATED HER MONUMENTS WITHIN 1KM OF THE EDGES OF THE PDA (CAMBRIDGESHIRE)

PrefRef	MonUID	Name	RecordType	MonType	Evidence	Date
1858	MCB2369	Decoy pond, Gorefield	MON	DECOY POND	DOCUMENTARY EVIDENCE	Post Medieval
8422	MCB10098	Decoy pond, Leverington	MON	DECOY POND	DOCUMENTARY EVIDENCE	Post Medieval
MCB20854	MCB20854	Lady Nunn's Old Eau	MON	DRAIN	DOCUMENTARY EVIDENCE	13th century
MCB27444	MCB27444	North Level Drain, Tydd St Giles	MON	DRAIN	EARTHWORK; DOCUMENTARY EVIDENCE	Post Medieval
MCB31541	MCB31541	Bradley's Farm, Gorefield	MON	FARMHOUSE	DOCUMENTARY EVIDENCE	19th century
MCB31542	MCB31542	Bradley's Bridge, Newton-in-the-Isle	MON	BRIDGE	DOCUMENTARY EVIDENCE	19th century
MCB31550	MCB31550	Chestnut House, Tydd St Giles	MON	HOUSE; BARN	DOCUMENTARY EVIDENCE; DOCUMENTARY EVIDENCE	19th century

PrefRef	MonUID	Name	RecordType	MonType	Evidence	Date
MCB31781	MCB31781	Primitive Methodist Chapel, Gorefield	MON	METHODIST CHAPEL; METHODIST CHAPEL	DOCUMENTARY EVIDENCE; DOCUMENTARY EVIDENCE	19th century to Late 20th century
MCB31782	MCB31782	Honeyhill Farm, Gorefield	MON	OUTBUILDING; FARMHOUSE	DOCUMENTARY EVIDENCE; DOCUMENTARY EVIDENCE	19th century

10.5 NON-DESIGNATED HER MONUMENTS WITHIN 1KM OF THE EDGES OF THE PDA (LINCOLNSHIRE)

PrefRef	MonUID	RecordType	Name	Description
MLI20513	MLI20513	MON	MEDIEVAL SETTLEMENT OF SUTTON ST EDMUND	THERE MAY HAVE BEEN MEDIEVAL SETTLEMENT HERE. THE ENTRIES FOR SUTTON ST EDMUND IN DOMESDAY BOOK HAVE BEEN INCLUDED WITH LUTTON. {1}
MLI22303	MLI22303	MON	SETTLEMENT SITE, GUANOCKGATE COTTAGE	At TF37581387, Roman hut sites and quantity of sherds, in two fields west of Willow Bank and NE of Guanockgate Cottages, Sutton St Edmund, discovered Sept 1947, and excavated by W Featherby. Traces of surface variation visible on APs, and apparently form part of extensive area of roddons, ditches, etc. {1}{2}{3}{4} The area under crop, showing very slight surface undulations. The farmer knows of no post 1947 archaeological finds.{1}
MLI22304	MLI22304	FS	RB POTTERY FOUND, NEXT TO THE VICARAGE	Whole Romano-British grey ware jar found in a field next to the vicarage. Drawn by H Healey.{1}
MLI22307	MLI22307	MON	POSSIBLE RB SETTLEMENT, STRAIGHT REACH	A group of angular ditched enclosures of a probable Romano-British settlement, seen on aerial photographs as cropmarks and soilmarks under plough, at Straight Reach, Sutton St Edmund. Second and/or third century Romano-British sherds were found from the west of the area, and are in Wisbech Museum. {1}{2}{3}{4}{5} The above sherds have been misplaced by Wisbech Museum. The indicated area, under crop, shows no surface evidence of occupation. {1}
MLI22309	MLI22309	MON	RB POTTERY	Roman sherds found at Sutton St Edmund. Probable duplication of 22303. {1}{2} Indicated site under crop. Farmer knows of no archaeological finds and Wisbech Museum have no record of the above material.{1}
MLI22312	MLI22312	BLD	ST EDMUND'S CHURCH, SUTTON ST EDMUND	ST EDMUND'S CHURCH WAS BUILT IN 1795, AND IS A REBUILDING. {1}{2}
MLI22330	MLI22330	MON	POSSIBLE RB SETTLEMENT, EDWARDS FARM	Cropmarks or soilmarks of probable Roman settlement, comprising a group of angular enclosures, and possible old watercourses, visible on AP at Edward's Farm, Tydd St Mary. RB sherds reported from concentration to north TF380119. {1}{2}{3}{4}{5} The indicated areas, under crop, no surface evidence of occupation. Wisbech Museum have no record of finds here.{1}
MLI22331	MLI22331	MON	ENCLOSURES, WILLOW BANK	Cropmarks or soilmarks of probable Roman settlement sites visible on AP at Edward's Farm, Tydd St Mary. {1}{2}{3}{4}{5} The indicated areas, under crop, show no surface evidence of occupation. Wisbech Museum have no record of finds here. {1} Willow Bank - group of very irregular enclosures, and old watercourses. {5}
MLI94514	MLI94514	MON	Headstone, Churchyard of St Edmund, Sutton St Edmund	Grade II listed headstone, dating from 1699. It is rectangular and is inscribed to 'John Gay The Yondes The 1 of Aug 1669'. For the full description of this listed building please refer to the National Heritage List for England. {1}

PrefRef	MonUID	RecordType	Name	Description
MLI97748	MLI97748	BLD	259, Broadgate Road, Chapel End, Sutton St Edmund	PRN 25675 The United Free Methodist chapel is indicated on the 1904 OS County Series map. It is now in use as a house (2010). It is not marked as a chapel on the 1982 OS 1:10000 map. It is built of red brick with darker red brick dressings and has a gabled roof with a slate covering and overhanging eaves resting on brackets. The three bay gabled front has a central round-arched doorway with paired doors, flanked by tall narrow round-arched windows, with coloured glass in the margin lights and stars in the angles. A large stone tablet above the door is obscured but a second smaller tablet above that is inscribed with a date of 1870. The side elevations have four bays of segmental-headed sash windows and dentil brick in the eaves cornices. A gabled annexe is attached to the north side. {1}{2}{3}
MLI124050	MLI124050	MON	(Fenwick House), Sutton St Edmund	Site of (Fenwick House), Sutton St Edmund. Demolished 19th century farmstead. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. The farmhouse was detached from the main working complex. Isolated location. {1}
MLI124051	MLI124051	BLD	Guanockgate Cottage, Sutton St. Edmund	Guanockgate Cottage, Sutton St. Edmund. Partially extant 19th century farmstead. Regular courtyard of T plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site. {1}
MLI124052	MLI124052	MON	Unnamed farmstead, Sutton St. Edmund	Site of a farmstead, Sutton St. Edmund. Demolished 19th century farmstead. Regular courtyard of L plan. The farmhouse was detached from the main working complex. Isolated location. {1}
MLI124053	MLI124053	BLD	Unnamed farmstead, Sutton St. Edmund	Unnamed farmstead, Sutton St. Edmund. Extant 19th century farmstead. Row with additional detached elements. The farmhouse is detached from the main working complex. Isolated location. {1}
MLI124062	MLI124062	BLD	Chestnut Farm, Sutton St. Edmund	Chestnut Farm, Sutton St. Edmund. Partially extant 19th century farmstead. Regular courtyard of E plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site. {1}
MLI124064	MLI124064	BLD	Guanock Farm, Sutton St. Edmund	Guanock Farm, Sutton St. Edmund. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site. {1}
MLI124065	MLI124065	BLD	Chestnut Farm, Sutton St. Edmund	Chestnut Farm, Sutton St. Edmund. Extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. Isolated location. Large modern sheds are located to the side of the site. {1}
MLI124066	MLI124066	MON	Unnamed farmstead, Sutton St. Edmund	Unnamed farmstead, Sutton St. Edmund. Redeveloped 19th century farmstead. Regular courtyard of U plan. The farmhouse was detached from the main working complex. Isolated location. Large modern sheds are located on the site. {1}

PrefRef	MonUID	RecordType	Name	Description
MLI124067	MLI124067	BLD	King Edwards Farm (Edwards's Farm), Sutton St Edmund	King Edwards Farm (Edwards's Farm), Sutton St Edmund. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the fourth side of the yard. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site. {1}
MLI125317	MLI125317	MON	Sutton St Edmund War Memorial	Sutton St Edmund war memorial is located on the junction of Cross Road and Broadgate. Unveiled in 1920, the memorial is a double plinth pedestal surmounted with an ornate cap and cross monument, surrounded by iron railings. It commemorates the fallen of the First World War and the Second World War. {1}

11 APPENDIX 2 - METHODOLOGY FOR ASSESSING POTENTIAL IMPACT/S ON HERITAGE ASSETS

11.1 INTRODUCTION

- 11.1.1 The primary aim of any assessment is to identify the heritage assets within a development site, and to provide a report on them which should enable the reader to understand their historical context, offer guidance on their level of value/importance, identify the significance of impact that the development might have upon them, and recommend mitigation to limit the impact of the development on them.

11.2 TERMINOLOGY

- 11.2.1 In summary, the key terms are:

- *Value* – describes the relative value/sensitivity of a heritage asset. This varies from not known too Very High. This is also referred to as *Sensitivity* in some instances.
- *Impact* – Describes the potential impact upon a heritage asset. This varies from no change to Major and each of these can be Adverse or Beneficial impacts. This is also referred to as *Change* in some instances.
- *Effect* – A significance matrix combines Value and Impact in order to describe the potential *effect* of the proposals upon a heritage asset.
- *Harm* - Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either total loss, substantial harm, less than substantial harm (within which there is a range) or no harm. This is in order to identify which policies in the National Planning Policy Framework (paragraphs 199-202) apply.

11.3 IMPACT

- 11.3.1 The development may impact a heritage asset in one of several ways.
- 11.3.2 Direct Impact: A direct impact upon a heritage asset involves the physical alteration or destruction of the latter as a result of the construction, operation or decommissioning of a development. Direct impacts could include the site clearance, reduction of levels, foundations, services, access roads etc.
- 11.3.3 Indirect Impact: Sometimes known as a secondary impact. An indirect

impact arises where the connection between the development and the asset is remote or unpredictable and can affect an asset lying outside the development site. Frequently associated with 'setting' impact/s, an indirect impact can be physical or visual, and in certain circumstances noise, smell, dust and other sensory experiences might also be considered under this heading. Another topic which can come up under this is hydrology if a certain asset is sensitive to change in the water table for example.

- 11.3.4 Cumulative Impact: A cumulative impact may arise from the multiple effects of the same development on a single asset, or the multiple effects of the development and of other developments on an asset.
- 11.3.5 It should be noted that the terms impact and effect are frequently used interchangeably.

11.4 DESCRIBING POTENTIAL EFFECTS

- 11.4.1 In order to use consistent terminology, in a recognised way, our approach to describing effect/s is based on the Design Manual for Roads and Bridges (DMRB), LA 10430F³⁶. The DMRB is a widely used scalar approach to assessing and describing potential impact/s. One of the useful characteristics it has is to remind us of the need to consider development as having the potential to have a negative, positive or neutral impact.
- 11.4.2 When we are working on a Renewable Energy Scheme, we also follow the guidance in: Historic England 2021 Commercial renewable energy development and the historic environment Historic England Advice Note 15.³⁷
- 11.4.3 The relative value (importance) of a heritage asset in Table 9 is based upon Table 3.2N Environmental value (sensitivity) and descriptions.

Table 9: Factors for Assessing the Value of Heritage Assets

Value (sensitivity) of receptor / resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution: <i>World Heritage Sites (including those nominated).</i> <i>Assets of acknowledged international importance.</i> <i>Assets that can contribute significantly to acknowledged international research objectives.</i>

³⁶ Design Manual for Roads and Bridges. LA 104 Environmental assessment and monitoring (formerly HA 205/08, HD 48/08, IAN 125/15, and IAN 133/10). Revised August 2020

³⁷ Historic England 2021 Commercial renewable energy development and the historic environment Historic England Advice Note 15. Swindon. Historic England. <https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/heag302-commercial-renewable-energy-development-historic-environment/>

Value (sensitivity) of receptor / resource	Typical description
High	High importance and rarity, national scale, and limited potential for substitution: <i>Scheduled Monuments (including those proposed).</i> <i>Non-designated monuments of which could potentially be worthy of scheduling.</i> <i>Listed Buildings.</i> <i>Assets that can contribute significantly to acknowledged national research objectives.</i>
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution: <i>Conservation Areas.</i> <i>Designated or non-designated assets that contribute to regional research objectives.</i>
Low	Low or medium importance and rarity, local scale: <i>Non-designated assets of local importance.</i> <i>Assets compromised by poor preservation and/or poor survival of contextual associations.</i> <i>Assets of limited value, but with the potential to contribute to local research objectives.</i>
Negligible	Very low importance and rarity, local scale: <i>Assets with very little or no surviving heritage interest.</i>
Unknown	The importance of the resource has not been ascertained.

11.4.4 Factors that need to be considered in assessing the magnitude of the impact are given in Table 10, based on the LA 104 (2020, Table 3.4N Magnitude of impact and typical descriptions), but in modified form, for each historic environment sub-topic (archaeological remains, historic buildings, historic landscapes etc) has its own set of factors, which are set out in great detail in the Design Manual.

Table 10: Magnitude of impact and typical descriptions

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

11.4.5 The significance of the impact of a development on a particular heritage asset is then established from the matrix (Table 11) also taken from the LA 104 (2020, Table 3.8.1).

