

Island Green Power UK Ltd

LULLINGTON SOLAR FARM

Heritage Statement

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EXECUTIVE SUMMARY

Lanpro has been commissioned by Island Green Power UK Ltd to produce a Heritage Statement to support proposals for a solar farm on land to the north of Lullington, Derbyshire. The proposed scheme will comprise the construction of a ground mounted solar farm with associated infrastructure. This Heritage Statement has been produced to inform and support the required planning application documents. The proposed development site (study site) is located to the north of Lullington village conservation area and its associated listed buildings. For full details of the proposed scheme the supporting planning application documents should be viewed.

This heritage statement considers the impact on 'above ground' heritage assets (buildings, structures and areas of heritage interest) within the study site, as well as the setting of designated assets. This HS does not consider buried heritage assets (archaeological remains) and the potential for unknown buried heritage assets within the study site. Heritage assets potentially sensitive to the proposals comprise:

- The Church of All Saints, a Grade II* Listed Building
- Churchyard walls and gates to All Saints Church, a Grade II Listed Building
- Village Hall, Lullington, a Grade II Listed Building
- Lady Leys Farmhouse, a Grade II Listed Building
- Woodfields Farmhouse, a Grade II Listed Building
- Raddle Farmhouse, a Grade II Listed Building
- Lullington Conservation Area
- Grafton House, an unlisted building of local heritage interest

It has been concluded that the proposed scheme will result no meaningful harm to the significance of any designated heritage assets. Only three designated heritage assets will experience a perceptible change to their wider contextual setting, these are the Church of All Saints, Lady Leys Farmhouse and Lullington village conservation area. These will see a partial change to their landscape context which will result in negligible harm to their significance through changes within their wider setting. One non-designated building, Grafton House, is likely to experience a more recognisable level of change to its wider landscape setting, but not its immediate setting. Proposed mitigation will reduce this effect resulting in no appreciable harm to its significance.

As a result, it is concluded that the proposed development will result in minimal to no harm to the significance of both non-designated as well as designated heritage assets. It is therefore concluded that the proposal is in accordance with relevant national and local heritage policy and legislation.

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Lanpro has been commissioned by Island Green Power UK Ltd to produce a Heritage Statement (hereafter HS) in support of proposals for a solar farm on land to the north of Lullington, Derbyshire (National Grid Reference NGR centred at SK 24898 13830; Figure 1).
- 1.1.2. The proposed scheme will comprise the development of a ground mounted solar farm including associated infrastructure: inverters, transformer, DNO cabinet, control room and CCTV cameras.'

1.2 SCOPE

- 1.2.1. This HS provides a baseline assessment of known designated above ground heritage assets (buildings, structures and areas of heritage interest) within or immediately adjacent to the area of proposed development (hereafter the study site). A 1km search area beyond the boundary of the study site has been used to inform the production of this HS. The size of the search area has been determined based on the prevailing site circumstances, the nature of the proposed development and professional judgment, as suitable for determining the potential impact of the proposed development on the heritage resource within the study site and surrounding area. It is therefore consistent with paragraph 189 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.2.2. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest. The HS provides a heritage impact assessment of the proposed development. Where relevant, it also considers the contribution of setting to asset significance and the impact of the proposals upon this, for designated assets within and beyond the study site. Buried heritage assets (archaeological remains) are not addressed.

1.3 AIMS AND OBJECTIVES

- 1.3.1. The aim of this heritage statement is to assess the impact of the proposed development and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a future planning application. The aim is achieved through six objectives:
- identify the presence of any known or potential heritage assets that may be affected by the proposals;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;
 - determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
 - assess the likely impacts upon the significance of the assets arising from the proposals,

- assess the impact of the proposed development on how designated heritage assets are understood and experienced through changes to their setting; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 PLANNING FRAMEWORK

2.1 STATUTORY PROTECTION

- 2.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority.
- 2.1.2. The following section sets out the legislative and planning policy context for the Proposed Scheme, including national and local planning guidance.
- 2.1.3. The applicable legislative framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.

LISTED BUILDINGS AND CONSERVATION AREAS

- 2.1.4. *The Planning (Listed Buildings and Conservation Areas) Act 1990* (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect listed buildings and conservation areas.
- 2.1.5. Section 1 of the P(LBCA) Act defines a 'listed building' as a 'building which is for the time being included in a list compiled or approved by the Secretary of State under that section. For the purpose of the Act any object or structure fixed to the building, which, since on or before 1 July 1948, has formed part of the land and is comprised within the curtilage of the building is treated as part of the building. 'Building' is defined as including any structure or erection and any part of a building'.
- 2.1.6. Any decisions relating to Listed Buildings and their settings and conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 2.1.7. Section 66 places a responsibility upon the decision maker in determining applications for planning permission for a Scheme that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; and Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 2.1.8. As far as Section 72 is concerned, it has been established by the Courts that development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

- 2.1.9. Section 1 of the 1990 Act also imposes a duty on the Secretary of State to compile or approve a list or lists of buildings of special architectural or historic interest as a guide to the planning authorities when carrying out their planning functions. Alongside the 1990 Act the Government has also produced guidance on the Principles of Selection for Listing Buildings (DCMS 2010). The statutory criteria for listing are the special architectural or historic interest of a building. Many buildings are interesting architecturally or historically, but in order to be listed, a building must have “special” interest.
- 2.1.10. Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:
- Grade I buildings are of exceptional interest;
 - Grade II* buildings are particularly important buildings of more than special interest;
 - Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.1.11. In addition to the statutory criteria for listing – architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest.
- 2.1.12. **Age and rarity.** The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:
- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
 - from 1700 to 1840, most buildings are listed;
 - after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
 - particularly careful selection is required for buildings from the period after 1945;
 - buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.
- 2.1.13. **Aesthetic merits.** The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.
- 2.1.14. **Selectivity.** Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State’s policy is to list only the most representative or most significant examples of the type.

- 2.1.15. **National interest.** The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.
- 2.1.16. **State of repair.** The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

- 2.2.1. The Government issued the revised National Planning Policy Framework (NPPF) in July 2018 (DCLG 2018). The supporting Planning Practice Guidance (DCLG 2014) will, where necessary, be updated in due course to reflect changes to the National Planning Policy Framework. The NPPF recognises that heritage assets are an irreplaceable resource (para 184) and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 2.2.2. In determining applications paragraph 189 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.2.3. Section 16 Conserving and enhancing the historic environment, paragraphs 184 to 202 address the impact of a proposed development on the significance of designated and non-designated heritage assets:

Para 193. 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.

Para 194. 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.

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that

will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 197. 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.

Para 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

2.2.4. Section 12 Achieving well-designed places, paragraphs 124 to 132, outlines the Government's policy regarding design. It emphasises that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

2.2.5. Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.2.6. The web-based National Planning Policy Guidance (<http://planningguidance.communities.gov.uk/>) provides supporting information in respect of planning at the historic environment but no additional policy for archaeology to that set out in the NPPF.

2.3 LOCAL POLICY

2.3.1. Following the Planning and Compulsory Purchase Act 2004, local Planning Authorities were required to replace county level structure plans and district level local plans, and unitary development plans (UDPs), with a new system of Local Development Frameworks (LDFs). These are a portfolio of local development documents, now more commonly referred to as the 'Local Plan' or 'Local Development Plan'. In some cases, UDP policies may be either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

2.3.2. The Adopted Local Plan for South Derbyshire comprises the following documents:

- The Adopted Local Plan Part 1 (June 13, 2016). This document sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire.
- The Local Plan Part 2 (November 2, 2017). This document proposes non-strategic housing allocations and detailed development management policies.

2.3.3. The following local plan policies are considered to be of particular relevance to this heritage statement:

Cultural Heritage

Policy BNE2: Heritage Assets

A. Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.

These assets include:

- i) Conservation Areas
- ii) Scheduled Monuments
- iii) Listed buildings
- iv) Registered historic parks and gardens
- v) Undesignated heritage assets on the local list

B. Particular attention will be paid to:

- i) the heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways;

ii) the complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages.

iii) the industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.

C The Council will promote the respect for, and protection and care of, the historic environment by:

i) developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.

ii) considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.

iii) periodic production and updating of conservation area appraisals and management plans.

iv) measures to tackle heritage “at risk”, including service of urgent works and repairs notices where necessary.

D. The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area. The District Council will also seek opportunities to improve public access to existing heritage features associated with new development schemes.

Landscape

Policy BNE4: Landscape Character and Local Distinctiveness

A. The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.

B. Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and cannot be satisfactorily mitigated will not be permitted.

C. In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.

D. Within the National Forest Area developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in the National Forest Landscape Character Assessment both within the design of the scheme and in the incorporation of woodland planting and landscaping.

E. The Council will seek to protect soils that are 'Best and Most Versatile', (Grades 1, 2 and 3a in the Agricultural Land Classification) and wherever possible direct development to areas with lower quality soils.

3 METHODOLOGY AND SOURCES

3.1 DESK-BASED ASSESSMENT

- 3.1.1. This heritage statement has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2018) and to standards specified by the Chartered Institute for Archaeologists (CifA Dec 2014a, 2014b) and Historic England (HE 2017a, HE 2017b). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013).
- 3.1.2. The table below provides a summary of the key data sources that contribute in the production of this heritage statement. Occasionally there may be reference to assets beyond the study site or surrounding search area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1 – Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets.	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks & gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Planning policy, supporting supplementary planning guidance (SPGs) & policy data.	For example, conservation area character appraisals, & local plan documents.
Local Record Office / Archives	Historic maps, plans, & documentary sources.	The local record office or archives are the repository for historic maps & plans, as well as written materials from a great variety of independent local organisations, including churches & schools, prominent families & their estates, businesses, solicitors' offices & private individuals.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology & impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service.	Many key documentary sources, such as the Victoria County History, the Survey of London, & local & specialist studies are now published on the web & can be used to inform the archaeological & historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.

Source	Data	Comment
The client	Planning data	Drawings of the existing and proposed.

- 3.1.3. Figure 1 shows the location of known historic environment features within the study site and search area, as identified by the sources above, the site visit, or during the course of research for this heritage statement. These can be identified by their associated reference number (**A1**, **A2**, etc.), which maybe cross referenced to relevant sections in the text. Where there are a considerable number of listed buildings in the search area, only those within the vicinity of the study site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study.

3.2 SITE VISIT

- 3.2.1. A site visit was carried out on the 06/03/2019. The site visit was undertaken in order to ascertain the baseline conditions relevant to the production of this heritage statement. This included, for example: topography, existing buildings/ landscape features/ planting, and sources of disturbance. It also included a walkover inspection of the area around the study site in order to assess the contribution of the wider character and setting to the significance of the study sites heritage interest and whether the proposed development will affect the heritage significance of assets beyond the study site. Access to certain sections of the study site/ buildings was not possible due to restricted / private access. The condition for the site visit were overcast and rainy, interspersed with bright breaks in the cloud cover.

3.3 ASSESSING HERITAGE SIGNIFICANCE

- 3.3.1. The NPPF defines significance as ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.’
- 3.3.2. Historic England’s *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. A revised consultation draft of *Conservation Principles* published by Historic England in November 2017 adopts the values terminology of the NPPF.
- *Historic Interest*: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.
 - *Archaeological Interest*: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
 - *Architectural and Artistic Interest*: derives from a contemporary appreciation of an asset’s aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

- 3.3.3. These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. There is no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case by case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage assets significance.
- 3.3.4. In relation to a recognised heritage asset, the production of this heritage statement takes into account the contribution which the historic character and setting makes to the overall significance of the asset.

3.4 ASSESSING THE CONTRIBUTION OF SETTING

- 3.4.1. In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.
- 3.4.2. Setting is the way in which the asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 3.4.3. Guidance produced by Historic England (HE 2016) and the Landscape Institute and Institute of Environmental Management and Assessment (2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:
- *Step 1: asset identification.* The NPPF requires an approach that is proportionate to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no historic links and/or views to/from the site.
 - *Step 2: assess the contribution of setting.* This stage assesses how setting contributes to the overall significance of a designated asset.
 - *Step 3: assess change.* This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, designation would rarely be downgraded (e.g. from II* to 'II due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (i.e. substantial harm, less than substantial harm or no harm).
 - *Step 4: mitigation.* This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
 - *Step 5: reporting.* Making and documenting decisions and outcomes. This reports the assessment of effects.
- 3.4.4. The production of this heritage statement has taken into account the physical, historic and sensory surroundings of the asset, in order to understand the contribution 'setting' makes to the heritage significance of

the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

3.5 DEFINITION OF HARM

3.5.1. Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 195 of the NPPF states that:

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

3.5.2. Paragraph 196 of the NPPF states that:

‘Where a development proposal would 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 proposals...’

3.5.3. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

3.5.4. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

3.5.5. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

3.5.6. With regards to non-designated heritage assets the NPPF does not apply the substantial harm test and it is clear that no additional weight is given to non-designated heritage assets but that a balanced judgement will be required with regard to the scale of harm and the significance of the heritage asset.

4 BACKGROUND

4.1 SITE LOCATION AND CONTEXT

- 4.1.1. The study site comprises approximately 67.1ha of arable land, to the north of Lullington, South Derbyshire, centred at NGR SK 24898 13830; Figure 1). The land gently undulates, the western boundary at a height of approximately 80-83m above Ordnance Datum (aOD), rising and falling west to eastwards. The eastern boundary of the study site is located approximately 92m at its northern extent, falling to approximately 81m at its southern extent.
- 4.1.2. It consists of a number of arable fields, the majority of which were planted with a young crop, although a small number of fields have been left fallow. An unnamed road forms the western boundary of the study site. Lullington Road divides the study site, the majority of which is located to the east of this road. A second unnamed road forms the eastern boundary of the study site. Further agricultural fields surround the study site. A number of power lines and a public right of way cross the study site.
- 4.1.3. The nearest settlement is the village of Lullington c425m to the south of the study site's southernmost boundary; Coton in the Elms, a small settlement c994m to the north of the study site's northern boundary; Edingale c2,270m to the south-west of the study site's southwestern most boundary, and the village of Netherseal c3,152m to the east of the study site's south-eastern most boundary.
- 4.1.4. The study site extends west-east across two distinct land parcels, divided by intervening roads.
- 4.1.5. The western parcel of land is roughly rectilinear in shape and located within a triangular block of land formed between the Edingale to Coton-in-the-Elms road along its western boundary and the Lullington Road along its eastern boundary, both of which meet at a junction to the north of the study site. A small road extending west-east that connects these two roads together just north of Lullington forms the southern end of this triangular block of land. The study site land parcel itself is formed of a number of fields with boundary hedging, and gently undulates as it rises from west to east from between 82 to 85m at its northern end to between 80m to 90m at its southern end. Its northern boundary runs along a line of hedging which also forms the parish boundary line. The southern boundary is again formed by a largely west-east field boundary with hedging. A number of small stands of woodland and ponds (extraction pits) are also located within the study site. The Lullington Road is hedged to either side, with established trees dotting its course and small blocks of woodland plantation edging its western side towards the village of Lullington. The village itself is largely hidden from view by planting, topography and the direction of the road until the boundary hedging to the study site's southern boundary is reached and views of the eastern side of the village and farm shedding immerse, the road alignment shifts slightly east as it progressed south opening up views that include the church tower and spire amidst planting/ trees at the very western edge of the settlement.
- 4.1.6. The eastern parcel of land is bounded by the Lullington Road on its west and the north-east to south-west aligned road to Botany Bay to the east. To the north the study site is bounded by hedging extending along the parish boundary, and to the south by field boundaries, associated hedging and groups of trees located around

historic extraction pits. The land parcel again consists of undulating land divided by hedged rectilinear field boundaries. The western central section of the study site is slightly elevated at between 87m to 90m, as is the north-eastern corner of the land parcel at c90m. The land then drops in height towards the central southern section of the study site as it drops to the Botany Bay road, at c86m to 81m in its south-eastern corner.

4.2 CONDITION AND USE

- 4.2.1. The study site is currently undeveloped and forms part of a large intensively farmed arable field complex, incorporating rectilinear field boundary hedgerows, small pockets of woodland and a number of probable marl pits, now wooded and containing standing water.
- 4.2.2. The dominant land use surrounding the study site is agricultural – largely arable with some pasture towards the village of Lullington.
- 4.2.3. Photographs of the current site conditions can be found in the appendix.

4.3 HISTORICAL CONTEXT

- 4.3.1. This section provides an overview of the study site and the historical background relevant to an understanding of its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.
- 4.3.2. The origins of the name Lullington come from Lullitune (first mentioned in Domesday in 1086), which is derived from “Lulla’s farm”. During the 18th century there had been some consolidation of local farms to create a reduced number of farms with larger acreages in compact blocks. In the early 19th century one of the largest farms in Derbyshire, at 603 acres, was held by Mr Thomas Moore of Lullington (Farey Vol. 2 1813).
- 4.3.3. From the early 12th century until 1837 the Gresley family owned the manor of Lullington. Several younger sons of the Gresley family occupied the manor house during the 16th and 17th centuries but after about 1700 the family no longer resided in the village and the manor house was let out as a tenanted farm like the rest.
- 4.3.4. Sir Roger Gresley (lord of the Manor of Lullington and 8th Baronet of Drakelow) inherited the estate in 1808, at the age of nine. He sold off many of his estates to finance his extravagant lifestyle and, when he died in October 1837, he had a number of outstanding debts. The 1,822-acre Lullington estate was sold to pay off some of his debts. It was bought by Charles Robert Colville, a local gentleman of only 22 years of age, the son of a Derbyshire family who lived at Duffield Hall.
- 4.3.5. There was a moated site in Lullington, although there has been much confusion over this and there are several accounts stating that it was located near Lullington Hall. A plan of 1824 clearly shows the moat as a T-shaped feature pertaining to the rectory or parsonage (now Lullington House). It was partially filled in when Lullington Court was built in 1964.
- 4.3.6. When Charles Robert Colville bought the estate from the Gresley family the old manor house had long since been no more than a superior farmhouse. It is generally accepted that it was the Colville family who began to build a new and imposing hall on the south side of the village near the present cricket ground. However, there

appears to be no documentary evidence whatever to establish the date of this ambitious building project, which was abandoned at an early stage following the levelling of garden terraces and retaining walls.