Table 11: Significance Matrix

	Magnitude of impact (degree of change)					
	Significance of Effect Category Matrix	No change	Negligible	Minor	Moderate	Major
Environmental value (sensitivity)	Very high	Neutral	Slight	Moderate or large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
Note: The 'Significance of Effect Categories' can be either Very Large, Large, Moderate, Slight or Neutral						

11.4.6 The DMRB also contains a hierarchical list of Significance of Effect Categories. These are used in the Matrix of Table 11. We note the list describing this scale of Effect does not make a judgement on whether total loss, substantial harm, less than substantial harm or no harm will be caused. In terms of cultural heritage it is these terms which must be used in order to equate the impact assessment with the NPPF, hence our use of the Sliding Scale of Harm below.

11.4.7 Therefore, our assessment text will use these Significance of Effect Categories and then go on to describe what, in our professional opinion, this means in terms of the Sliding Scale of Harm.

11.5 THE SLIDING SCALE OF HARM

11.5.1 There is a recognition, by some heritage professionals, that "significant impacts derive from one spectrum (visible in the methodology of the Design Manual for Roads and Bridges, published by Highways England) and that harm is ruled by another spectrum - and that the two do not necessarily align with each

other”³⁸.

11.5.2 Therefore, we note that a major adverse change on a high sensitivity asset would result in a large or very large effect in terms of the DMRB methodology. However, that does not necessarily equate to substantial harm. Conversely, a minor adverse change on a Low sensitivity asset may result in a slight effect. However, that does not necessarily equate to less than substantial harm. It is the specific and relative sensitivity to change of each heritage asset that must be considered when equating the impact assessment with harm.

11.5.3 Professional judgement, with reference to key planning decision/s is used to equate the results of the assessment process to the NPPF. Therefore, we note that even a ‘slight’ or ‘negligible’ effect is considered to fall within less than substantial harm³⁹. We also note that there is, increasingly, an acceptance of the notion of a scale within less than substantial harm. A useful example of a Planning Decision reflecting this scale is provided by the following text:

6.28 As generally agreed, the less than substantial category comprises a sliding scale, spectrum or gradient from (at the bottom) the merest trace of harm, to (at the top) a very significant degree of harm a touch below what would fall within the substantial category of harm.⁴⁰

11.5.4 In order to visualise this, we refer to the following Graphic (Table 12) as a means of understanding the Sliding Scale of Harm and allowing others to appreciate how we are understanding it.

Table 12: Sliding Scale of Harm in 5 Categories

Total Loss	
Substantial Harm	
Less than Substantial Harm	Major
	Moderate
	Minor
No Harm	

³⁸ 2019. Edis, J. The Harm Paradox: An Essay on Harm Affecting Heritage Assets.

³⁹ This in line with the judgement in *R.(James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited* [2019] EWHC 2899 (Admin). Section 34 of which clarified three categories of harm.

⁴⁰ This quoting from paragraph 6.28 of the judgement of LAND AT CITROEN SITE, CAPITAL INTERCHANGE WAY, BRENTFORD TW8 0EX APPLICATION REF: GLA/4279 & 01508/A/P6

12 APPENDIX 3 – SETTING ASSESSMENT METHODOLOGY

12.1 INTRODUCTION

- 12.1.1 The assessment process has given due consideration to Historic England guidance on setting as set out in Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets.⁴¹
- 12.1.2 When assessing the impact of proposals on designated heritage assets, it is not only a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'. This as a consequence of indirect impact.
- 12.1.3 In simple terms, setting is defined as 'the surroundings in which a heritage asset is experienced'. The Historic England Good Practice Advice guidance on setting establishes that it has a 'twin role' in both contributing to significance and allowing heritage significance to be appreciated. It therefore must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset and the extent to which it allows that significance to be appreciated.
- 12.1.4 Historic England guidance identifies that 'change to heritage assets is inevitable, but it is only harmful when significance is damaged.'
- 12.1.5 In that regard, 'significance' is defined in Annex 2 of the NPPF 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.'
- 12.1.6 As such, when assessing the impact of proposals on designated heritage assets beyond the boundary of a development site, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' or the ability to appreciate 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 12.1.7 Set within this context, where the objective is to determine the impact of proposals on designated heritage assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question - and the contribution made to that significance or the ability to appreciate that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.

⁴¹ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

- 12.1.8 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' published by Historic England in 2017. Part 1 of this guidance reproduces the definition of setting as outlined in the Glossary of NPPF, which observes that the setting of a heritage asset is:
- 12.1.9 '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.'
- 12.1.10 The guidance states that the importance of setting 'lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance.'
- 12.1.11 It goes on to note:
- 12.1.12 'All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.'
- 12.1.13 Whilst identifying that elements of an asset's setting can make an important contribution to its significance the guidance states that: 'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated'. It continues by adding that: 'Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive...'
- 12.1.14 On a practical level, the Historic England guidance identifies an approach to assessing setting in relation to development management which is based on a five- step procedure, i.e.:
1. Identify which heritage assets and their settings are affected.
 2. Assess the degree to which these setting make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.
- 12.1.15 As far as Step 2 is concerned, the guidance makes the following observations:
- 12.1.16 'The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way

a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated. ...this assessment should first address the key attributes of the heritage asset itself and then consider:

- 12.1.17 The physical surroundings of the asset, including its relationship with other heritage assets; the asset's intangible associations with its surroundings, and patterns of use; and the asset's intangible associations with its surroundings, and patterns of use.'
- 12.1.18 Thereafter, the guidance notes that '...this assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below.' Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting'; i.e.:
- 12.1.19 'In general, the assessment should address the key attributes of the proposed development in terms of its. location and siting; form and appearance; wider effects; and permanence.'
- 12.1.20 Appeal decisions, e.g. Javelin Park, Gloucestershire (Ref 12/0008/STMAJW)⁴², have clarified the interpretation of existing guidance, establishing that the ability to see a proposed development, either from the heritage asset itself or from within its setting, should not be equated with harm to the significance of the asset. The key issue is whether and to what extent the proposed development would affect the contribution that setting makes to the significance of the heritage asset.

42

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/412072/15-01-16_DL_IR_Javelin_Park_2200210.pdf

13 APPENDIX 4 – PLANNING FRAMEWORK

13.1 NATIONAL PLANNING POLICY FRAMEWORK

- 13.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2021 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF (Glossary) as follows:

“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.”

- 13.1.2 Historic England advocates in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.
- 13.1.3 The most recent authority relating to the concept of the setting of heritage assets is to be found in the case known as Catesby Estates⁴³, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.
- 13.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 13.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described in paragraphs 199 to 202 of that document. Paragraph 199 states that:

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

⁴³ Catesby Estates Limited v Steer [2018] EWCA Civ. 1697.

13.1.6 Paragraph 200 of the NPPF then states that:

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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

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

13.1.7 Paragraph 201 of the NPPF then goes on to describe the balancing exercise in cases where there is less than substantial harm as follows:

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

13.1.8 Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

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

13.1.9 Footnote 68 of the NPPF, which is attached to paragraph 200, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

“What are non-designated heritage assets of archaeological interest and how important are they?”

13.1.10 The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

13.1.11 (1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework

footnote 63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

13.1.12 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

13.1.13 (2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion, the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

13.1.14 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

13.1.15 Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

13.1.16 Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

13.1.17 Paragraphs 206 and 207 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

13.2 LEGISLATION

- 13.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.
- 13.2.2 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building⁴⁴. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm⁴⁵. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.
- 13.2.3 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives⁴⁶. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm⁴⁷. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain circumstances.
- 13.2.4 The decision maker is required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building⁴⁸. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm⁴⁹. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances. In this instance, Heritage Setting is

⁴⁴ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

⁴⁵ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

⁴⁶ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

⁴⁷ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

⁴⁸ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

⁴⁹ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

covered by a separate document and is not commented upon further here.

13.3 LOCAL PLANNING POLICY – SOUTH HOLLAND DISTRICT COUNCIL

- 13.3.1 The South Holland District Council website (Planning Section) links to the South East Lincolnshire Local Plan 2011-36 (<http://www.southeastlincslocalplan.org/adopted-plan/> - accessed 15-10-2022). The relevant part for this assessment is Policy 29: The Historic Environment. The following text is drawn from that Policy.

Policy 29: The Historic Environment

Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:

- *The historic archaeological and drainage landscape of the Fens;*
- *The distinctive character of South East Lincolnshire market towns and villages;*
- *The dominance within the landscape of church towers, spires and historic windmills;*

To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

A. Listed Buildings

- 1. Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.*
- 2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy⁹.*
- 3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.*

B. Conservation Areas

Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals

should:

- 1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;*
- 2. Retain architectural details that contribute to the character and appearance of the area;*
- 3. Where relevant and practical, remove features which are incompatible with the Conservation Area;*
- 4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;*
- 5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;*
- 6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.*

C. Archaeology and Scheduled Monuments

- 1. Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance. 2. Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.*
- 3. If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.*
- 4. Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority.*
- 5. Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the Local Planning Authority.*

D. Registered Parks and Gardens

Proposals that cause substantial harm to a Registered Park or Garden, or its setting will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy.

E. Enabling Development

Proposals for enabling development adjacent to, or within the setting of, a heritage asset and used to secure the future of a heritage asset through repair, conservation, restoration or enhancement will only be permitted where:-

- 1. it will not materially harm the heritage values of a heritage asset or its setting;*
- 2. it avoids detrimental fragmentation of management of the heritage asset:*
- 3. it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;*
- 4. it is necessary to resolve problems arising from the inherent needs of the heritage asset rather than the circumstances of the present owner or the purchase price paid*
- 5. sufficient subsidy is not available from any other source;*
- 6. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests; and*
- 7. the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of breaching other policies within the Local Plan and national policy*

F. Development Proposals

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments⁷ and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

- 1. identify all heritage assets likely to be affected by the proposal;*
- 2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;*
- 3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and*
- 4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.*

13.4 LOCAL PLANNING POLICY – FENLAND DISTRICT COUNCIL

- 13.4.1 The Fenland District Council website (Planning Section) links to the Fenland Local Plan (adopted 2014) (<https://fenland.gov.uk/fenlandlocalplan> - accessed 15-10-2022). The relevant part for this assessment is Policy LP18: The Historic Environment.

- 13.4.2 The following text is drawn from that Policy.

Policy LP18 – The Historic Environment

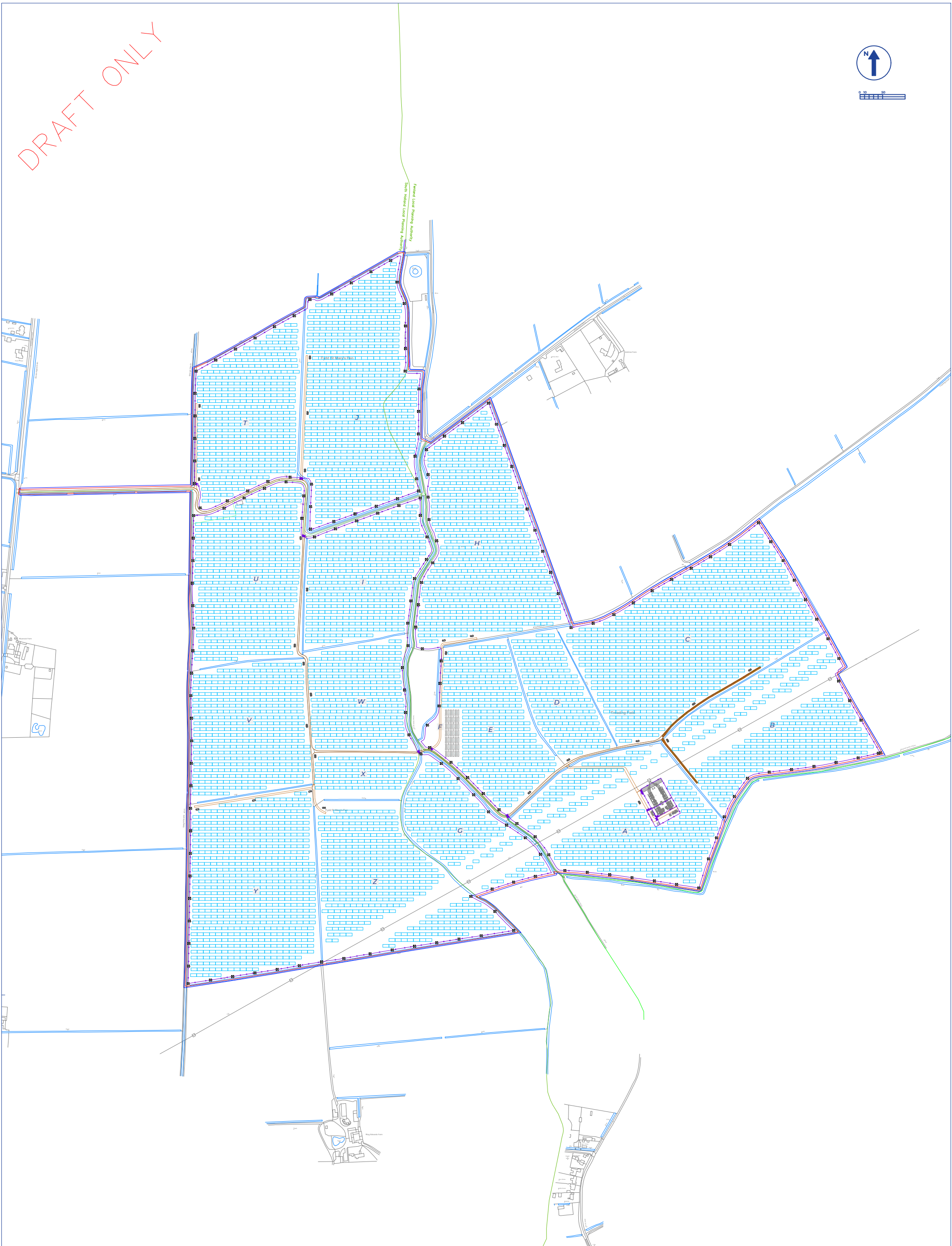
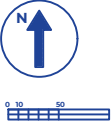
The Council will protect, conserve and seek opportunities to enhance the historic