- 4.3.7. It is equally plausible that the Gresley family had planned the new house prior to Sir Roger Gresley's sale of the estate in the late 1830s, which would explain its abandonment. The clearest clue to this possibility is the diversion of the road from Lullington to Edingale in 1832. The old route passed directly in front of the new house site and would have severely compromised its privacy and amenity. A new stretch of road, the present route, was laid out past the church and the old route was closed. This may have been done simply to rationalise the road layout and make it more convenient, but it could also have been done in preparation for building the new house. Whatever the reason, the new house was abandoned and the Colville family adapted the old hall on the north side of the village as their home instead.
- 4.3.8. Comparison of an 1824 Gresley estate survey with the 1880 Ordnance Survey confirms that the appearance of the village changed drastically during the 19th century when there was a systematic process of reconstruction and reinvestment in the village, most of it carried out by the Colville family. This was rather perfunctorily summarised in Bagshaw's Trade Directory of 1846, as: "The village has been considerably improved within the last few years".
- 4.3.9. The road layout remained largely the same as it had been in the medieval period, but the village and buildings seen today are largely a 19th century creation. There are one or two exceptions, dating possibly from the mid-late 18th century. The oldest and most prominent survivor of a previous era, which was demolished in 1964, was a row of eight timber framed and thatched cottages adjacent to the Colville Arms. These were probably typical of the 17th century cottages that would have once dominated the village. This row was replaced with the group of Council-owned cottages known as 1-4 Colville Close.
- 4.3.10. New cottages were built between 1824 and 1880, such as the semi-detached pair on the north side of Dag Lane (Creamery Cottage and South View). Another example, Aubretia Cottage, Rose Cottage and Victoria Cottage, is a row of three dwellings built in 1831 by the Gresley Estate. They are built in a typical "cottage orné" style, where the identity of the three was disguised to look like one large cottage.
- 4.3.11. Bagshaw's Directory of 1846 states that "Lullington parish contains the townships of Lullington and Coton-in-the-Elms, which together have 2,919 acres of land, and 653 inhabitants". The population of the parish in 1801 was 245 and had more than doubled by 1831 to 548. The land was described in 1846 as "light but rich, particularly celebrated for the excellent quality of its cheese".
- 4.3.12. The mid to late 19th century saw considerable demolition within the village and replacement. Further demolition during the 20th century occurred as well as the construction of new housing in the north-eastern side of the village, along Main Street, at Colville Close, and further north-west along Lullington Road.
- 4.3.13. The study site itself is located to the north of the village of Lullington. The tithe apportionment map of 1846 records that the land formed part of plot 1, with the landowner recorded as Charles Robert Colville Esquire M P, and the occupier as Charles Robert Colville Esquire and His Tenants. The tithe map records the layout of roads, with the village located to the south. The study site itself is recorded extending across three large fields

divided by the Lullington Road to Coton in the Elms, and to the west of this the road from Coton in the Elms to Edingale, with the two roads meeting to the north of the study site, before splitting as they run south with one large field recorded between. To the west the study site extends into a further large field which meets the boundary with the parish of Edingale. To the east of the Lullington Road to Coton in the Elms the study site extends east across a further large open field until it meets a road the folks of the road to Netherseal in the south, and heads north-east to Botany Bay. No field divisions are recorded.

- 4.3.14. During the early 19th century began on the creation of Lullington Park with the removal of hedgerows from former agricultural land. The earliest part of the park, on the south side of the road to Edingale, was laid out to form a setting for a proposed new hall in the 1830s, but the building project was abandoned in its early stages.
- 4.3.15. The Colvile family, who bought Lullington in 1837, made their home at the Old Hall further north in the village, but the farmland west of their house was not converted into parkland until the late 19th century. The early phase of the park did not revert to agriculture. Instead, it became an adjunct of the late 19th century parkland adjoining it to the north side. The result was a somewhat disjointed parkland straddling both sides of the road to Edingale, and also extending northwards to straddle both sides of Coton Lane. The 1884 OS map (Figure 2) does not record the park, which does not appear to have become more formally recognised as a parkland until later. The map does however record the village layout to the south of the study site and associated roads. The study site itself is made up of a number of largely rectilinear / sub-square fields and associated partially treed field boundaries. A number of small sub-circular/ rectilinear ponds are also recorded as well as a small rectilinear plantation on the western side of the Lullington Road. The first map to record the extent of Lullington Park is the 1902 OS map (Figure 3). This records the park extending along the western side of the village from the north of the lane leading to the Edingale and Coton in the Elms road of Lullington Road, and to the south of the village beyond the Edingale Road and Fox Covert.
- 4.3.16. The maximum extent of the park is shown on the 1923 Ordnance Survey. It took within its boundary several large fields previously known as the Great Woollen, Middle Woollen and Lower Woollen, whose names live on in the name of Woollens Plantation.
- 4.3.17. Today the southern part of the park is dominated by the cricket pitch that was first founded as Lullington Park Cricket Club and established on this site in 1881. A series of terraces exist to the west of the cricket pavilion, with a coursed stone wall separating them from the open countryside and parkland beyond. The structure of these terraces indicates an ambitious scheme for a terraced garden, designed to sit beyond the building platform for a new house, which would overlook the panoramic views to the south-west.
- 4.3.18. The northern part of the park lies to the immediate south of the study site to the north of the lane leading to the Edingale and Coton in the Elms road from Lullington Road and has today been reverted back to arable production. It does however still retain to small blocks of woodland associated with the earlier park.
- 4.3.19. In addition to the above, it is understood that a public footpath leading south from Coton-in-the-Elms to Lullington, was once used, prior to Coton acquiring a church of its own, to transport the dead by foot from Coton-in-the-Elms to Lullington. This coffin route, or procession way, was named the corpse road. It leads

north from Lullington though the study site before entering woodland to the south of Coton where it joins a hawthorn-lined, raised section, known as the 'Devil's Arches'.

5 STATEMENT OF SIGNIFICANCE

5.1 SUMMARY OF HERITAGE ASSETS

- 5.1.1. This Heritage Statement has been informed by a 1.0 km search area beyond the study site boundary. The size of the search area has been determined based on the prevailing site circumstances, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 189 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.1.2. The study site contains no designated heritage assets.
- 5.1.3. The following seven designated heritage assets have been identified within a 1 km radius of the study site:
- Lullington village conservation area
 - The Church of All Saints, a Grade II* Listed Building
 - Churchyard walls and gates to All Saints Church, a Grade II Listed Building
 - Village Hall, Lullington, a Grade II Listed Building
 - Lady Leys Farmhouse, a Grade II Listed Building
 - Woodfields Farmhouse, a Grade II Listed Building
- 5.1.4. The following designated heritage assets have been identified just beyond the 1 km radius of the study site.
- Raddle Farmhouse, a Grade II Listed Building
- 5.1.5. The following non-designated heritage asset of local interest has been identified within a 1km radius of the study site boundary:
- Grafton House, a non-designated building considered to be of local heritage value.
- 5.1.6. There are no other designated heritage assets (i.e. Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites) within the study site or search area.
- 5.1.7. The following principal factors have been considered when determining the potential of the proposed scheme to have a material effect on the heritage significance of designated assets or the contribution of setting to that significance:
- The nature and scale of the proposed scheme;
 - The topographical position of the site relative to its surroundings, its degree of enclosure/ separateness, and the location of other heritage assets relative to the proposed scheme;
 - The fact that the greater the distance a heritage asset is from the site of the proposed scheme, the more diminished the visual effects are likely to be;

- The location, position and nature of intervening development, infrastructure, vegetation and landscape features;
- The contribution of an assets heritage values to its significance relative to their position, the orientation of their principal elevations/ aspects, and the location of the proposed scheme, and the sensitivities of these values to change resulting from the proposed scheme;
- The location and direction of key views likely to contribute meaningfully to a particular asset's significance or contribute to its appreciation, and
- The contribution of aspects of setting that contribute to the significance of heritage assets relative to the proposed scheme.

5.1.8. The significance of heritage assets beyond the 1.0 km search area, are not deemed to be sensitive to the proposed development as the study site is not deemed to form part of their setting based on the above criteria. Based on the above, only those designated heritage assets identified as having the potential to be materially affected by the proposed scheme will be considered in detail to determine if, and if so, to what degree the proposed development will have an effect on their heritage significance.

5.2 ASSET DESCRIPTION

5.2.1. Lullington Village Conservation Area (Plates 1-7)

5.2.2. Lullington is largely a 19th century estate village, developed by the Colvile family from the late 1830s until the early 20th century.

5.2.3. The village lies to the south-west of the South Derbyshire Coalfield in a rolling agricultural landscape. The ridge that Lullington sits upon is made up of sand and gravel glacial deposits lying upon a bedrock of Mercia Mudstone. The River Mease runs between the two villages of Lullington and Clifton Campville. To the east of the village runs Seal Brook, which feeds into the River Mease at Mill Farm, Clifton Campville.

5.2.4. Although Lullington village is predominantly 19th century in character, the buildings lie upon a medieval settlement pattern that continued to exert an influence over the layout of the village throughout the 19th century. The nucleated and compact structure, with a series of short vistas, enhances its picturesque qualities. This ancient plan form was deliberately manipulated in the mid-19th century by retaining some of the older buildings on the street frontage and removing others, resulting in a picturesque informality typical of estate villages.

5.2.5. The distinctive characteristics of Lullington can be summarised as follows:

- a small rural settlement with a compact nucleated settlement pattern
- verdant character within the village and semi-wooded setting to outlying areas and fringes, derived from a combination of large evergreen shrubs and large trees within private gardens, mature parkland trees and outlying copses developed for game. The planting is lush with a mixture of deciduous and evergreen trees,

dominated by 19th century planting; limes, yew and Scots pine, enhanced by 20th century planting of Redwoods and Norwegian spruce

- an estate character, which results from a high proportion of buildings dating from the mid-19th century, predominantly of red brick with tiled roofs and boundaries mainly of hedges and estate railings Lullington Conservation Area
- sharp bends and flat contours along the ridge provide a series of short vistas
- long views from the neighbouring villages where the tree-lined ridge and church spire are the main landmarks
- spacious setting to properties where detached and semi-detached houses are set within generous gardens

- 5.2.6. The character and appearance of the conservation area is also closely associated within its nucleated layout, which creates a streetscape on to which buildings primary elevations largely face onto their adjacent road, with Main Street being of particular note, especially around the junction with the church. Views here are largely inward looking and the layout of built form with associated planting a smaller more contained open spaces creates an intimate feel to much of the village.
- 5.2.7. Four principal roads converge on the ridgeline and the heart of the village approaching roughly from the north, south, east and west through a landscape of arable fields. With the exception of the church spire, there are no views of the buildings and the presence of the village is only hinted at by large blocks of trees planted within the gardens and parkland that follow the ridge.
- 5.2.8. On the approach from Coton-in-the-Elms, to the north of Lullington, the spire of Lullington church, locally known as “Lullington Spud”, can be seen for almost half a mile rising above a densely planted, dark understorey of mature deciduous and coniferous trees that follow the ridge within the village. The road is wide with a broad grassy verge and native hedgerows lining the road. Mature copses, planted as game cover, are interspersed with fields along the northern edge of the road.
- 5.2.9. The approach from Edingale to the west is the most dramatic and best illustrates the topography. The spire of the church can be seen from a mile away and is a distinct feature of the landscape, rising above the horizontal line of trees that crown and crowd along the ridge. The open expanse of large unfenced fields in the foreground (part of the formal parkland) provide a strong contrast with the dense planting above, which distinguishes the village from the surrounding countryside.
- 5.2.10. In approaching the village along the Edingale road, dark trees and evergreen shrubs, rhododendron and laurel, within the gardens of Lullington House and Lullington Court, crowd over the road and form a tunnel-like vista, the focal point of which is the former village school (now the Village Hall), built by C. R. Colville in 1843. Its siting was quite deliberate, placed for maximum impact and dramatic effect.
- 5.2.11. The eastern approach from Netherseal follows narrow, winding lanes with occasional glimpses of the church spire from afar, vying for attention with the spire of St. Andrew’s Church at Clifton Campville to its south.

- 5.2.12. The southern approach from Clifton Campville is gently undulating with the River Mease forming a natural divide between the two settlements in the valley bottom. To the north of the river the approach is heavily wooded to the east side of the road, with occasional glimpses of the church spire. Closer to the village the red brick houses within the walled garden are visible with the church tower and spire behind and a backdrop of mature trees.
- 5.2.13. The study site is located wholly to the north of this asset and is separated from it by intervening fields and associated planting – including hedges and small pockets of woodland. The nature of intervening topography, the topography within the Site and the approach to the village by the Lullington Road also masks and filters views towards the village for much of its length, while views along the road are partially channelled by roadside hedging, tree plantation and deflected east. The most notable view from the north towards the village is obtained as the road shifts direction slightly west opening up views towards the church tower and spire, which sits amidst a band of tree planting, below which large format farm shedding associated with the northern edge of the village, and adjacent fields become visible within its wider landscape setting. Views become clearer as the intervening distance decreases picking up other buildings, but correspondingly views towards the church spire become more filtered/ masked by intervening planting. The western section of the study site is almost entirely visually separated from the village due to distance and intervening planting. The most expansive views towards the village are obtained from the eastern most portion of the study site. This sees a patchwork of fields, interspersed with hedging and trees extending over and towards the more elevated position of the village. The village itself largely sits below an extensive belt of tree planting that dominates the ridgeline. As a result, built form is largely indistinguishable with the Spire of the Church the principal landscape feature visible that indicates the position of the village. The village itself only starts to become more apparent as you approach the junction between the road to Botany Bay and Overseal, at which point outlying development at Holm Farm and the very north-eastern side of the village start to sit forward of the wider landscape setting. The village itself has experienced notable change during the course of its history including the demolition of earlier properties for the redevelopment of the village in the mid-19th century and more recent modern development on infill sites and to the village periphery.
- 5.2.14. In conclusion, it is considered that the heritage significance of the conservation area is principally derived from the historical, architectural and aesthetic value of built form and spaces extending primarily along Main Street, Dag Lane and Edingale Lane. The nucleated layout of historic roads, and the consistency of its character and appearance resulting from its mid-19th century development and the use of a traditional palette of materials also adds notably to the character and appearance of the conservation area. The nucleated layout has also resulted in a relatively intermate, inward looking character. The contribution of planting and hedging also contributes notably to its character and appearance. As a result, the defining character elements of the conservation area are based on the arrangement of roads and lanes, the consistency of materials used and interrelationships between the arrangement of built form, spaces and planting. Peripheral views from the edge of settlement across the landscape are also of note, with the conservation statement for Lullington identifying one principal view – the view south-west from the cricket ground.

5.2.15. The contribution of setting to the significance of this asset is principally derived from its interface with the surrounding agricultural landscape, and the interrelationship between topographical position, lines of communication (roads and lanes leading into and out of it), built form and planting. Of particular note are the fields adjacent to the immediate approach to the village where they contain point views of the church spire.

5.2.16. The Church of All Saints (Plate 1 & 6)

Designation: Grade II* Listed Building. List Entry Number: 1159003

5.2.17. This asset is located 610m to the south of the southernmost boundary of the proposed scheme. It was first listed on 19th January 1967.

5.2.18. This asset is a parish church dating from the late 14th century. It has a three-stage tower with a spire rebuilt in 1776. The nave and chancel were heavily restored in 1861-2 and the south aisle added. The building is of coursed squared stone with stone dressings, chamfered plinth and continuous moulded sill stringcourse. Steeply pitched plain tile roofs with diaper work and crested ridge tiles, also stone coped gables with ridge crosses to nave and chancel east gables, plus chamfered eaves band. The church is located within the south-western corner of the village of Lullington, set back from the junction between Main Street (Lullington Road), which runs along its eastern boundary, and the road to Edingale, which runs along its southern boundary. To its north is Lullington House and its extensive grounds. The western, and northern periphery to the churchyard is well planted, with light woodland, trees and hedging. The main approach to the church is of the Edingale Road and to the church's principal south facing elevation.

5.2.19. The setting of the church is largely formed by its historical, functional and visual relationship with its associated churchyard, churchyard walling, and the gravestones and monuments located within the churchyard itself. The church is located within a rectilinear plot of land which encompasses its historic graveyard (now grassed). Gravestones have been relocated largely to the western end of the churchyard. The graveyard is predominately grassed with some trees and planting both to its perimeter and within. It is however largely open to the village and adjacent properties, to its south, and east along the road side. The wider village is located immediately beyond the churchyard to the north and north-west. As a result, the main body of the church and its churchyard are largely screened from views from Main Street and to the north by intervening built form and planting. To the south, garden walling, planting and built form again largely restrict views of the main body of the church until the junction with the Edingale Road, where views open out to encompass the church in its architectural whole. This provides the most notable views of the church and encompasses its principal architectural elements as well as its setting within the churchyard. Views from the west are largely screened by roadside planting until the western end of the churchyard is reached. More extensive views of the main church are however possible from the east as it curves around the southern part of the village to the village green. These views are partially filtered by planting and evolve in the approach.

5.2.20. The majority of views to and from the church within the village and immediate surroundings are limited by built form, planting, and the nucleated plan form of the village itself. As a result, views of the main church, where available, are glimpsed, filtered or partial until you are almost opposite it. The principal aspects of setting that contribute to the significance of the church are therefore derived from its immediate graveyard setting and the

road junction on which it is located. The associated churchyard walling, and planting create a sense of enclosure, seclusion and intimacy and the church retains a strong sense of self and historic continuity. The wider setting of the church has changed over time through the development of the adjacent, largely 19th century, estate village. Significantly the 19th century development largely adds to the quality and character of the churches setting, although they have shifted that setting from rural agricultural to village. The principal distant views are those from the cricket pitch overlooking the lowland landscape of the Trent valley to the south-west. This area is currently outside the conservation area. Views from afar are also important, particularly the sight of “Lullington Spud”, the church spire and principal village landmark, protruding above the tree cover, which is visible in long views from the east and west, and north. These long distance views are, however, considered to make a limited contribution to the significance of the church in heritage terms and are largely derived at a landscape scale and based on the upper body of the churches spire being visible above and between planting/ trees within the village core and around its periphery. Little of the special interest in the church can be truly experienced in such long range views.

- 5.2.21. The principal heritage significance of the church itself is largely derived from its historic, architectural and aesthetic interest as a 14th century church, much rebuilt. The significance of the church is also derived fundamentally from its historic and continuing role and function within the community, and its historical associative value with preeminent local families. Visually the setting of the church has changed notably over time as a result of 19th century development. This has changed the understanding and appreciation of it being a more isolated rural church, but the association with its graveyard retains a sense of seclusion and intimacy that supports a general aesthetic quality in keeping with its current village setting.
- 5.2.22. The contribution of setting to the significance of this asset is therefore principally derived from its immediate relationship with its graveyard, its associated monuments, planting and church wall, and the adjacent villagelcape to Main Road and the junction with the road to Edingale.
- 5.2.23. Churchyard Walls and Gates to All Saints Church (Plate 6)**
- 5.2.24. Designation: Grade II Listed Building. List Entry Number: 1096413
- 5.2.25. This asset is located c604m to the south of the southernmost boundary of the proposed scheme. It was first listed on 2nd December 1986.
- 5.2.26. The asset is composed of the walls and gate dated to the church dated to c1860. The walling is of Ashlar and forms a retaining wall enclosing two sides of the churchyard (to south and east) with a pair of gate piers to centre of southern wall. These have plain chamfered bases and gabled tops with recessed quatrefoils to road side. Surmounting the piers is an ironwork lantern arch with original lamp to centre, and between the piers there are pair of wooden gates with iron finials. Walls to either side have chamfered stone copings. This asset is included on the list for group value only.
- 5.2.27. The contribution of setting to the significance of this asset is directly derived from its immediate association and visual relationship to the church, its road side setting and the adjacent village. This asset has no direct

relationship to the study site, and is wholly separated from it visually by distance, intervening development, planting and relative topographic position.