environment throughout Fenland. This will be achieved through

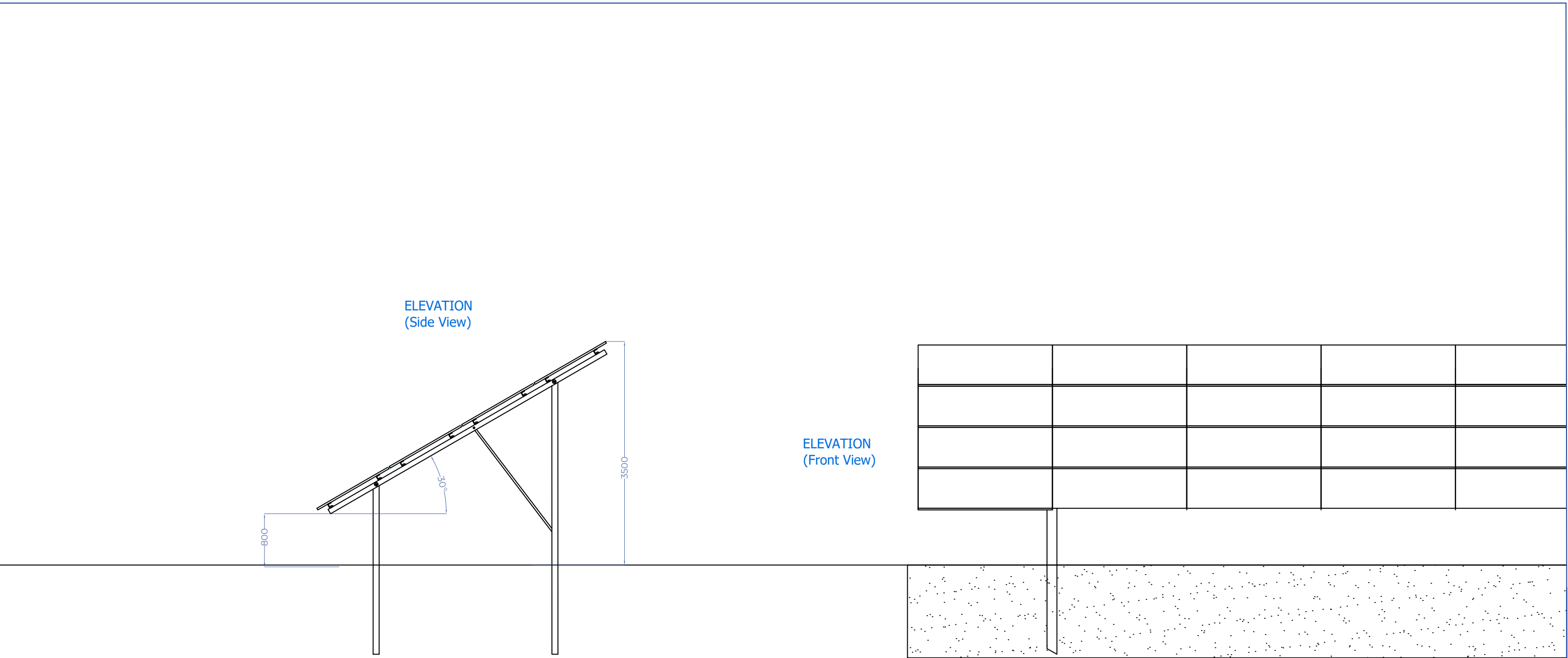
- *the consideration of applications for planning permission and listed building consent;*
- *the use of planning obligations to secure the enhancement of the significance of any heritage asset, where development might impact on that significance (including impact on setting);*
- *keeping up-to-date and implementing conservation area appraisals and management plans, and using such up to date information in the determination of planning applications;*
- *making use of Article 4 Directions, where appropriate, to prevent unsympathetic alterations to buildings in conservation areas;*
- *the preparation and maintenance of a list of buildings and other heritage assets of local importance;*
- *steps to reduce the number of heritage assets in Fenland on English Heritage's Heritage at Risk Register; and*  *the use of grant schemes, as resources permit, to safeguard heritage assets at risk and encourage sympathetic maintenance and restoration of listed buildings and historic shop fronts. All development proposals that would affect any designated or undesignated heritage asset will be required to: (a) describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest; and (b) identify the impact of the proposed works on the special character of the asset; and (c) provide a clear justification for the works, especially if these would harm the asset or its setting, so that the harm can be weighed against public benefits. The level of detail required should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance and/or setting. All development proposals that would affect a heritage asset will be determined in accordance with local policy in this Plan and national policy in the National Planning Policy Framework. Where permission is granted, a programme of work and/or the implementation of any necessary mitigation measures may be secured by condition or as part of a planning obligation in order to minimise any adverse impact.*

14 APPENDIX 5 – DEVELOPMENT PROPOSALS

DRAFT ONLY



Scale:	1:7500 (A3)	Drawing Title:	UKZ157_09 Layout Plan
Redline:	141.6 ha	Site:	
		UKZ157	
		Date:	27/09/2022
PACE PATHFINDER CLEAN ENERGY		Fence PRoW (footpath) PRoW (bridleway) PRoW (byway) Inverter Cabin: Battery Storage Container:	
Filename: UKZ157.dwg		Key Area available for solar panels Area within land ownership Solar array CCTV Pole	



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Barrington Street, Devon, UK
Tel: 020 7127 4542

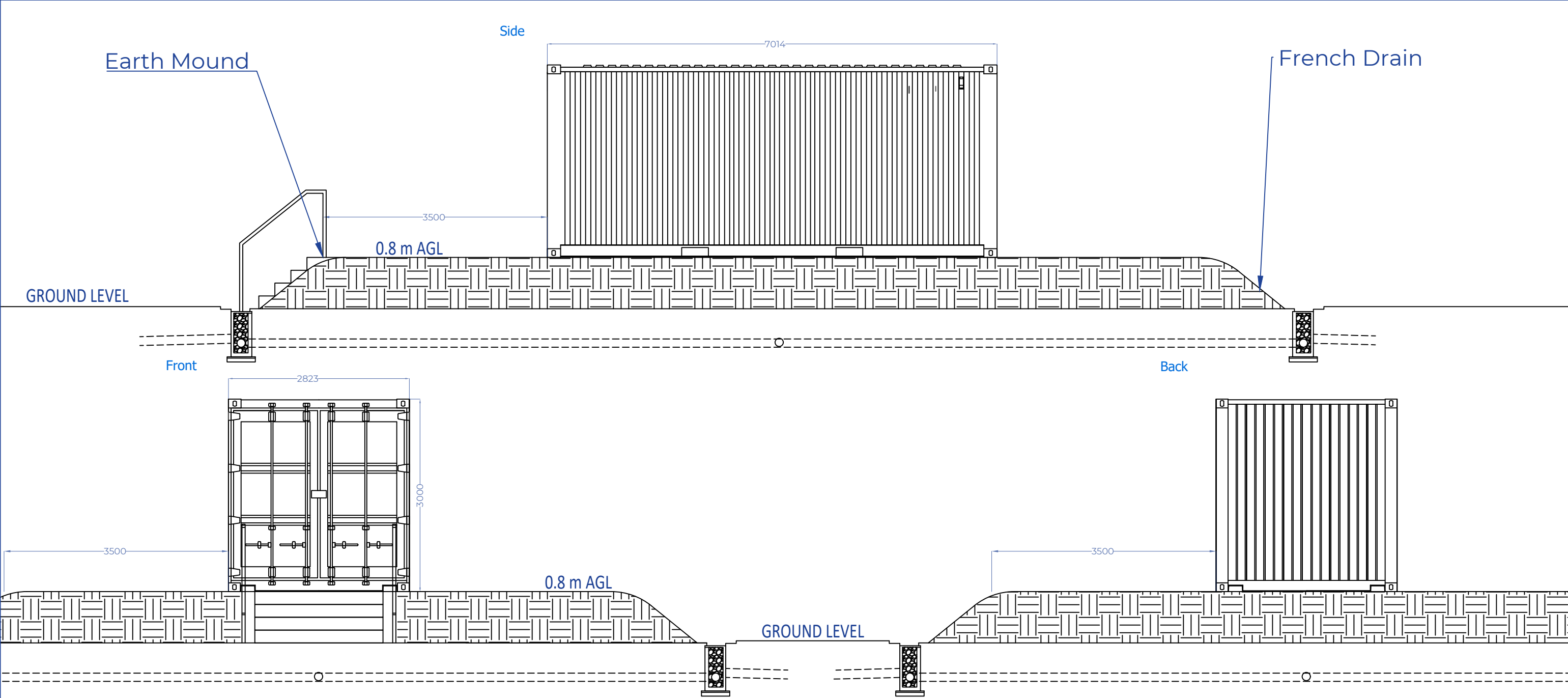
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TITLE: UKZ015_03 PV Panel Elevation (South Facing)

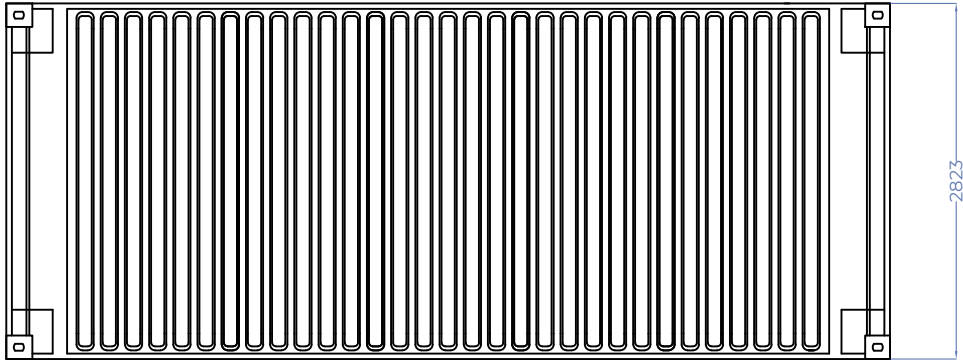
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DATE	2021-12-09	REVISION	V1
		SCALE	1:60

ALL DIMENSIONS IN MILLIMETERS AND ARE APPROXIMATE

FILE NAME	UKZ015_PACE UK PV Drawings.dwg
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Plan



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TITLE: UKZ015_04 Inverter Cabin

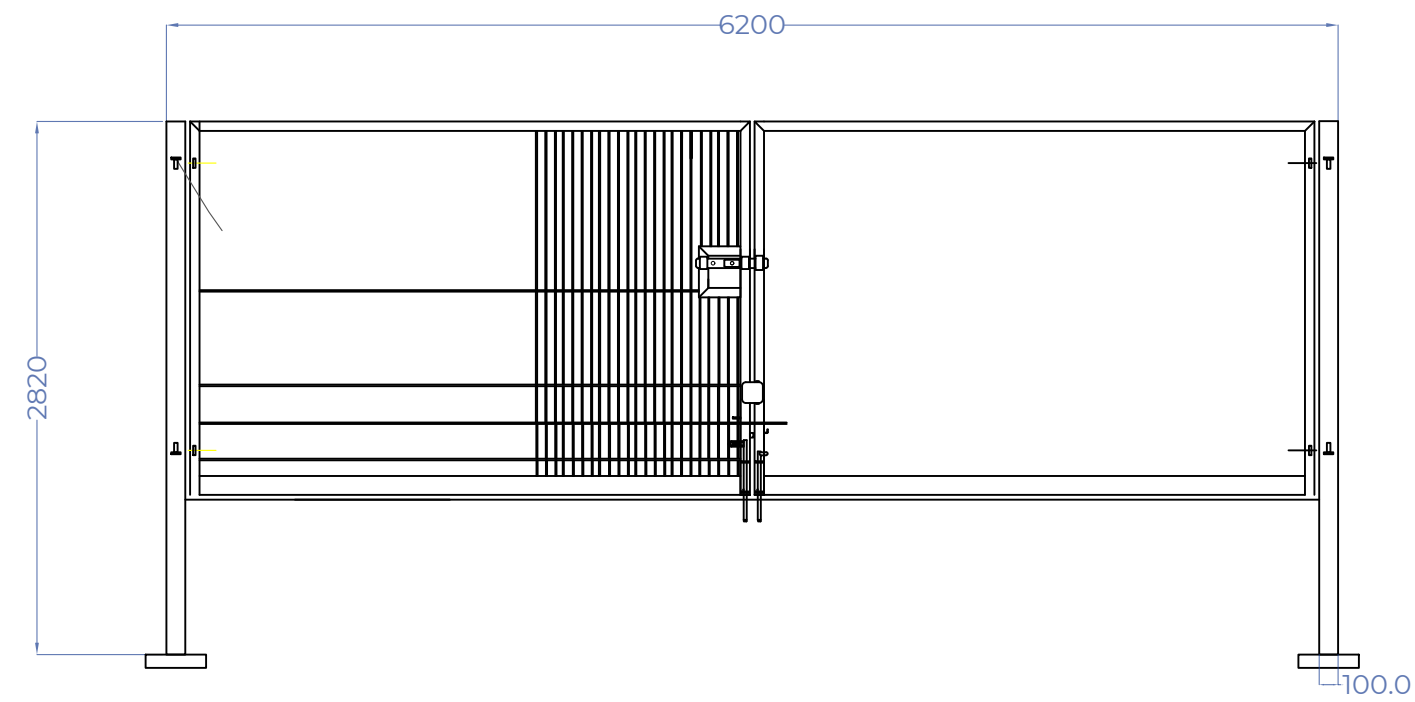
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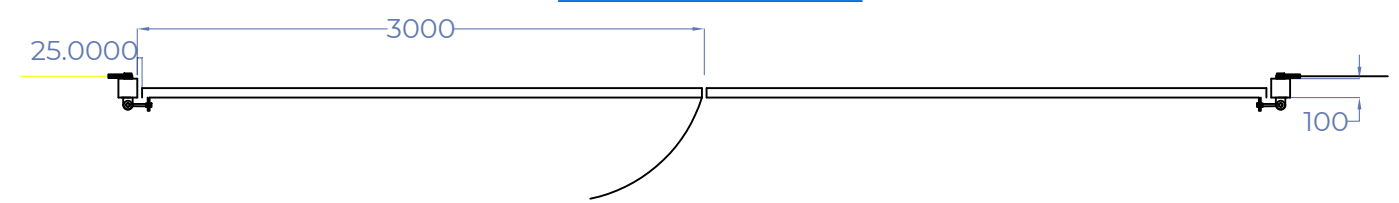
FILE NAME UKZ015_PACE UK PV Drawing.dwg

Note:
The Inverter Station is a
steel structure, Colour: TBC

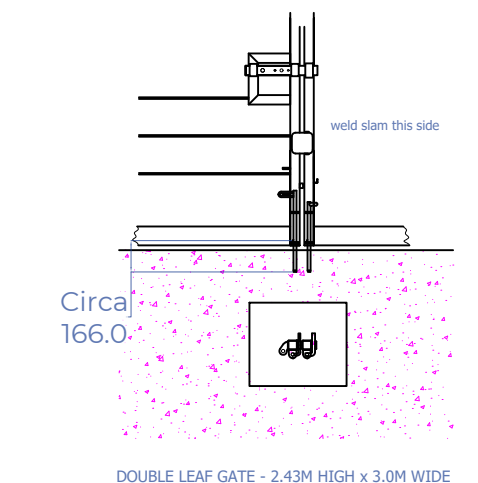
SIDE ELEVATION



PLAN ELEVATION



ENLARGED VIEW ON
DROP BOLT ASSY



FINISH : GALV & PPC RAL6005

Note:
Internal wire mesh spacings may vary from site to site, based on specific product specification however overall infill panel makeup and dimesions as per detail contained within this General Arrangement Drawing.