5.2.28. Village Hall, Lullington (Plate 12)

5.2.29. Designation: Grade II Listed Building. List Entry Number: 1334596

5.2.30. This asset is located 620m to the south of the southernmost boundary of the proposed scheme. It was first listed on 12th December 1986.

5.2.31. This asset was the village school, now village hall. It is dated to 1843 and was built by Charles Colville with minor later alterations. The building is single storey and of three bays plus porch to north. The building is built of ashlar with stone dressings, and a steeply pitched fishscale tile roof.

5.2.32. The contribution of setting to the significance of this asset is largely derived from its immediate road side setting and its relationship with the church and neighbouring historic properties. This asset has no direct relationship to the study site, and its wholly separated from it visually by distance, intervening development, planting and relative topographic position.

5.2.33. Lady Leys Farmhouse (Plate 13)

5.2.34. Designation: Grade II Listed Building. List Entry Number: 1311228.

5.2.35. This asset is located approximately 266m to the south of the southernmost boundary of the proposed scheme. It was first listed on 12th December 1986. This asset is a late 18th century farmhouse with 19th additions and minor 20th century alterations. The building is two storeys in height and of three bays with L-shaped plan. It is constructed of red brick with gauged brick and stone dressings, and a plain tile roof with brick gable stacks plus stepped eaves band. Its principle elevation faces south-east. Please note: this asset has no right of public access and could not therefore be closely viewed.

5.2.36. This asset is set in a relatively isolated location at an elevated position on a north-south aligned ridgeline amidst large square and sub-recliner fields. It is approached by a trackway of the Edingale to Coton in the Elms road and looks towards the direction of Lullington to its south-east. The setting of the farm is largely formed by its functional and visual relationship with its associated farm buildings, most notable the range of buildings immediately to its rear arranged around a small yard, and a garden plot to its front and side. Due to its elevated position the approach to the farm via a trackway to its east, and the fields through which this track passes to its immediate east, also add to the general understanding and appreciation of the farmhouse.

5.2.37. The principal heritage significance of the farmhouse is largely derived from its historic, architectural and aesthetic interest as a late 18th century farmhouse, with the buildings east facing principal elevation being of most note. Later alterations have partially reduced its original coherence, but it still retains a functional link to a range of farm buildings to its rear arranged around a small yard. Beyond this modern, large format sheds have been built to its rear (west) which now dominate its earlier farmyard setting. These have altered the functional and visual relationship the farmhouse has to its farmyard and wider setting. Visually these structures are of a scale and form that contribute little to the significance of the farmhouse itself. Their contribution largely being

derived from their associative value as 'agricultural', and therefore demarking the farmhouses function. The wider agricultural field systems and the nature and practice of agricultural production has also changed over time although this has altered their historic contribution to the farmhouse they still add to its general character.

- 5.2.38. The contribution of setting to the significance of this asset is therefore principally derived from its immediate relationship with its associated 'historic' farm buildings and farmyard. The farmhouses garden plot to its east and north, and the field and trackway to its immediate east that form its approach also contribute to its setting. The wider agricultural landscape does not form part of the asset's principle setting but it does add to the visual and perceptual understanding of the historic development and function of the farmhouse.
- 5.2.39. The study site is located approximately 266m to the north and north-east of the farmhouse. A large field and associated field boundaries / planting separate this asset from the southernmost boundary of the study site. View toward the asset from the road to the north-east present an expanse of built form associated with the farmstead (modern shedding) running along the ridgeline, with the modern shedding dominating views. The foreground is intercepted by roadside hedging which partially channel/ direct views along the course of the road, while the midground to the east is dominated by arable fields that gently shelve upwards and undulate towards the ridgeline. As you move south views are partially intercepted by isolated groups of trees, and hedging. Distance and the mass of modern shedding limit the visual presence of the farmhouse within this wider landscape setting.
- 5.2.40. Woodfields Farmhouse (Plate 14 & 15)**
- 5.2.41. Designation: Grade II Listed Building. List Entry Number: 1334575.
- 5.2.42. This asset is located 674m to the east of the easternmost boundary of the proposed scheme. It was first listed on 12th December 1986. The asset is a late 18th century farmhouse with mid-19th and 20th century alterations. The farmhouse is three storeys in height and of three bays. It is constructed of red brick with gauged brick and stone dressings and brick plinth, with a mid-19th century plain tile roof with overhanging eaves. It has large brick gable stacks and an 18th century dentilled eaves band.
- 5.2.43. The building is set back from the road with its principal facade facing south over a front garden. This elevation forms a prominent focal point from the adjacent road, with expansive views south. Historic out buildings are located to its immediate west. These are arranged around a farmyard which is partially open to the road side and included single and two storey range largely facing onto the yard area. Later modern shedding extending beyond to the west and north.
- 5.2.44. This asset is located on the northern side of the road to Netherseal at an elevated position, with the valley of the Seal Brook located to its east and south. The farm sits amidst large square and sub-recliner fields. It is approached directly of the Netherseael road and the main elevation looks south. The setting of the farm is largely formed by its functional and visual relationship with its associated farm buildings, most notably the range of buildings immediately to its west arranged around a small yard, its front garden plot, and its roadside position. Due to its elevated position the views towards it from the south and south-east also add to the general understanding and appreciation of the farmhouse.

5.2.45. The principal heritage significance of the farmhouse is largely derived from its historic, architectural and aesthetic interest as a late 18th century farmhouse, with the buildings south facing principal elevation being of most note. Later alterations have partially reduced its original coherence, but it still retains a strong functional link to a range of farm buildings to its west arranged around a small yard. Beyond this modern, large format sheds have been built to its west and north. These now dominate views towards it from the north and west. These buildings have also altered the functional and visual relationship with the farmhouse and its wider setting. Visually these structures are of a scale and form that contribute little to the significance of the farmhouse itself. Their contribution is largely derived from their associative value as 'agricultural', and therefore demarking the farmhouses functioning. The wider agricultural field systems and the nature and practice of agricultural production has also changed over time although this has altered their historic contribution to the farmhouse they still add to its general character.

5.2.46. The contribution of setting to the significance of this asset is therefore principally derived from its immediate relationship with its associated 'historic' farm buildings and farmyard. The farmhouses garden plot to its south, the adjacent road and the fields to its immediate south and east. The wider agricultural landscape also adds to the visual and perceptual understanding of the historic development and function of the farmhouse.

5.2.47. The study site is located over half a km to the west in fields on the opposite side of the road to Botany Bay. Although views towards the farmstead are possible views are intercepted by road side hedging, planting to field boundaries and the modern farm shedding to the north and west of the farmhouse. Given the distance between the study site and Woodfields Farmhouse, the study site is not considered to contribute to the significance of the building through forming part of its setting.

5.2.48. Raddle Farmhouse (Plate 16)

5.2.49. Designation: Grade II Listed Building. List Entry Number: 1188340.

5.2.50. This asset is located outside of the 1km search area and to the west of the westernmost boundary of the proposed scheme. It was first listed on 29th October 1987.

5.2.51. The asset is a mid-18th century farmhouse of two storeys with an attic and three bays. It is aligned north-south with its principle elevation facing west. The building is built in red brick, with a plain tile roof and brick ridge stacks. The building is set below and to the west of a north-south aligned ridgeline and is surrounded by planting to its north, west and east. This asset has no direct relationship to the study site, and its wholly separated from it visually by distance, intervening development, planting and relative topographic position.

5.2.52. Grafton House (Plate 17)

5.2.53. Designation: unlisted building

5.2.54. This asset is located 110m to the north of the northernmost boundary of the study site. It is an unlisted building of local heritage interest. The asset is a mid to late-19th century farmhouse three storeys in height and of three bays. It is constructed of red brick with stone dressings and a hipped plain tile roof with overhanging eaves. It has large brick gable stacks one to side and one to the rear. What appear to be later 20th century extensions are located on its northern and eastern sides.

- 5.2.55. The building is set well back from the road with its principal facade facing south-west over a front garden. The front garden has a lawn with boundary planting along its southern side composed of mature trees planting and hedging, which screen the house from the road side beyond as approached from the west and east. A small break in the planting immediately to the front of the house provides views south-west between the planting. Historic out buildings are located to its immediate north-east.
- 5.2.56. The principal heritage significance of the house is largely derived from its historic, architectural and aesthetic interest as a mid to late-19th century house, with the buildings south-west facing principal elevation being of most note. Later alterations have partially reduced its original coherence, but it still retains a strong physical presence within its plot.
- 5.2.57. The setting of this asset is principally derived from its immediate relationship with its garden plot, its associated outbuildings and the historic functional relationship it had with the fields to the west, north and east - which historically appear to have been in the same ownership (Edward Warren). The lane to the south also contributes to its setting, which with its garden planting create a sense of separation and largely mask the buildings presence from approaches along the lane. The fields to its immediate south provide views out over the neighbouring parish and adjacent fields but contribute less to the understanding and appreciation of the house itself due to the intervening lane and planting.
- 5.2.58. The proposed Site is located c 110m to the south, at its closest point, in fields on the opposite side of the lane. Intervening boundary planting and a large field in between, alongside the principal views being angled partially away from the closest part of the study site to the south-west mean that key views to and from the asset will retain much of their existing outlook.

6 IMPACT ASSESSMENT

6.1 INTRODUCTION

- 6.1.1. This section assesses the likely impact on the significance of heritage assets identified above as either being directly affected by the proposals or having the potential for their significance to be appreciably affected.

6.2 OUTLINE OF THE PROPOSAL RELEVANT TO THE ASSESSMENT

- 6.2.1. For full details please refer to the accompanying planning documents. But in summary the Proposed Development will comprise the 'Development of a ground mounted solar farm including associated infrastructure: inverters, transformer, DNO cabinet, control room and CCTV cameras.'
- 6.2.2. The current site area is 70ha. The key features of the development are:
- Maximum height of the solar panel to be approx. 3.0m;
 - Mounting posts to be pile driven into the ground by approx. 1.5m;
 - Solar panels to be at angle of around 15 degrees;
 - Inverter and transformer structures to be included within the site;
 - 2m high wire mesh security fence with CCTV cameras located strategically around the fence line; and
 - The land underneath the panels would likely be laid with a wildflower mix.

6.3 IMPLICATIONS

- 6.3.1. The proposed scheme will alter the baseline conditions within the study site. This will be changed from agricultural fields in arable cultivation to fields containing solar panel units and supporting infrastructure. The units will be located within the existing field structure and rise to an approximate height of 3.0m. Although the change will alter the current landcover conditions from arable cropping to an arrangement of solar panels, and their associated finishes, the proposals will maintain the existing field pattern, and associated boundary treatments and planting. The general arrangement of fields, planting and openness associated with an agricultural landscape will be maintained.
- 6.3.2. The most significant potential effects for designated heritage assets will be discussed below.
- 6.3.3. Due to distance, relative location, the nature of the proposed scheme, intervening built form or planting, or the lack of effect of the proposals on the key aspects of setting that contribute to their significance, the following assets, assessed above, have been identified as requiring no further impact assessment as they will not be subject to any appreciable effect or harm to the contribution of setting to their significance.
- Churchyard walls and gates to All Saints Church
 - Village Hall, Lullington
 - Lady Leys Farmhouse

- Woodfields Farmhouse
- Raddle Farmhouse

ASSETS WITHIN THE SITE

- 6.3.4. No designated heritage assets are located within the study site. As a result, the proposed development will not have a direct physical effect on any statutory designated heritage assets within its boundaries.

ASSETS BEYOND THE SITE AND SETTING

- 6.3.5. Only three statutory designated heritage assets and one unlisted building have been identified within 1km of the study site that may have the contribution of setting to their significance effected by the proposals. These are:

- Lullington Village Conservation Area
- The Church of All Saints, a Grade II* Listed Building
- Lady Leys Farmhouse, a Grade II Listed Building, and
- Grafton House, an unlisted building

- 6.3.6. The effect on each asset will be discussed below.

6.3.7. Lullington Village Conservation Area

6.3.8. Assessment of Effect

- 6.3.9. The heritage significance of this asset is principally derived from the historical, architectural and aesthetic value of built form and spaces extending along Main Street, Dag Lane and Edingale Lane, with its focus falling on the church and associated green. The nucleated layout of historic roads, and the consistency of its character and appearance resulting from its mid-19th century development and the use of a traditional palette of materials also adds notably to the character and appearance of the conservation area.
- 6.3.10. The conservation area itself has a relatively intimate, enclosed, inward looking character, as a result of its nucleated layout and the relative position of buildings and planting. Planting and hedging to the village periphery, as well as outlying modern agricultural buildings and later development, help to establish this more discrete, inward looking character to the historic core of the conservation area, but also create a more jagged working edge to the village between which views bleed out into the immediate countryside. As a result, the defining character elements of the conservation area are based on the arrangement of roads and lanes, the consistency of materials used and the interrelationships between the arrangement of built form, spaces and planting. Peripheral views from the edge of settlement across the landscape are of note but are limited, with the conservation statement for Lullington identifying one principal view – the view south-west from the cricket ground.
- 6.3.11. The contribution of setting to the significance of this asset is principally derived from its interface with the surrounding agricultural landscape, and the interrelationship between topographical position, lines of

communication (roads and lanes leading into and out of it), built from and planting. Of particular note are the fields adjacent to the immediate approach to the village where they contain point views of the church spire.

6.3.12. The study site is located between 305m and 478m to the north of the conservation areas northern most edge. This is physically and visually separated from the village periphery by intervening fields, associated hedging and pockets of tree planting. The edge of development along the conservation areas northern side is mixed, but largely defined by modern agricultural units and their associated functioning uses, interspersed with a few 19th century buildings and more modern housing development. The proposed scheme will introduce a new landcover to the proposed fields, the height of which will be limited to an approximate height of 2.5m. The relative topography of the study site to the village, distance and intervening planting, which will be reinforced will limit the intervisibility of the scheme to the conservation area. Notably, the retention of intervening fields, field boundaries, hedging and associated planting will ensure that the underlying field pattern is retained while giving breathing room for the immediate approach, and associated views into the village to be retain. This will ensure that the conservation areas general character and appearance, and setting, is retained. The only recognisable change will result at a landscape level beyond the core setting of the village conservation area. This will change long views across the intervening landscape towards parts of the village, notably the north-east, by virtue of a change in ground cover from grass/ cropping to solar panels interspersed with grasses. These changes will alter the visual perception of baseline conditions in terms of ground cover but importantly will largely leave unaffected the principal aspects that contribute to the character and appearance of the conservation area. As a result, the proposed scheme will not appreciably reduce the ability to appreciate and understand the historic context and setting of the asset.

6.3.13. In conclusion, the positive contribution of setting to the significance of the conservation area is derived from its topographical position, its immediate interface with adjacent fields, planting and associated boundary treatments. Fields beyond the immediate approach to the conservation area add to a general ability to understand and experience its historic landscape context and function but do not define the core values that contribute to the character and appearance of the conservation area – its architectural and historical interest as a predominantly mid-19th century village. The proposed development will, however, change the current baseline conditions on the study site located to the north of the village conservation area. This will partially alter a small number of views to and from the periphery of the conservation areas northern boundary. These views will however be partially screened by intervening planting and proposed additional planting to the boundary of the study site. As a result, the level of effect resulting from the proposed scheme on the contribution of setting to the significance of this asset – its understanding and experience, is considered to be no more than a negligible level of harm to its significance.

6.3.14. The Church of All Saints

6.3.15. Assessment of Effect

6.3.16. The principal heritage significance of the church is largely derived from its historic, architectural and aesthetic interest as a 14th century church, much rebuilt. The significance of the church is also derived fundamentally from its historic and continuing role and function within the community, and its historical associative value with

preeminent local families. Visually the setting of the church has changed over time as a result of 19th and 20th century development. This has changed the understanding and appreciation of it being a more isolated rural church, but the association with its graveyard retains a sense of seclusion and intimacy that supports a general aesthetic quality in keeping with its current village setting.

- 6.3.17. The contribution of setting to the significance of this asset is principally derived from its immediate relationship with its graveyard, its associated monuments, planting and church wall, and the adjacent villagescape to Main Road and the junction with the road to Edingale. The proposed study site is located to the north of the village with distance, intervening built form and planting ensuring that the immediate setting of the church will be wholly maintained and unaffected by the proposed scheme. As a result, there will be no effect on its immediate character or setting ensuring that its significance as a church is unharmed. Only one aspect of heritage interest has a potential to be affected by the proposed scheme. This relates to medium and long distant views towards the church tower/ spire from the north and north-east. These views will see the underlying field pattern maintained by the proposed scheme. Some views are however likely to encompass elements of the proposed change in ground cover resulting from the introduction of the solar panels. Due to the study site relative topographical position and distance, where views are possible that capture the proposed change in ground cover they will be softened or filtered by intervening planting and sit below the level of the village which will retain its hierarchical position within the landscape with the church spire clearly still visible.
- 6.3.18. The views towards the church along the footpath from Cotton in the Elms, which crosses the study site, will be subject to some change, however, that change is largely limited to where the footpath directly crosses the study site. In views from along the path to the north of the study site the spire of the church gradually becomes visible in the distance when moving south. Such views do not allow for any real understanding of the special interest in the church, but do allow an understanding of its place within the landscape. As demonstrated within the LVIA report (Liz Lake Associates 2021) these views will be largely retained and with the proposed landscaping mitigation in place, will not be dominated by the development. Once within the study site views of the spire are largely obscured by the mature copses located at the point where the path leaves the site, although in winter months these filter rather than block views. This is the section that will be subject to the greatest degree of change from the development, however, it is also the section where there is the greatest existing screening of the church. Where the footpath leaves the study site at the south is the point at which the first meaningful views of the church are obtained where it can be seen across agricultural fields and within its village context (Plate 5)
- 6.3.19. In conclusion, the core heritage values that contribute to this asset's significance – its architectural, historical and aesthetic interest as a 14th century church, or the contribution of its immediate setting will not be affected by the proposed development. Some medium to long distance views towards the church tower/ spire from the north and north-east are likely to encompass changes to land cover resulting from the proposed scheme. These will largely be in fore and midground views that will not meaningfully alter the ability to understand and appreciate the church at a landscape level. As a result, the proposed scheme will not appreciably reduce the ability to understand the historic context and setting of this asset or the ability to appreciate it in any meaningful way. It will also only have a very limited influence over its wider landscape setting which will not

affect the contribution of setting to the significance of this asset. As a result, the level of effect resulting from the proposed scheme on the contribution of setting to the significance of this asset – its understanding and experience, is considered to be no extremely limited, resulting in negligible harm to its significance.