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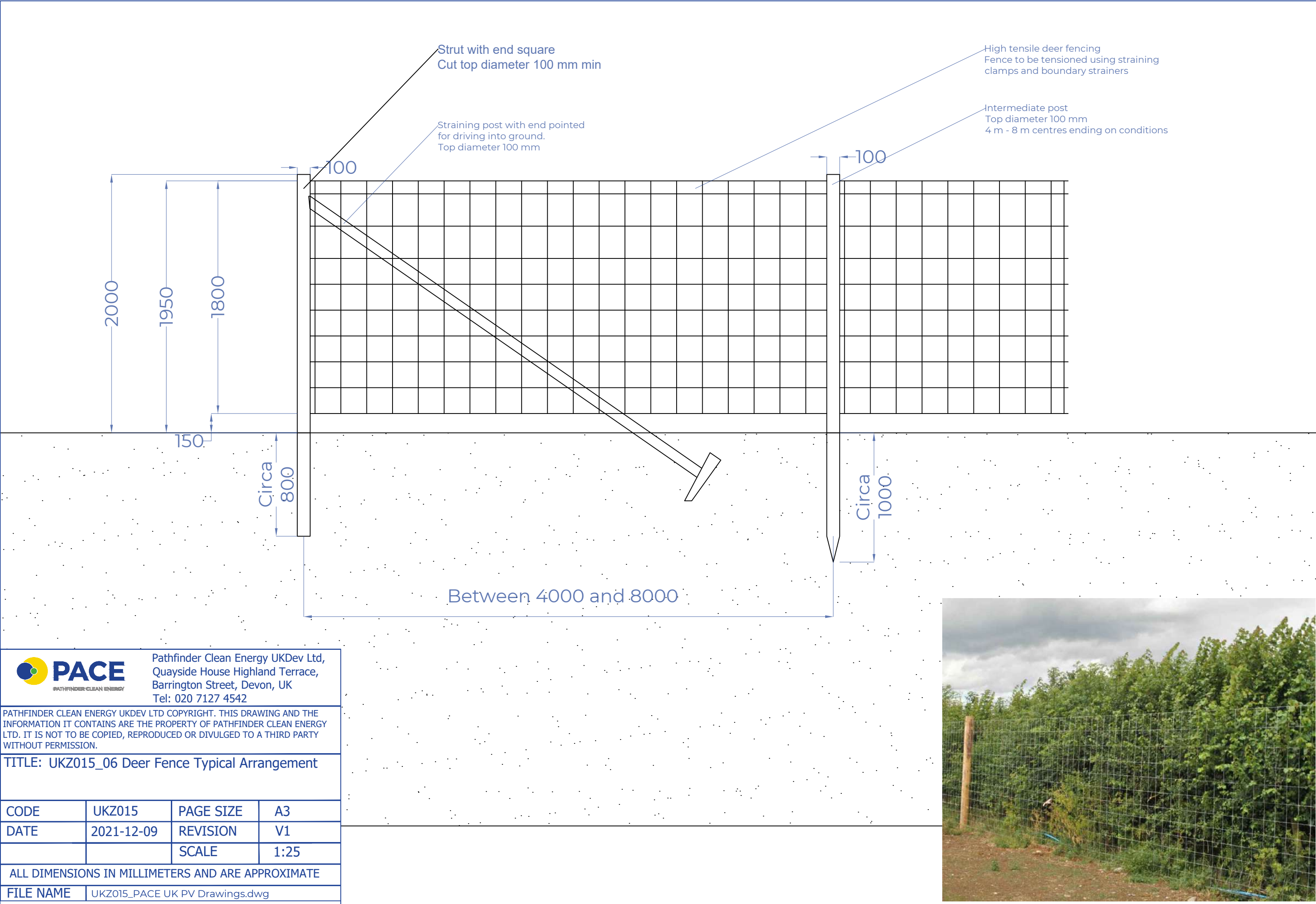
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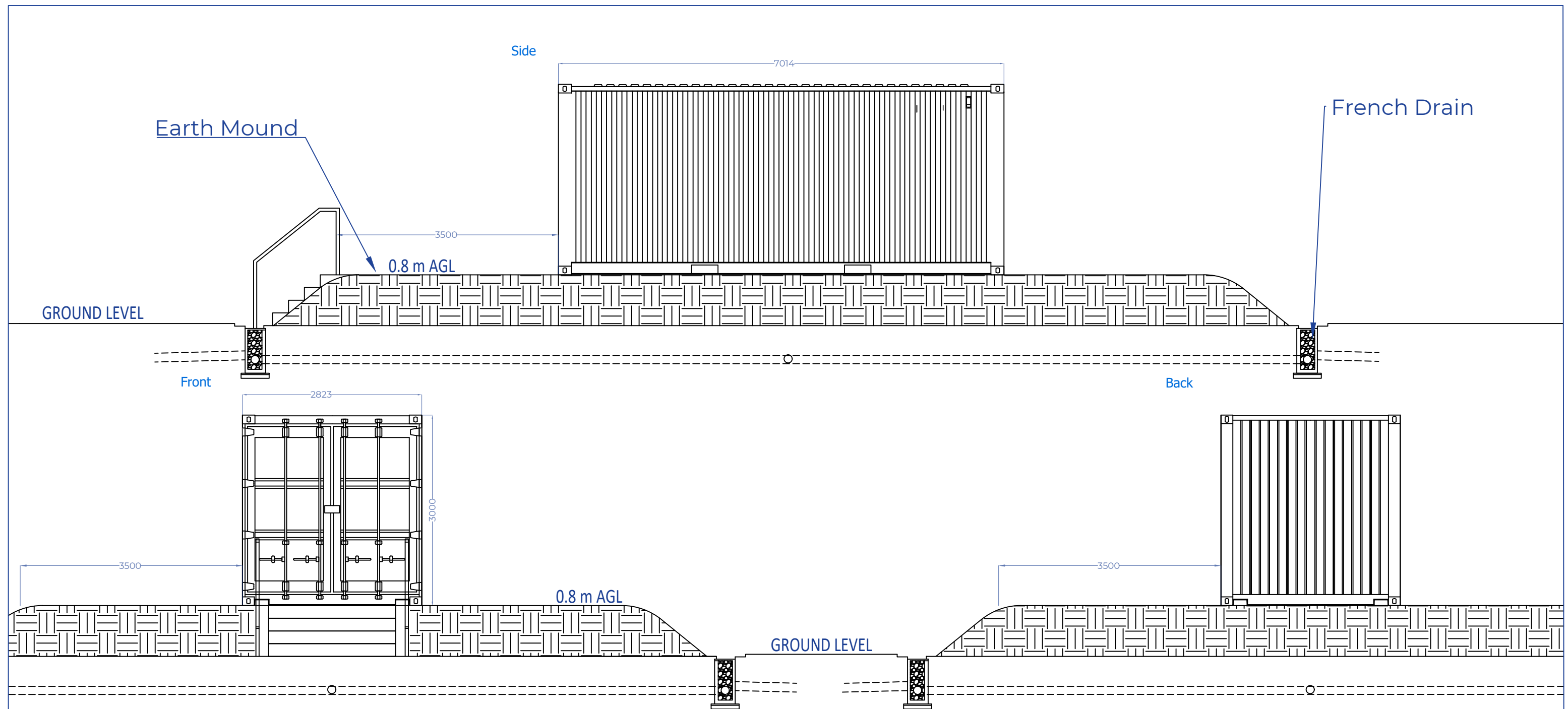
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		SCALE	1:40

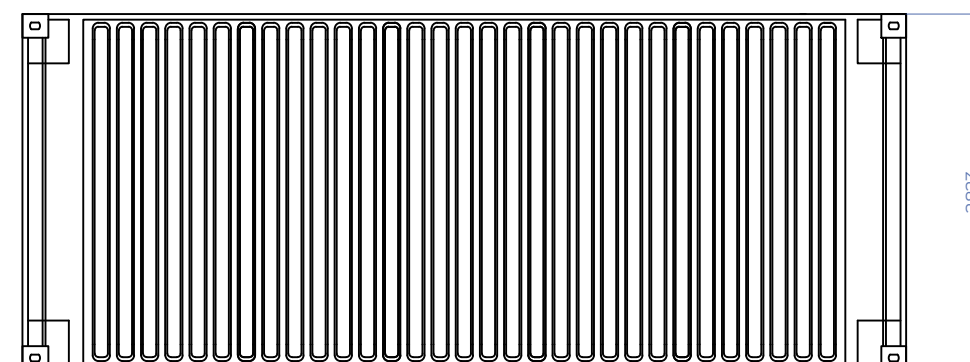
ALL DIMENSIONS IN MILLIMETERS AND ARE APPROXIMATE

FILE NAME | UKZ015_PACE UK PV Drawings.dwg





Plan



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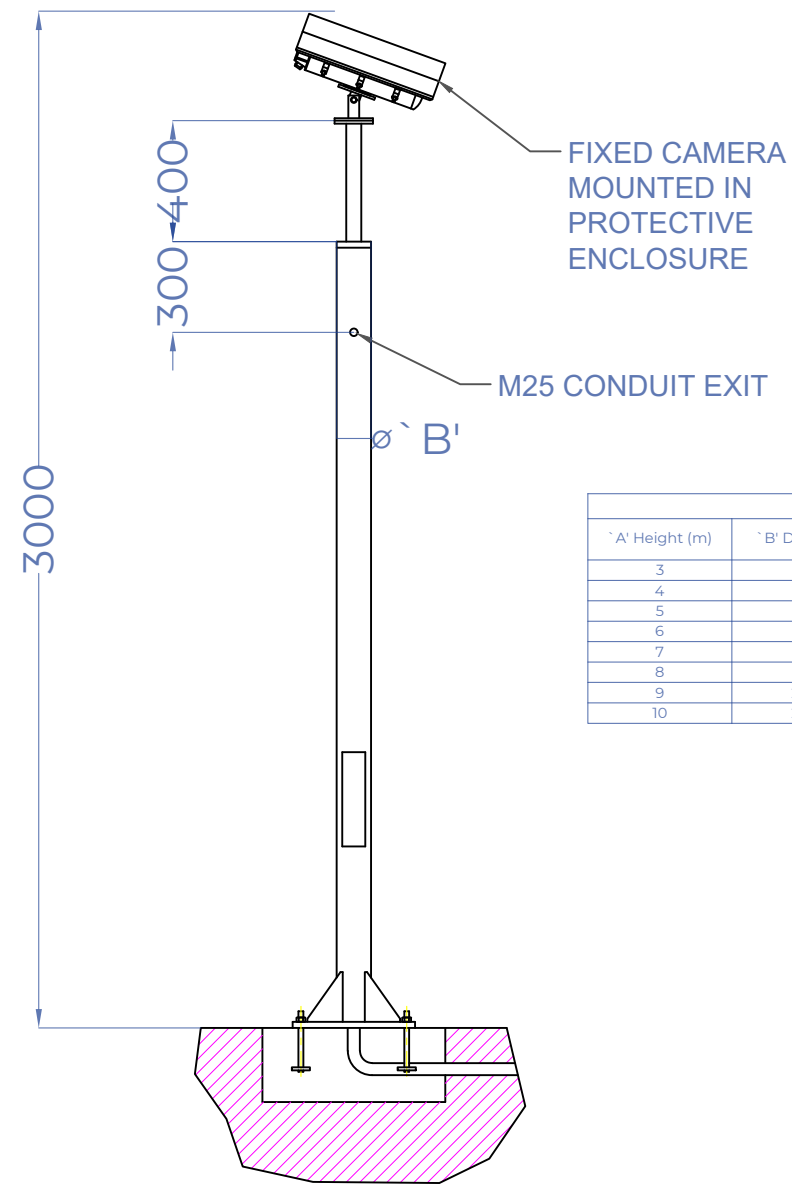
TITLE: UKZ015_12 Storage Building