6.3.20. Lady Leys Farmhouse (Grade II Listed Building)

Assessment of Effect

- 6.3.21. The principal heritage significance of the farmhouse is largely derived from its historic, architectural and aesthetic interest as a late 18th century farmhouse, with the buildings east facing principal elevation being of most note. This assets functional and historic relationship to a range of farm buildings to its rear arranged around a small yard also adds to its interest. Beyond this, modern large format sheds have been built to its rear (west) which now dominate its earlier farmyard setting. These have altered the functional and visual relationship the farmhouse has to its farmyard and wider setting. Visually these structures are of a scale and form that contribute little to the significance of the farmhouse itself.
- 6.3.22. The contribution of setting to the significance of this asset is principally derived from its immediate relationship with its associated 'historic' farm buildings and farmyard, the garden plot to its east and north, and the field and trackway to its immediate east that form its approach. The wider agricultural landscape adds to the visual and perceptual understanding of the farmhouses isolated rural situation at a landscape level.
- 6.3.23. The principle aspects of this assets heritage significance will be retained as the proposed development will not result in a direct physical effect on the fabric of the farmhouse or the associated farm buildings. The lay out of the farmyard will be retained as is, alongside the fields, and their function, to the farm's immediate north, west, east and south. The proposed development will, however, change the baseline conditions of fields further to the north-west of the farmhouse. This will see a change to the ground cover condition within the study site from agricultural fields under arable production to fields containing solar panels and associated infrastructure. This will alter the general character of landcover to the north and north-east of the farmhouse but not the contribution of its more immediate setting to its significance. The key approach and setting to the farmhouse itself is also derived from views towards and away from its principle south-east facing elevation. The views away from this elevation towards Lullington will not be interrupted or experience any change resulting from the proposed scheme. Views back towards it from the road below or further afield from the edge of Lullington conservation area will also not be affected by the proposed scheme.
- 6.3.24. The study site is located approximately 266m to the north-east of this asset, with a large field and associated boundary treatments and planting intervening. The proposed scheme will result in a change to the land cover within these fields, notably in views of the study site as it is approached from the north along the Coton in the Elms to Edingale road. This approach provides medium to long distance views towards the farmstead, which stretches across the ridgeline. The bulk of built form visible is dominated by the modern shedding which swamps the farmhouse itself. The proposed fields are also located at distance from the farmhouse and are set lower down the ridgeline, with boundary hedging and planting intercepting views from the roadside. As a result, views to and from the asset will not be reduced. Importantly, as you progress south along this road, and the farmstead becomes clearer with increased proximity, the study site is bypassed where views open up

more clearly to the farmhouse. As a result, there will be no appreciable reduction in the ability to appreciate and understand the historic context and setting of the asset.

- 6.3.25. It is also proposed to strengthen the planting to intervening hedge lines. This will strengthen the rural aesthetics of the approach from the north and soften the presence of the changed ground cover. The proposals will also retain the existing field boundaries and therefore the established historic field pattern associated with the adjacent fields.
- 6.3.26. In conclusion, the core heritage values that contribute to the significance of this asset – its historic, architectural and aesthetic interest as a late 18th century farmhouse, will not be affected by the proposed development. The contribution of setting to the significance of the farmhouse is derived principally from its immediate association with the wider farmstead, its associated historic farm buildings and farmyard, and its front garden - which provides an immediate and discreet setting to the farmhouse. The topographical position of the farmhouse and the approach up to it from the field to the east along its associated trackway also adds to this asset's understanding and appreciation. All these aspects will be retained as is and will therefore be unaffected by the proposed scheme. As a result, the level of effect resulting from the proposed scheme on the contribution of setting to the significance of this asset – its understanding and experience, is considered to be negligible, resulting in no appreciable harm to its significance.
- 6.3.27. **Grafton House (unlisted building)**
- 6.3.28. The principal heritage significance of the house is largely derived from its historic, architectural and aesthetic interest as a mid-19th century house, with the buildings south-west facing principal elevation being of most note. Later alterations have partially reduced its original coherence, but it still retains a strong physical presence within its plot.
- 6.3.29. The contribution of setting to the significance of this asset is principally derived from its immediate relationship with its garden plot, its associated outbuildings and the historic functional relationship it had with the fields to the west, north and east. The lane to the south also contributes to its setting, which, with its garden planting, creates a sense of separation and largely masks the buildings presence from approaches along the lane. The fields to its immediate south provide views out over the neighbouring parish and adjacent fields but contribute less to the understanding and appreciation of the house itself due to the intervening lane and planting.
- 6.3.30. The study site is located c110m to the south, at its closest point. The asset is separated from this by its own garden plot and associated mature tree planting and hedging, alongside the lane to its south and its hedging and a large field immediately opposite. The principal views away and towards the house are angled partially away from the closest part of the study site to the south-west and focused between tree planting that partially screens the asset in views from approaches along the lane and the south. This will ensure that the key views to and from the asset will retain much of their existing outlook, while the immediate setting that provides the core contribution to understanding and appreciating the asset and which contributes to its unlisted significance is retained without change. In more oblique views and views from the first floor it is likely that more distant views of the proposed solar panels will be visible. These will still however be located within the existing field pattern and retain associated field boundary hedging and tree planting. The underlying field pattern will not, therefore,

be altered, only the ground cover in between. The prevailing topography will also help ensure that these views where seen will sit into the landscape and be softened by it. It is also proposed to improve boundary hedging to the study site which will mask further much of the proposed scheme.

- 6.3.31. In conclusion, the significance of the house is largely derived from its historic, architectural and aesthetic interest as a mid-19th century house, which as a non-designated heritage asset, is considered to be low. The contribution of setting to the significance of the house is derived from its immediate garden plot, associated outbuildings and the planting adjacent to the lane on its southern side. These core heritage values – its architectural and historical interest as a mid-19th century house, and the contribution of its immediate setting will not be affected by the proposed development. The only contextual aspect that will be affected will be views/ high-level views away from the building to its south. As a result, the level of effect resulting from the proposed scheme on the contribution of setting to the significance of this asset – its understanding and experience, is considered to be low, resulting in negligible to slight harm to its significance as a non-designated heritage asset.

7 CONCLUSION AND RECOMMENDATIONS

- 7.1.1. The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their significance by their setting. This HS has identified those heritage assets that have a potential to be materially affected by the proposed development. The HS has also assessed the contribution of setting to the heritage assets identified, and the sensitivity of these assets to development on the application site.
- 7.1.2. Based on this assessment it is concluded that no heritage assets will be directly affected physically by the proposed development, and that only three designated assets have any potential for the contribution of setting to their significance to be affected. These are Lullington village conservation area, the Church of All Saints, and Lady Leys Farmhouse. It has been concluded that there will be negligible to no appreciable harm to the contribution of setting to the significance of the Church of All Saints, Lady Leys Farmhouse and Lullington village conservation area.
- 7.1.3. One building of local interest has been identified that will experience a change to the construction of setting to its significance. This is Grafton House an unlisted building located on the norther side of the study site. This is likely to experience a low (to medium) level of effect on the contribution of setting to its significance resulting in a negligible to slight level of harm to the contribution of setting to its significance.
- 7.1.4. The landscaping proposals introduced as part of the development will minimise, if not completely eradicate the effect of the development upon the historic built environment.
- 7.1.5. In summary, the proposed development is believed to achieve a balance between delivering strategic green energy production whilst also ensuring that heritage assets, and the key heritage values that contribute to their significance are retained largely unharmed. Where a level of harm is unavoidable, as in the case of Grafton House, or views from the footpath where is crosses the study site, the level of harm is extremely limited resulting in a negligible impact. The proposed development will not affect the principal architectural, historical and aesthetic values embedded in the physical form and structure of the identified heritage assets. It is therefore concluded that the proposal is in accordance with relevant national and local heritage policy and legislation.

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Aerial view of the site © Google

CARTOGRAPHIC SOURCES

1797 map by William Faden

1839 Bradwell Tithe Map

1884 (Published) 1882 to 1883 (Surveyed) OS Six-inch map

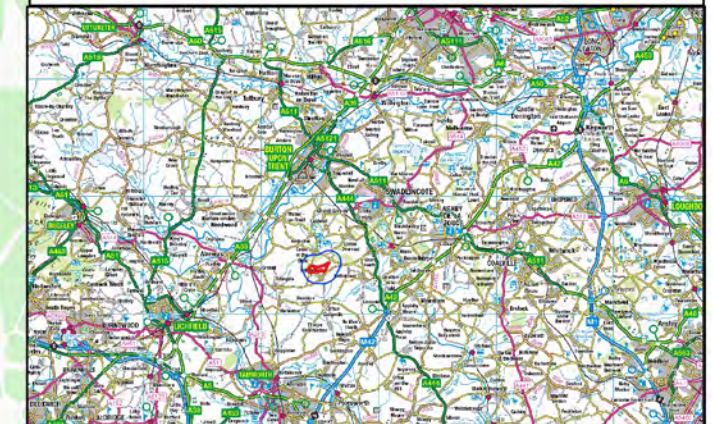
1906 (Published) (Revised 1904) OS Six-inch map

1928 (Published) (Revised 1926) OS Six-inch map

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Aerial photograph of the Site © Google Maps