CODE	UKZ015	PAGE SIZE	A3
DATE	2021-12-23	REVISION	V2
		SCALE	1:60

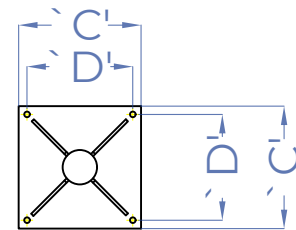
ALL DIMENSIONS IN MILLIMETERS AND ARE APPROXIMATE

FILE NAME UKZ015_PACE UK PV Drawing.dwg

Note:
The Inverter Station is a
steel structure, Colour: TBC



POLE SPECIFICATIONS				
A' Height (m)	B' Dia (mm)	C' Base (mm)	D' Bolt Crs (mm)	Holding Down Bolts (mm)
3	139	405x405	350	M16x200
4	168	405x405	350	M16x200
5	193	510	450	M20x300
6	193	510	450	M20x300
7	219	510	450	M20x300
8	219	630	550	M24x400
9	273	630	550	M24x400
10	273	630	550	M24x400



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TITLE: UKZ015_01 CCTV

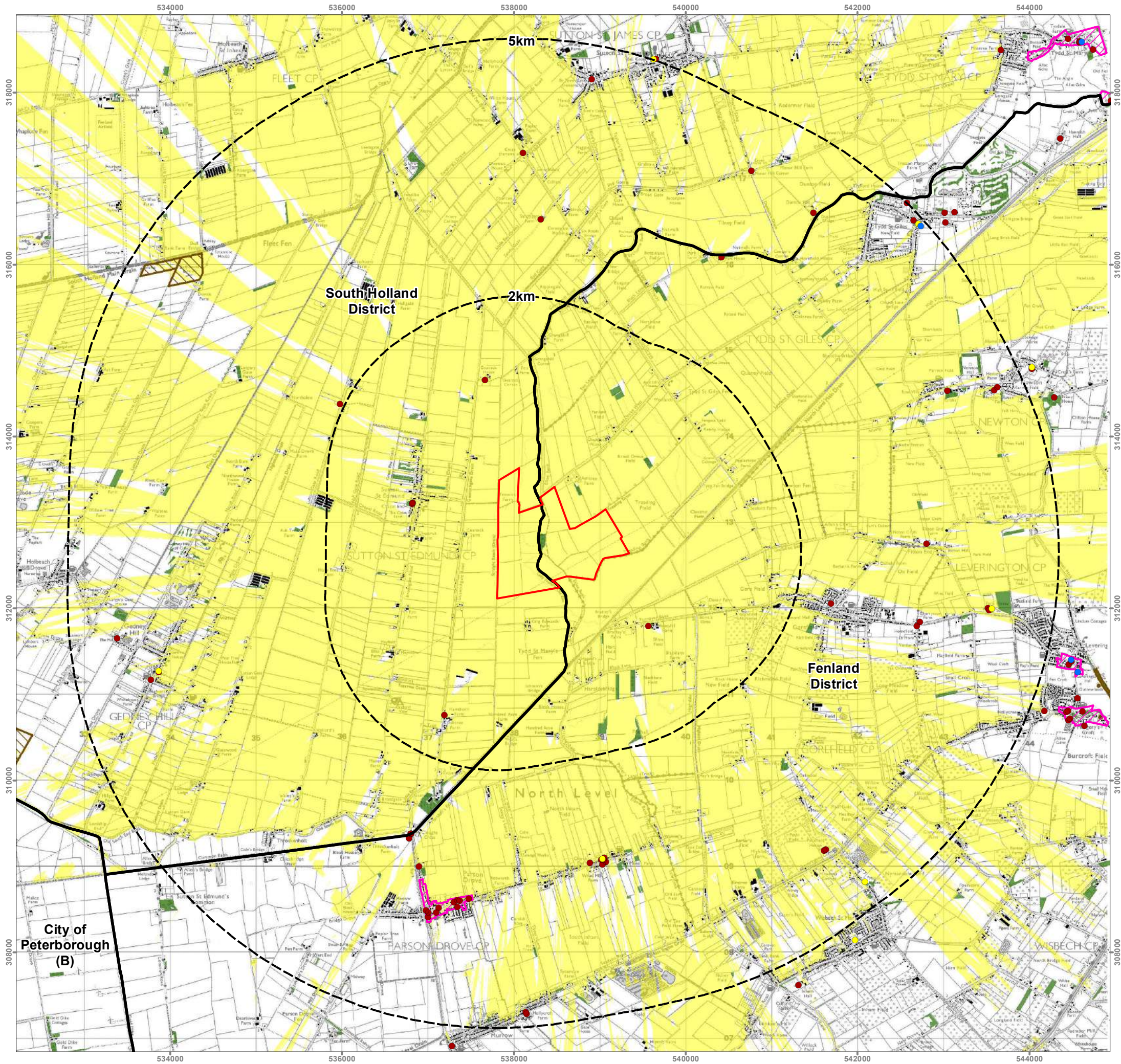
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DATE	2021-12-09	REVISION	V1
		SCALE	1:25

ALL DIMENSIONS IN MILLIMETERS AND ARE APPROXIMATE

FILE NAME | UKZ015_PACE UK PV Drawings.dwg

Note:
CCTV pole is a metal
structure, Colour: TBC

15 APPENDIX 6 – ZONE OF THEORETICAL VISIBILITY (ZTV)

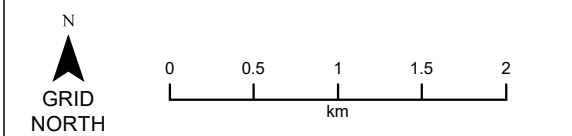


- Key**
- Site Boundary
 - Local Authority Boundary
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Conservation Area
 - Scheduled Monument
 - ZTV - 4m High Development Theoretically Visible
 - OS Open Map Local Buildings
 - OS Open Map Local Woodland

Screened ZTV Production Information -
- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.



PROJECT TITLE
Land East of Guanockgate Rd, Gorefield

DRAWING TITLE
Screened Zone of Theoretical Visibility Plan

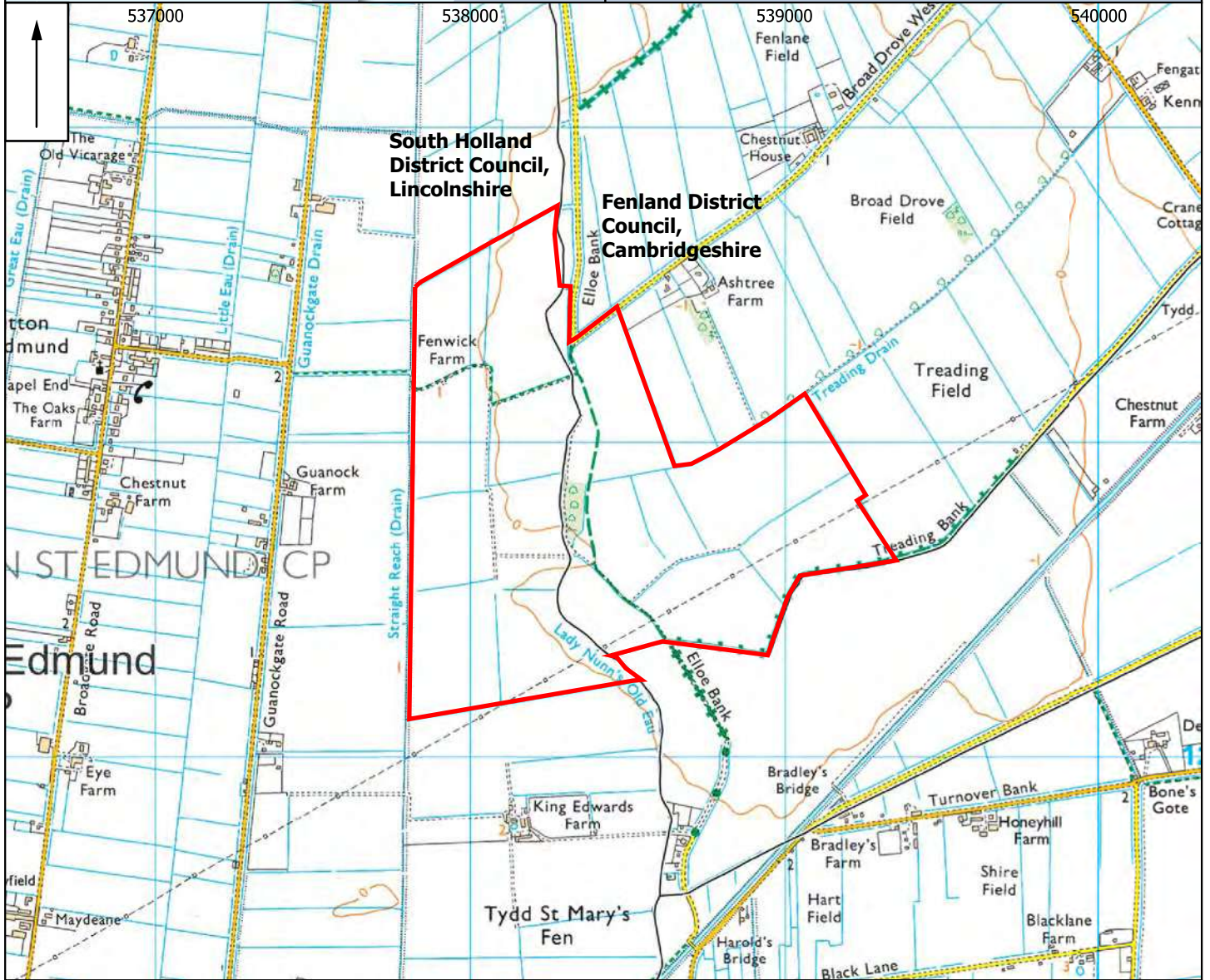
SCALE 1:45,000 @ A3		DRAWING NUMBER BWL_026_01		
DRAWN BY AD	APPROVED BY SW	REVISION -	SHEET -	DATE 09/09/2022

COORDINATE SYSTEM / DATUM
British National Grid / Newlyn Datum (AOD)

2022 Emapsite Licence number 0100061264.
Ordnance Survey Copyright Licence number 100054267.



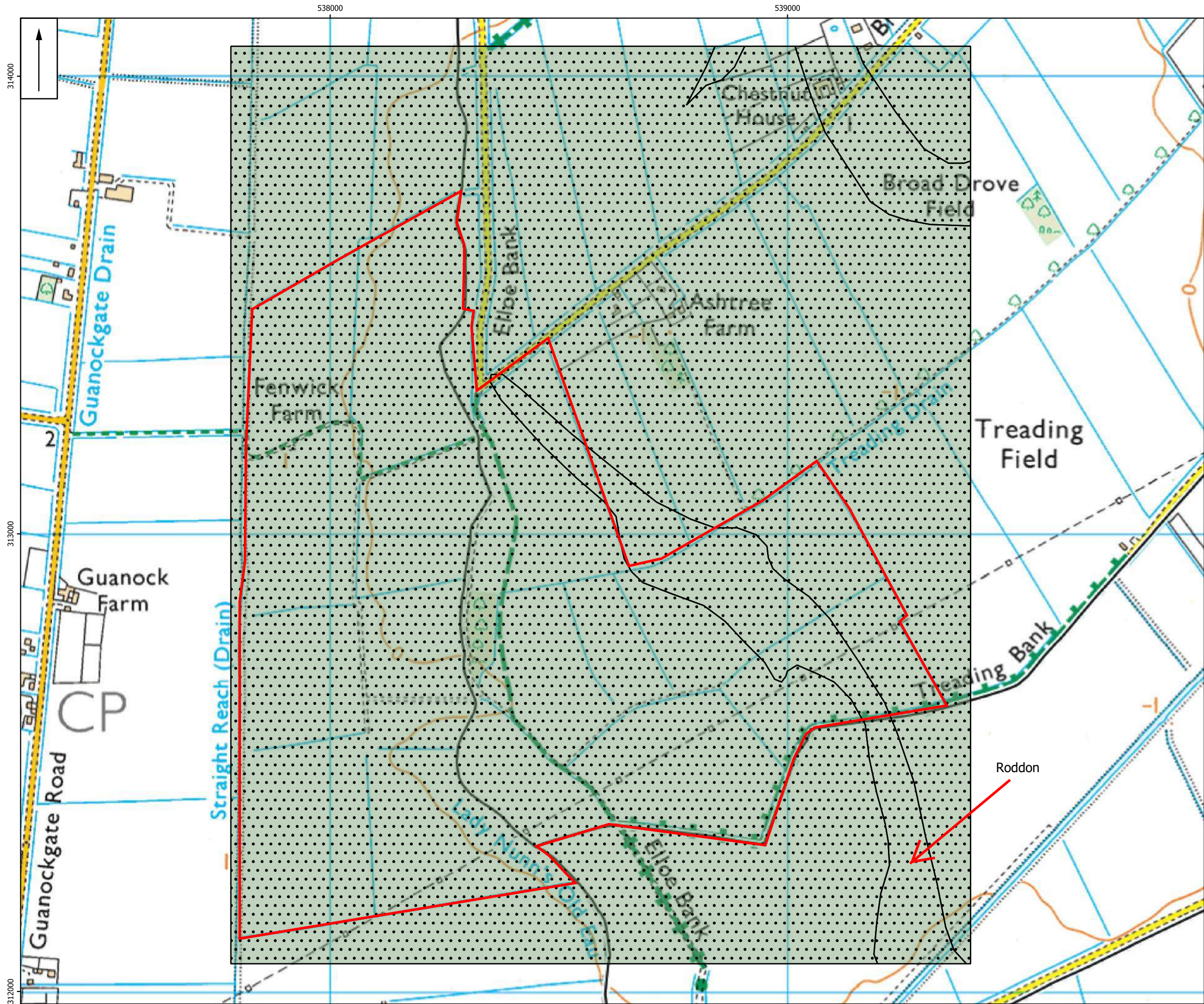
16 FIGURES



0 200 400 600 m

Scale @A4: 1:20000

 Site Location



- Key:**
-  Site Location
 -  SAND, CLAY AND SILT (superficial)
 -  MUDSTONE (bedrock)

0 100 200 300 m
Scale @A3: 1:8000

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Figure 2
Geology (created using data from the British Geological Survey, purchased via Groundsure)

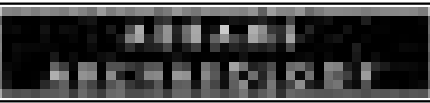


Key:

 Site Location

0 100 200 300 m

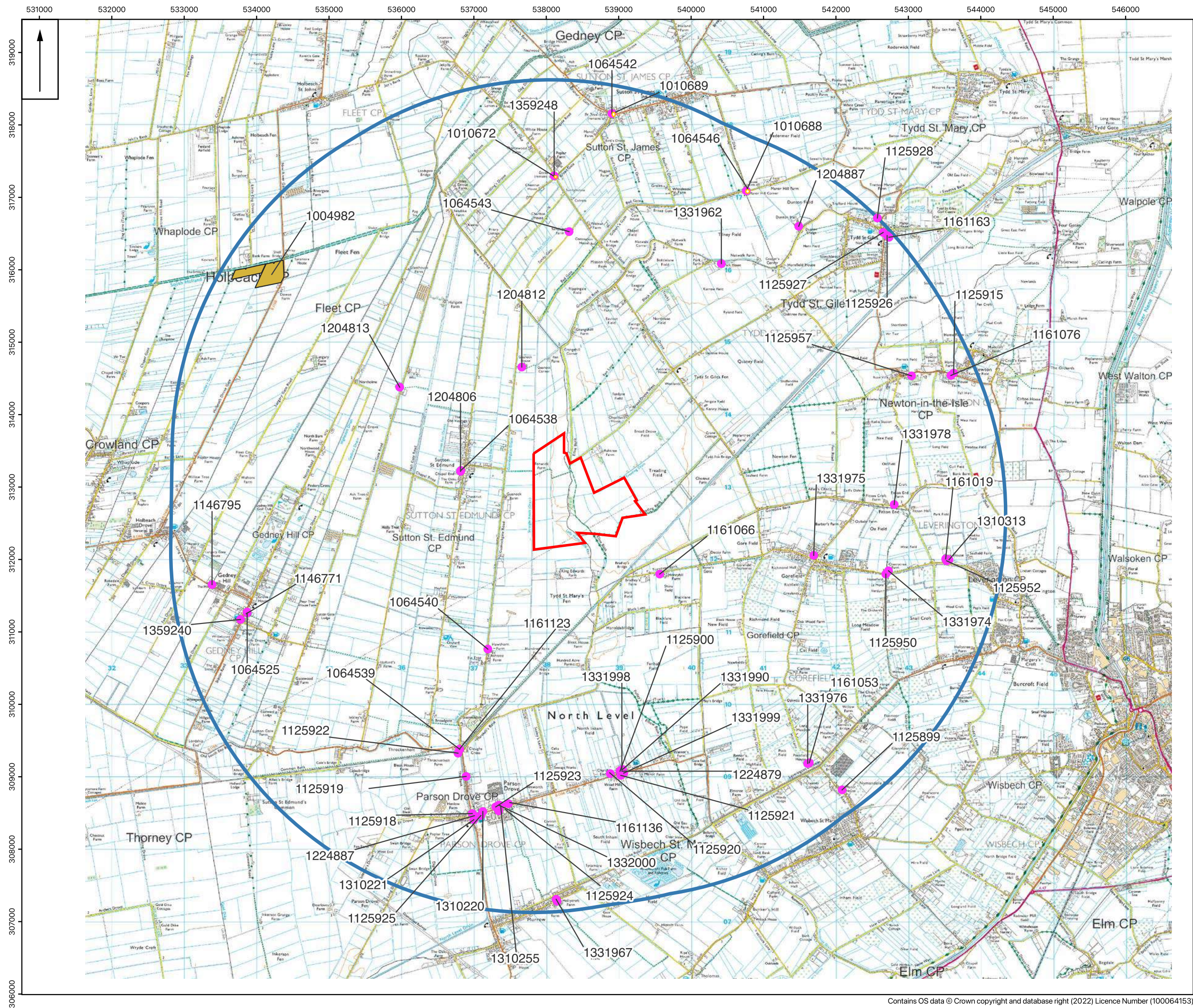
Scale @A3: 1:8000



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Figure 3
LIDAR (created using data from the Environment Agency, purchased via Groundsure)

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Key:

Listed Buildings

Scheduled Monuments

Site Location

Study Area 5km

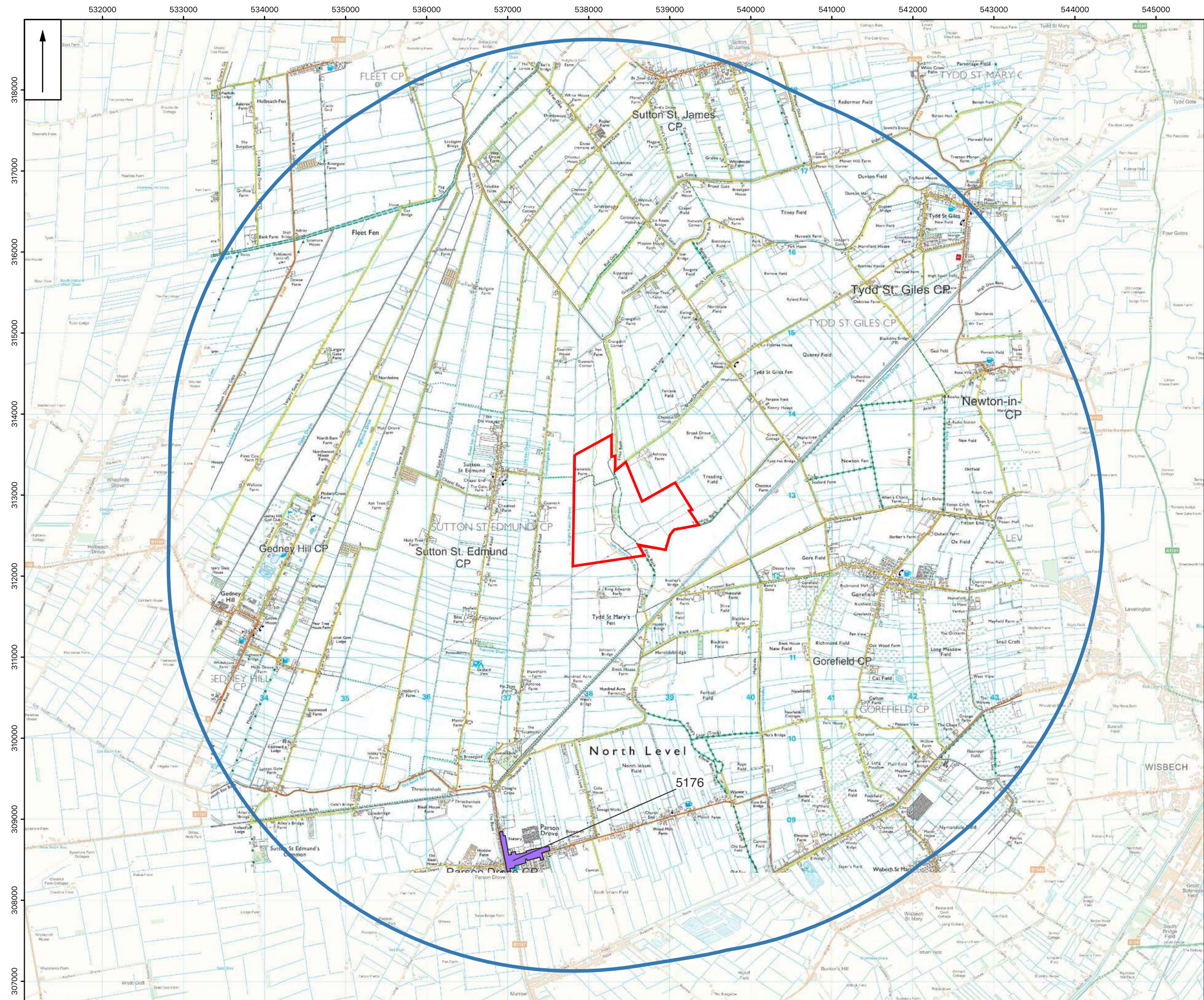
05001,0001,500

Scale @A3: 1:50000

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Figure 4a

Designated Heritage Assets (Listed Buildings, Scheduled Monuments)



Key:

Site Location

Conservation Areas

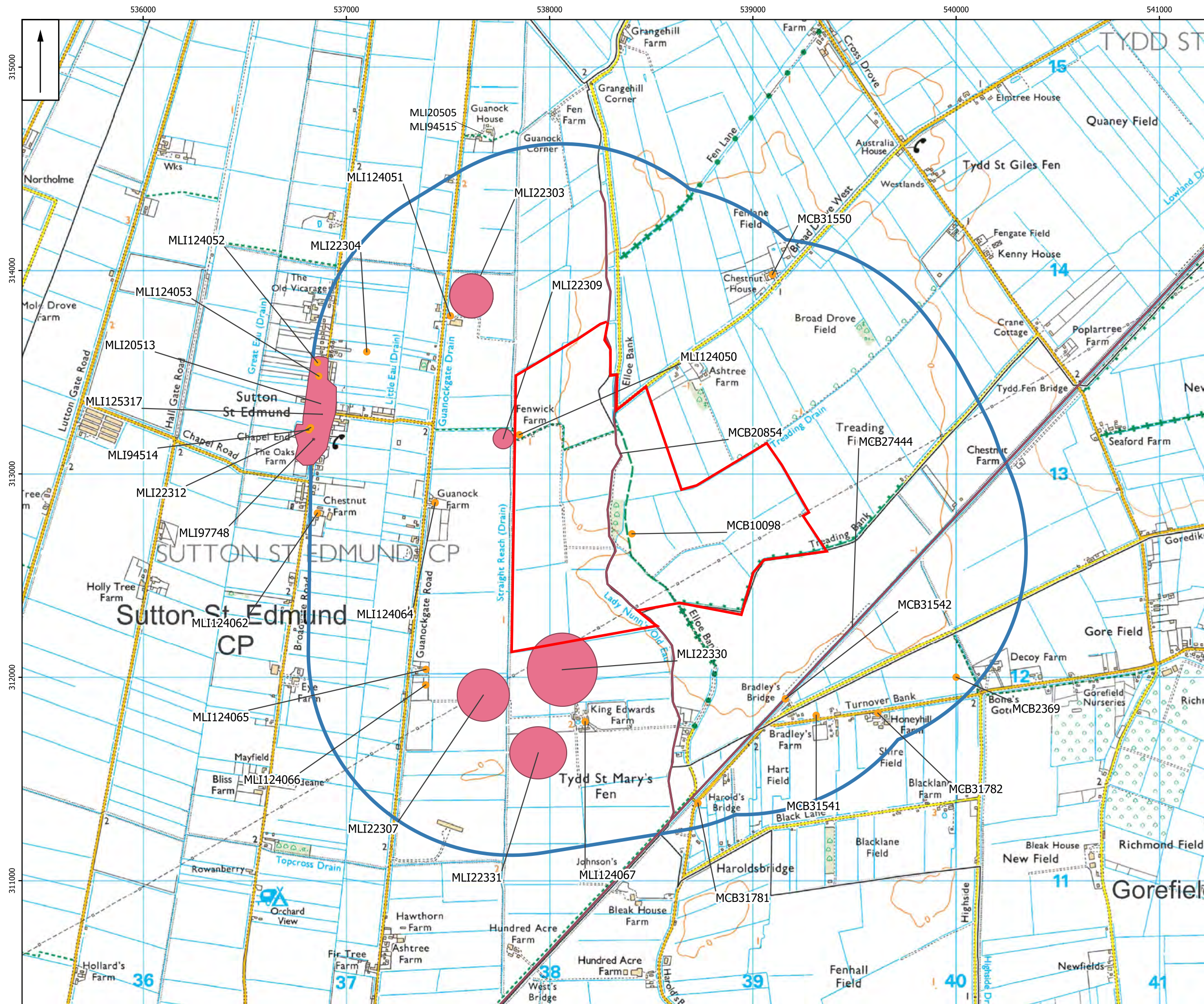
Study Area 5km

Scale @A3: 1:45000

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Figure 4b:
Conservation Areas

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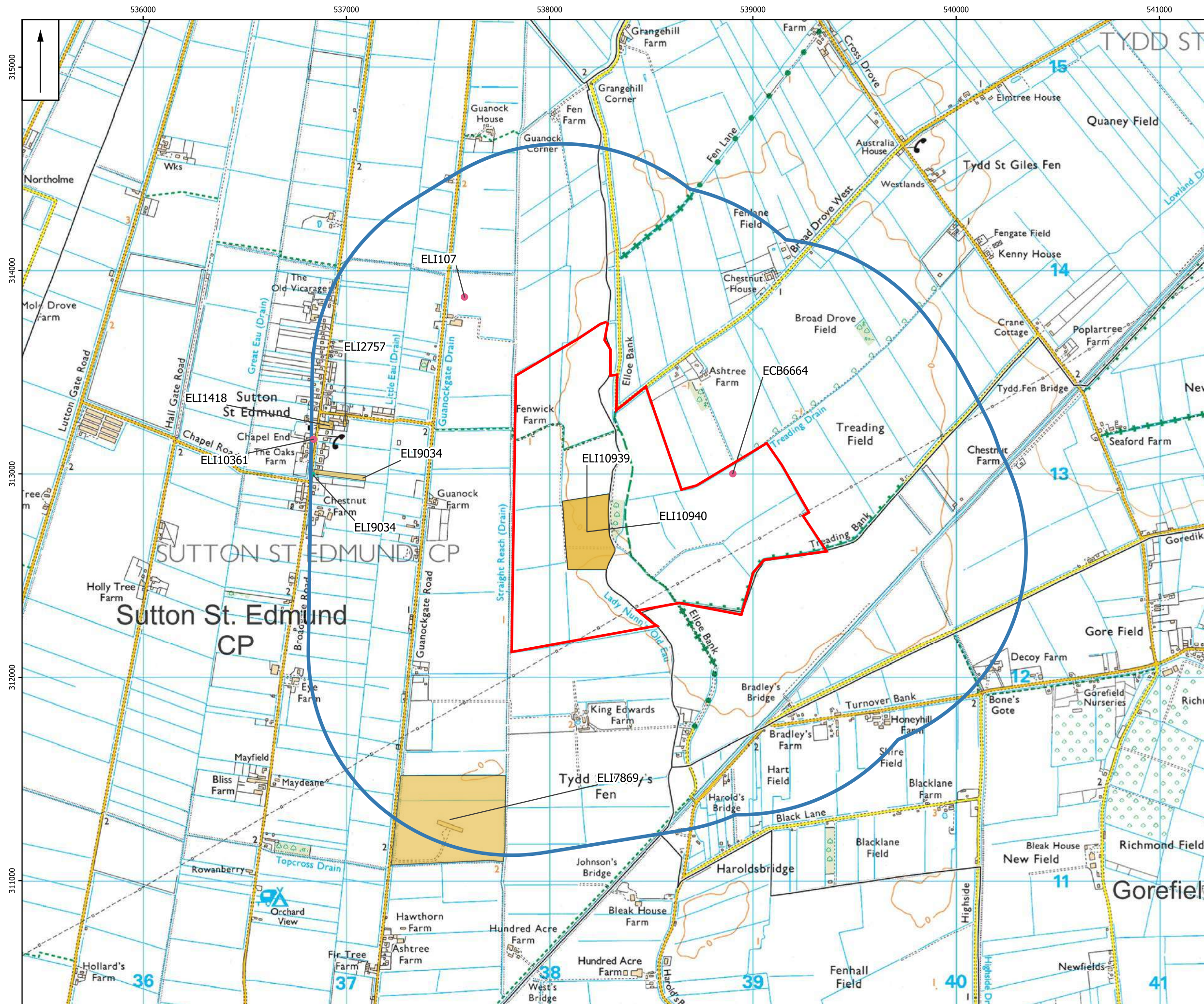
Key:

- Monuments (polygon)
- Monuments (point)
- Site Location
- Study Area 1km

0 200 400 600 m
Scale @A3: 1:18000



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Figure 5:
Non-designated Heritage Assets (Monuments)
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Key:

- Events (line)
- Events (point)
- Events (polygon)
- Site Location
- Study Area 1km

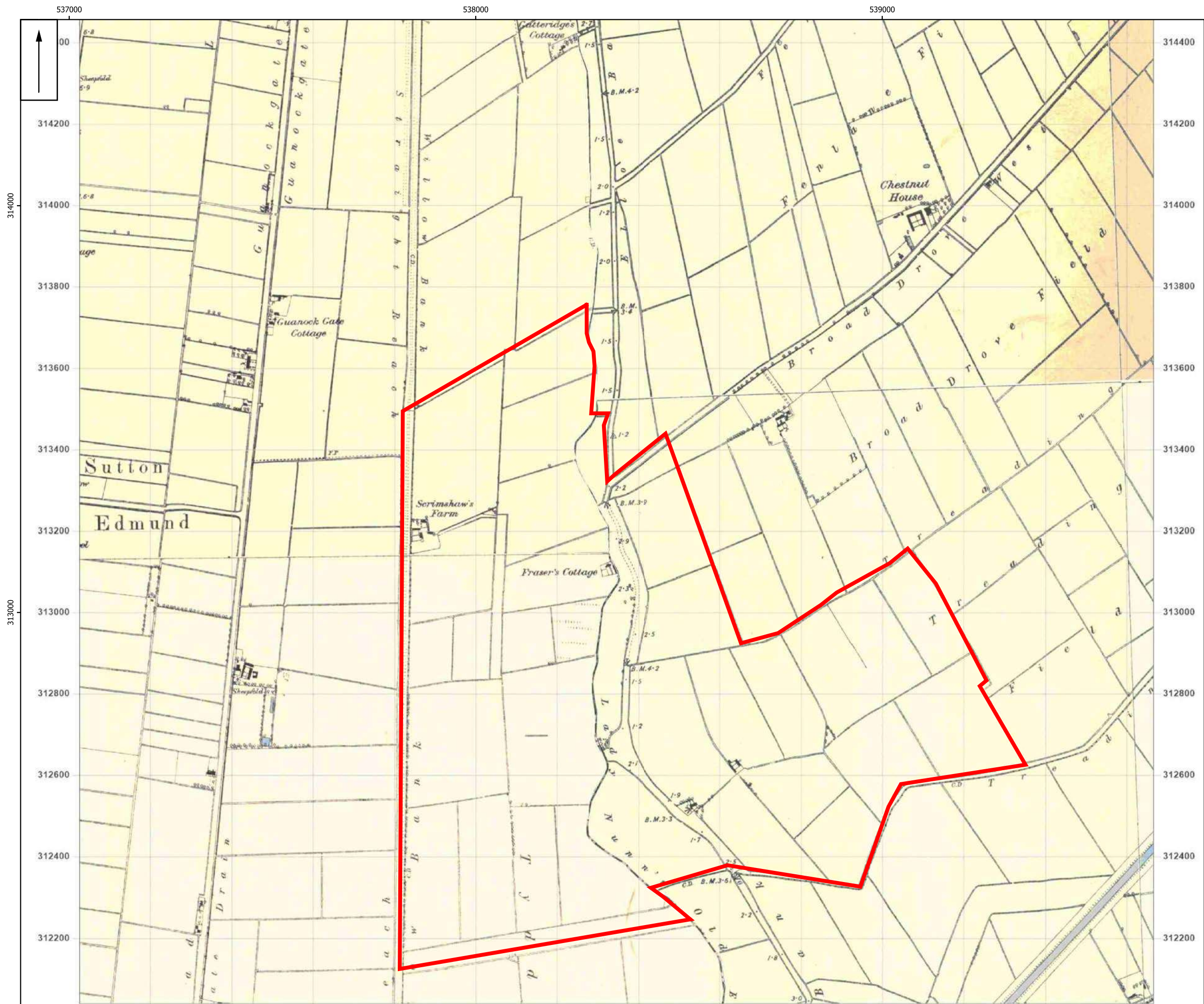
0 200 400 600 m
Scale @A3: 1:18000



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Figure 6:
Non-designated Heritage Assets
(Events)

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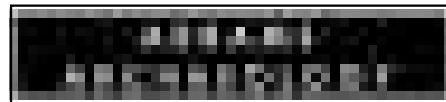


Key:

Site Location

0 100 200 300 m

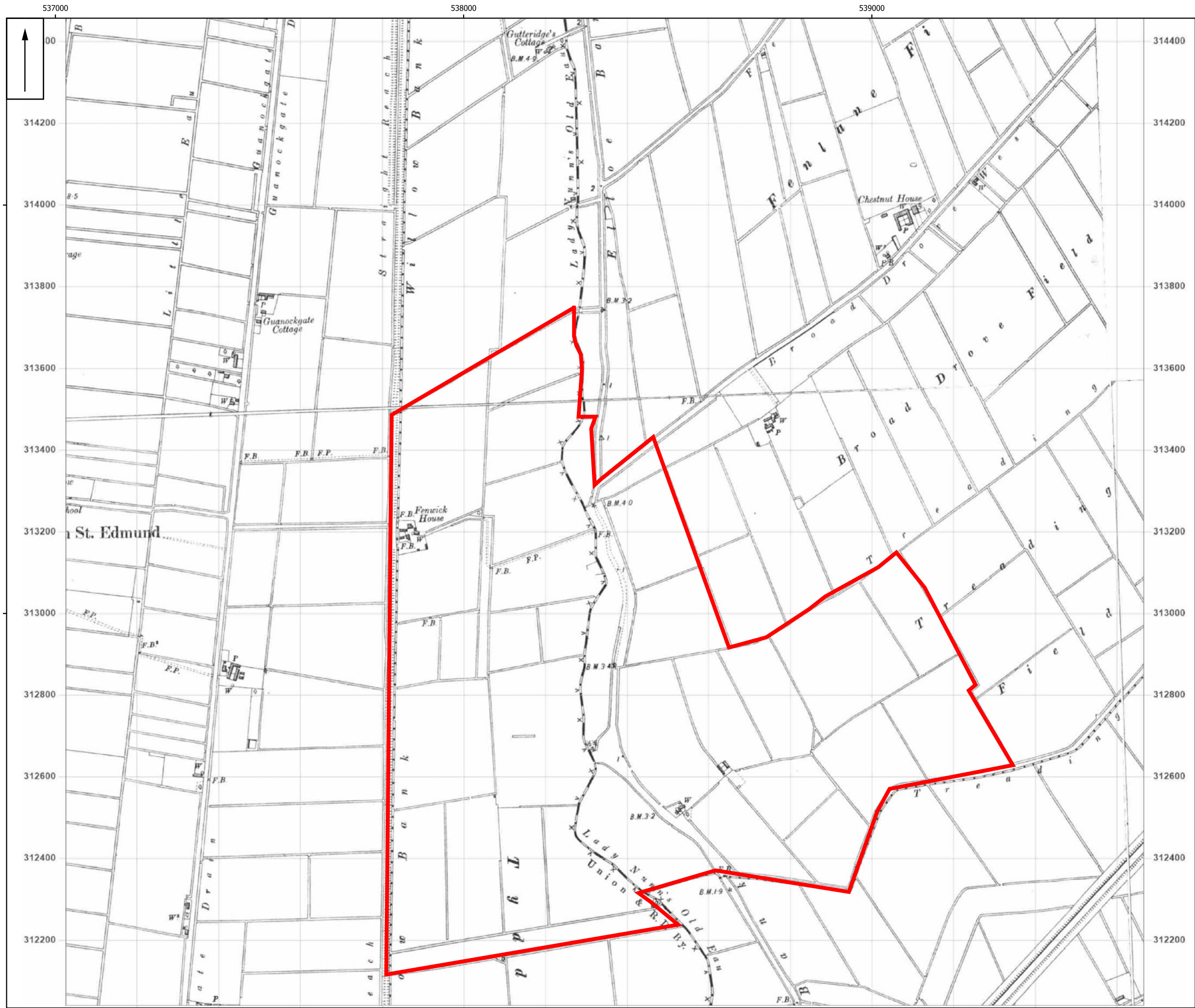
Scale @A3: 1:9000



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Figure 7

Ordnance Survey Map 1886-1887



Key:

 Site Location

0 100 200 300 m

Scale @A3: 1:9000

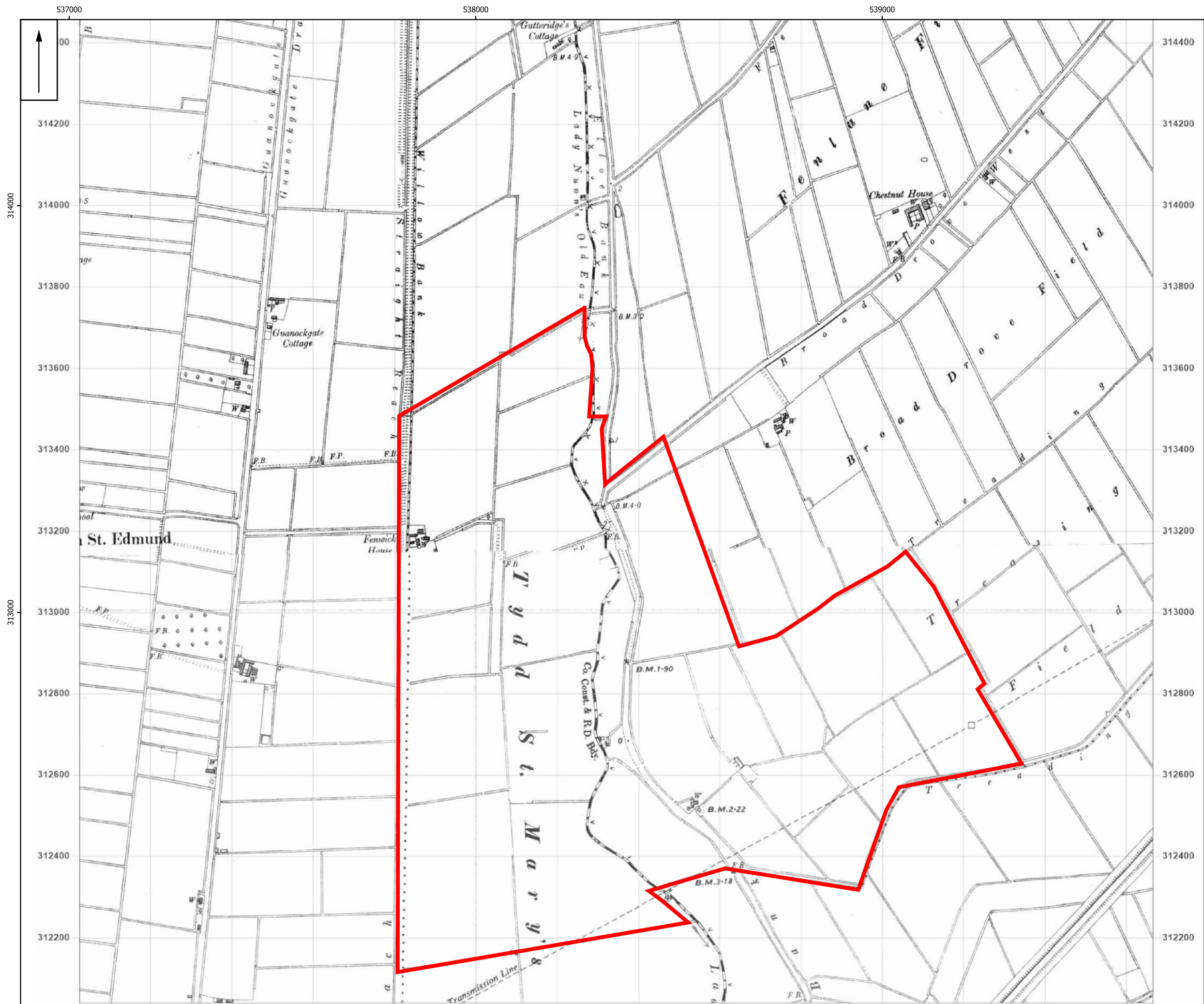


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Figure 8

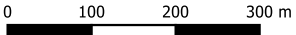
Ordnance Survey Map 1900

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Key:

 Site Location



Scale @A3: 1:9000

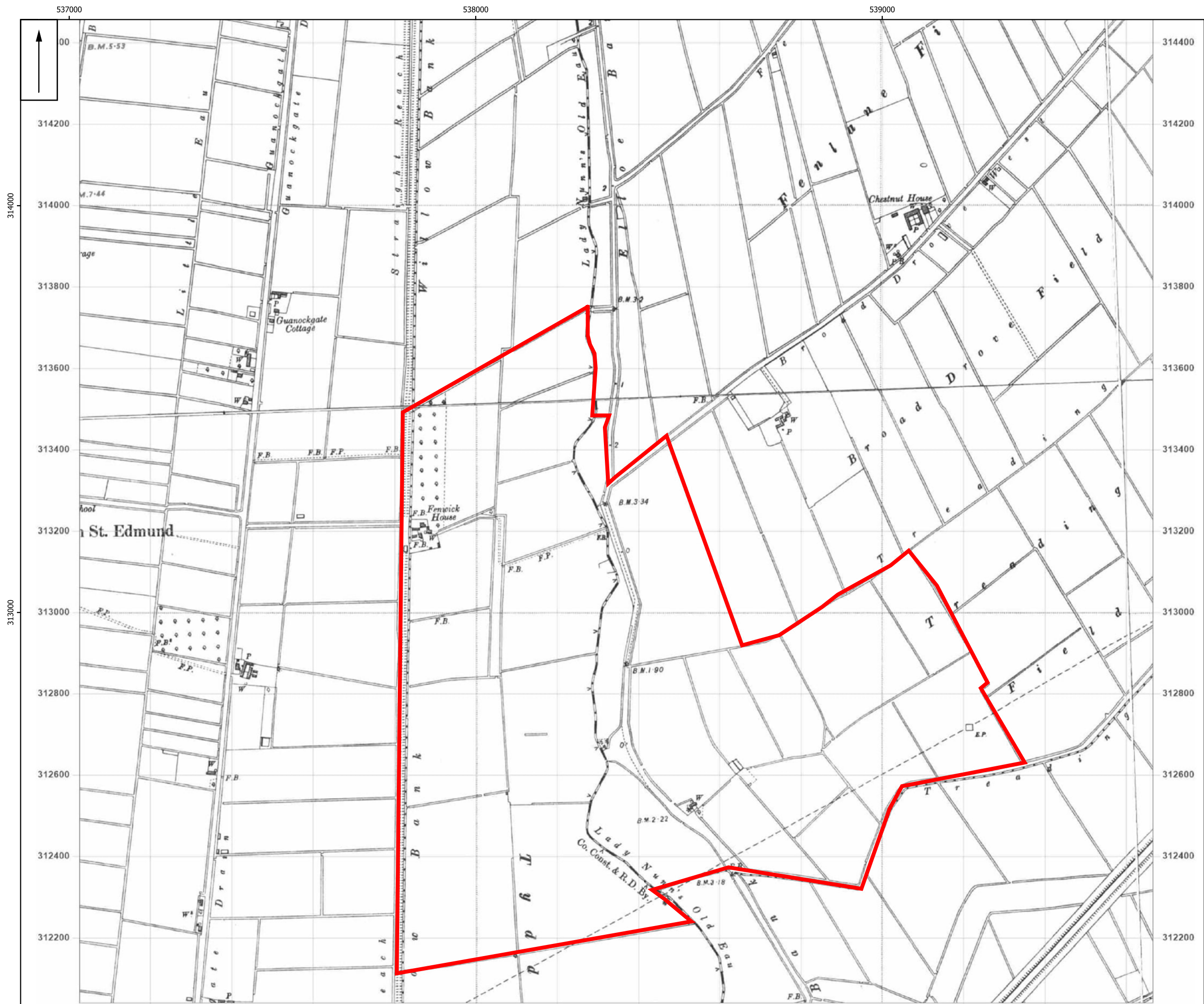


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Figure 9

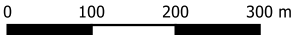
Ordnance Survey Map 1946

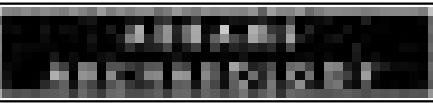
Project No.00001 | 30/9/2022 | Prepared By: ARTE-FACTS



Key:

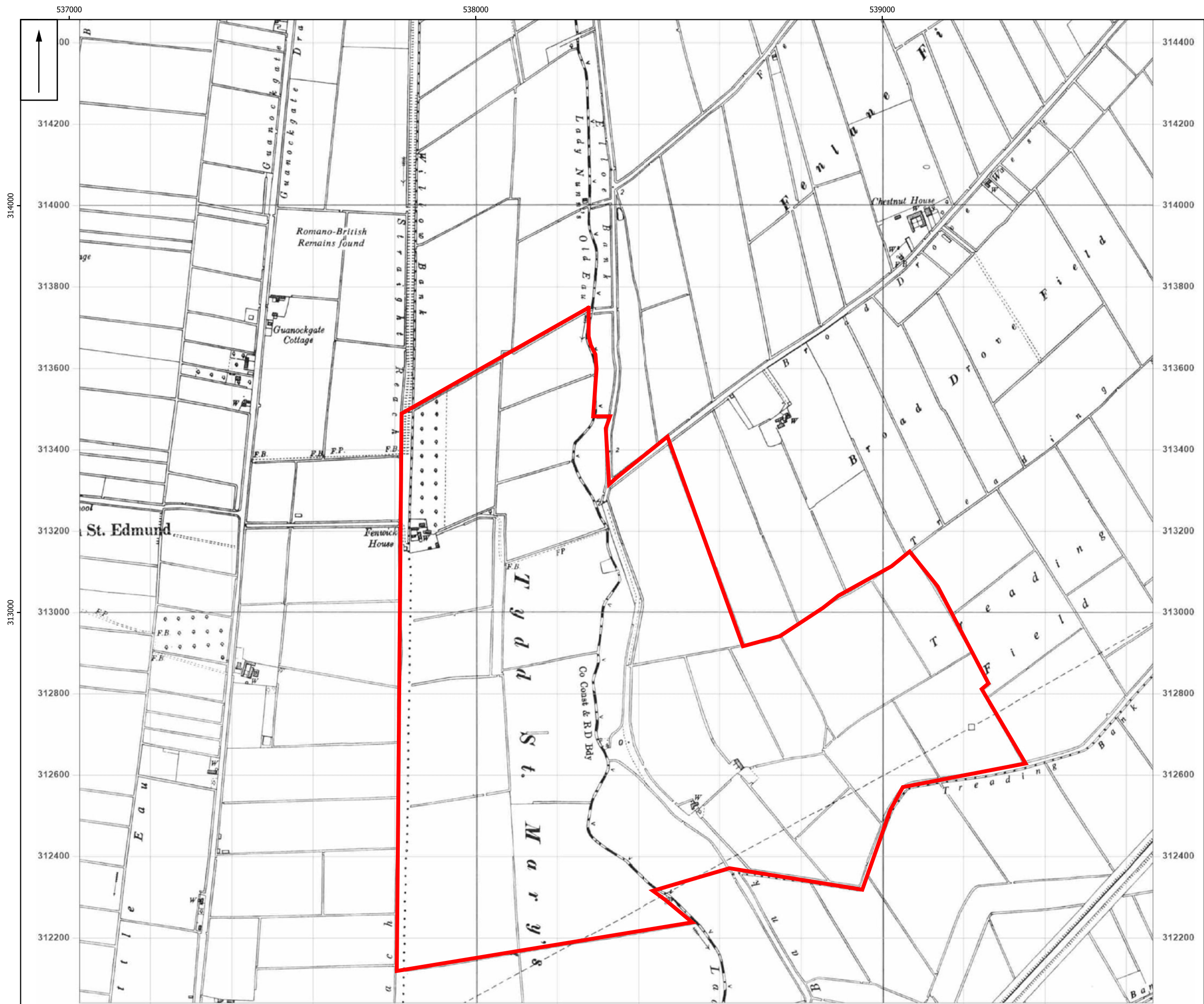
 Site Location


Scale @A3: 1:9000



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Figure 10
Ordnance Survey Map 1950

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Key:

 Site Location

0 100 200 300 m

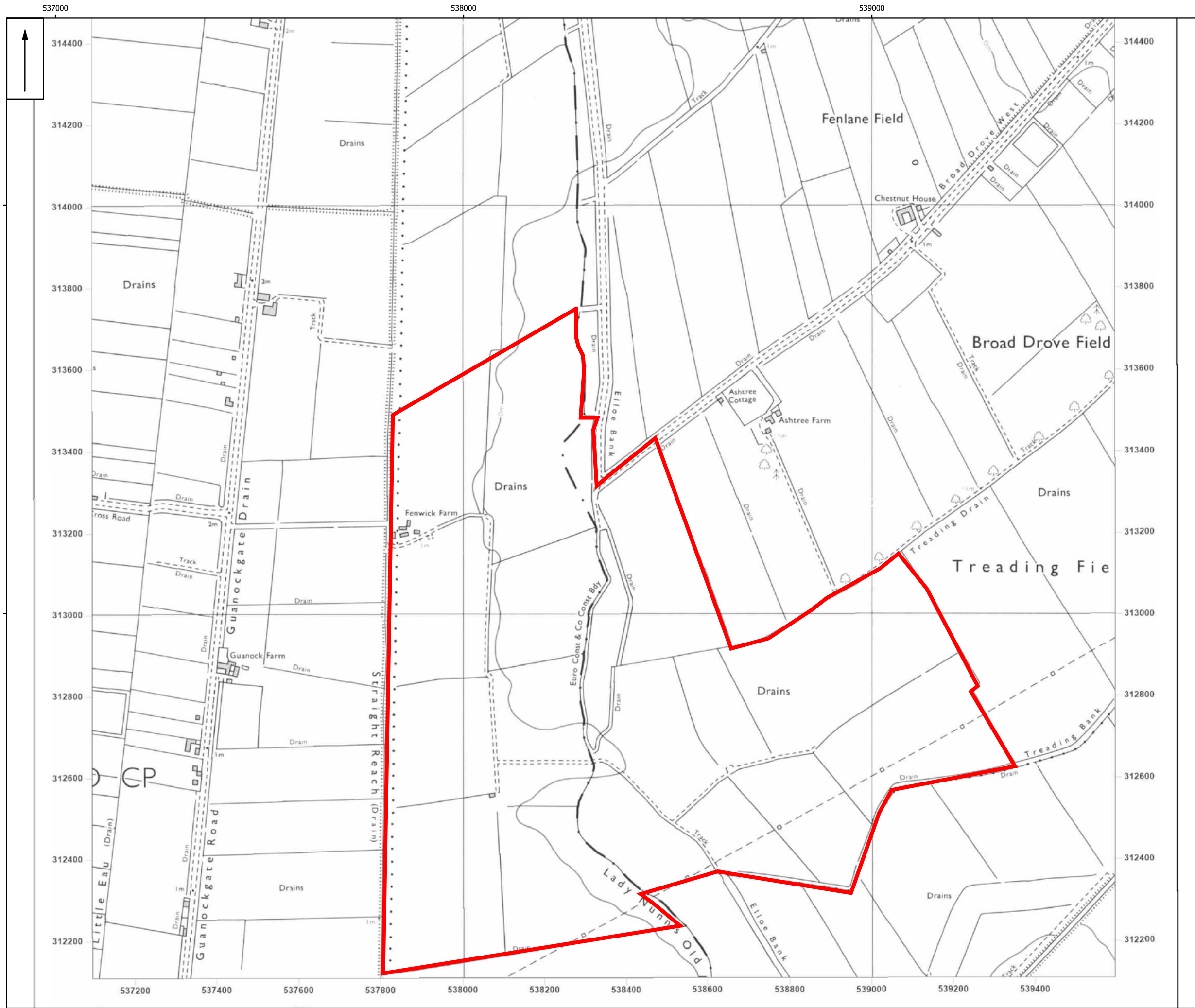
Scale @A3: 1:9000



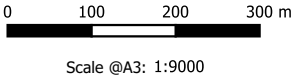
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Figure 11

Ordnance Survey Map 1959



Key:
 Site Location





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Figure 12

Ordnance Survey Map 1980

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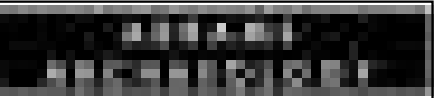


Key:

 Site Location

0 100 200 300 m

Scale @A3: 1:9000



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Figure 13

Ordnance Survey Map 2001

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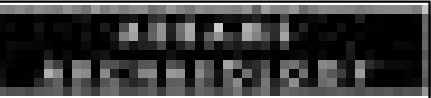


Key:

 Site Location

0 100 200 300 m

Scale @A3: 1:9000



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Figure 14

Ordnance Survey Map 2010

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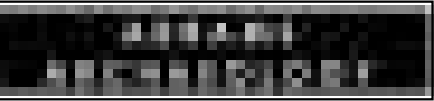


Key:

Site Location

0100200300 m

Scale @A3: 1:9000



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Figure 15
Ordnance Survey Map 2022