FIGURES

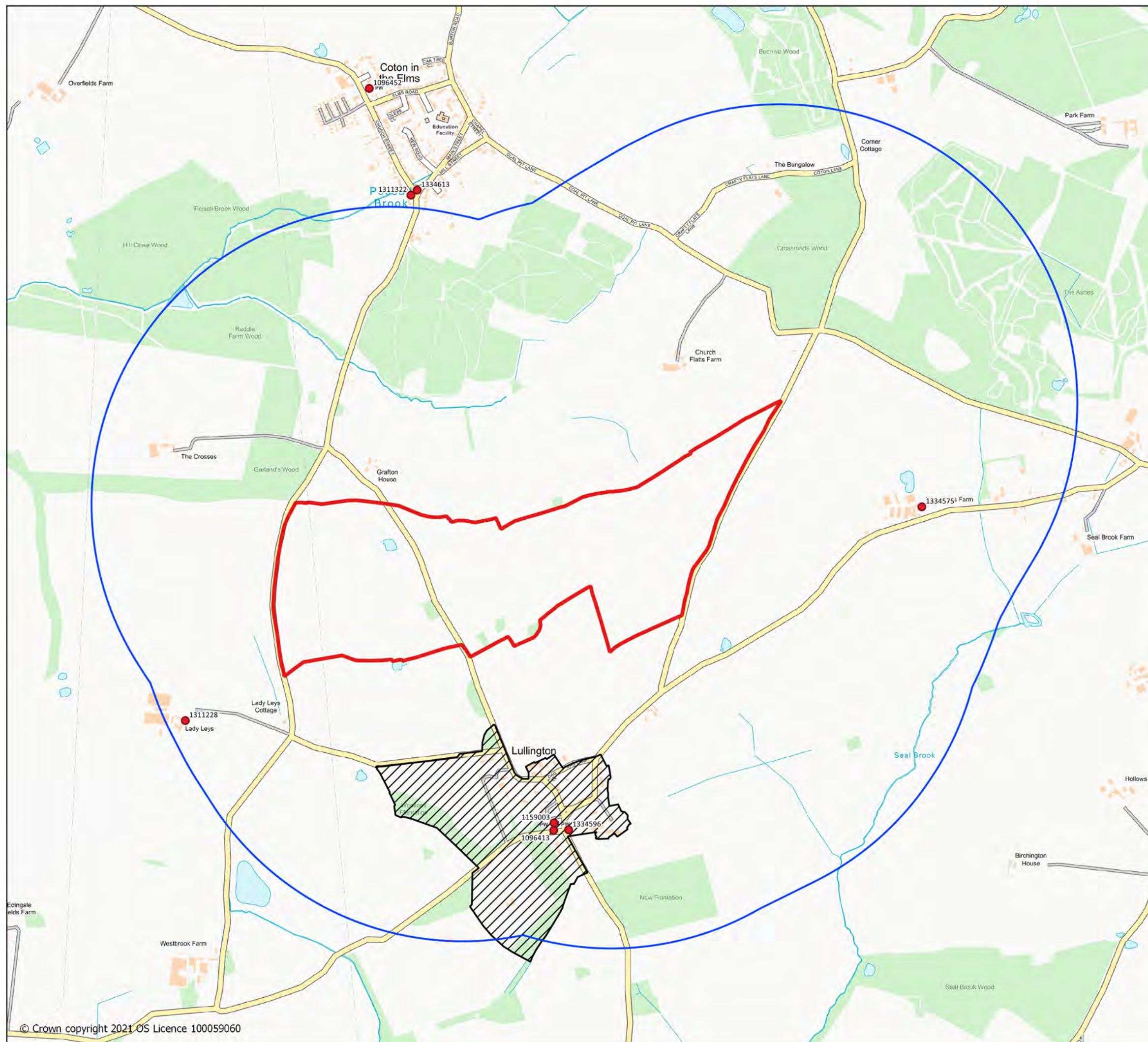


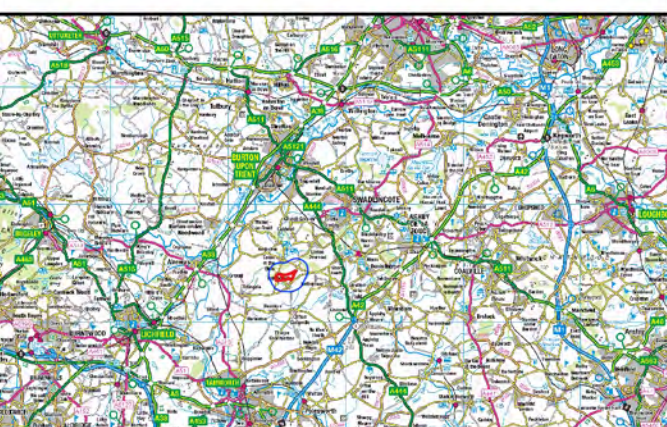
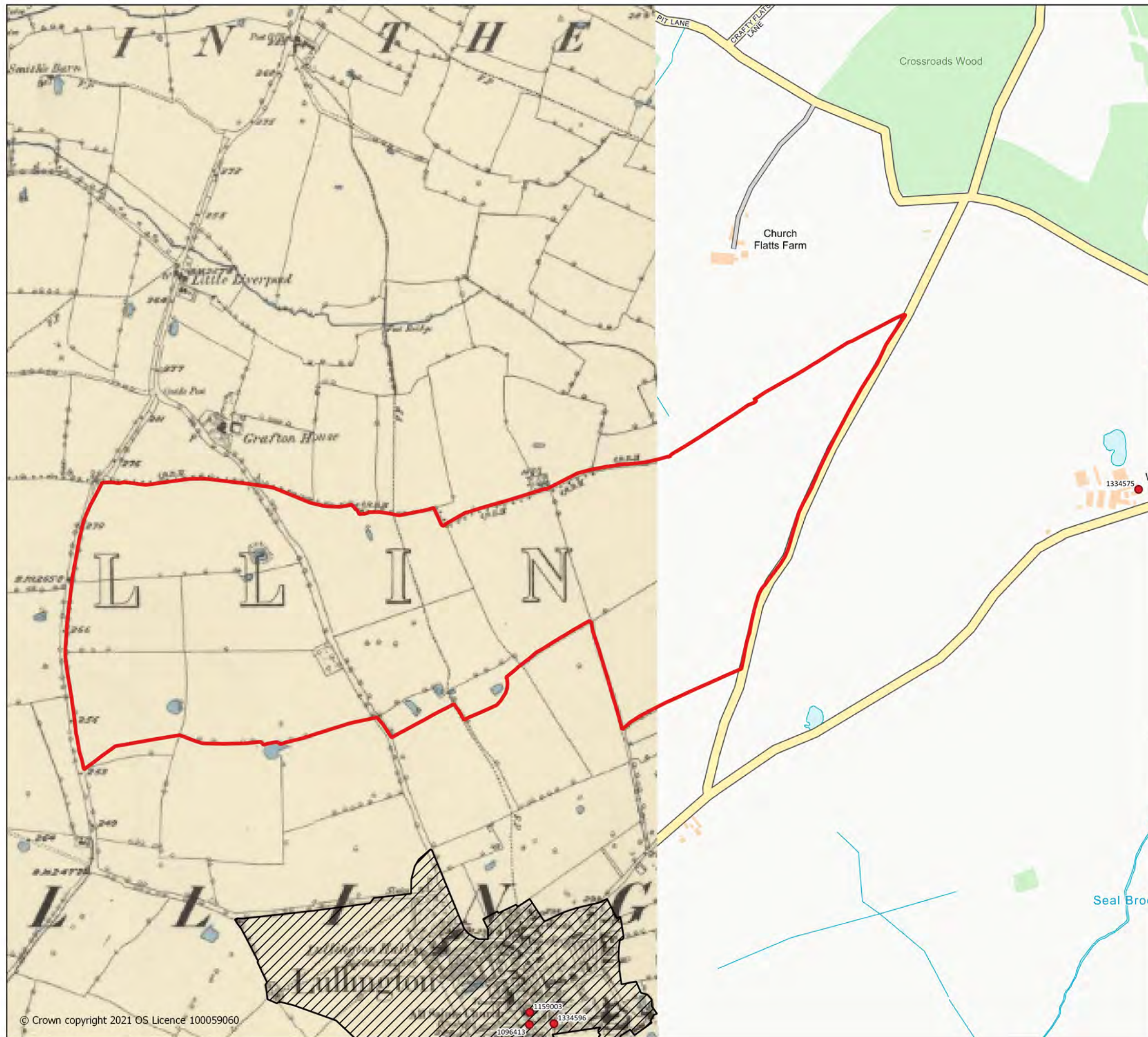
- Listed Buildings
- ▨ Lullington Conservation Area
- 1km Search Area
- Site Boundary



0 200 400 600 800 m

Figure 1. The study site and search area with the location of designated heritage assets within the search area.





- Listed Buildings
- ▨ Lullington Conservation Area
- Site Boundary

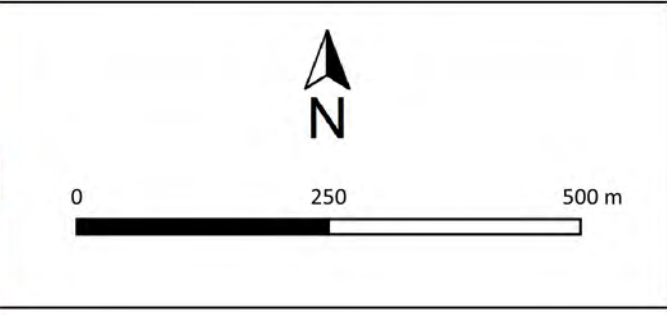
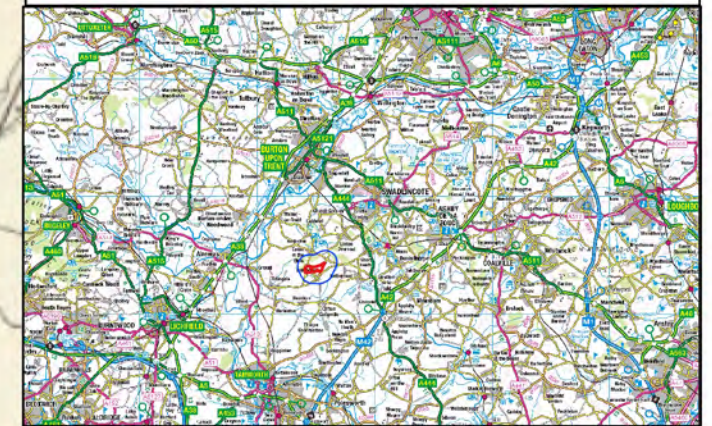
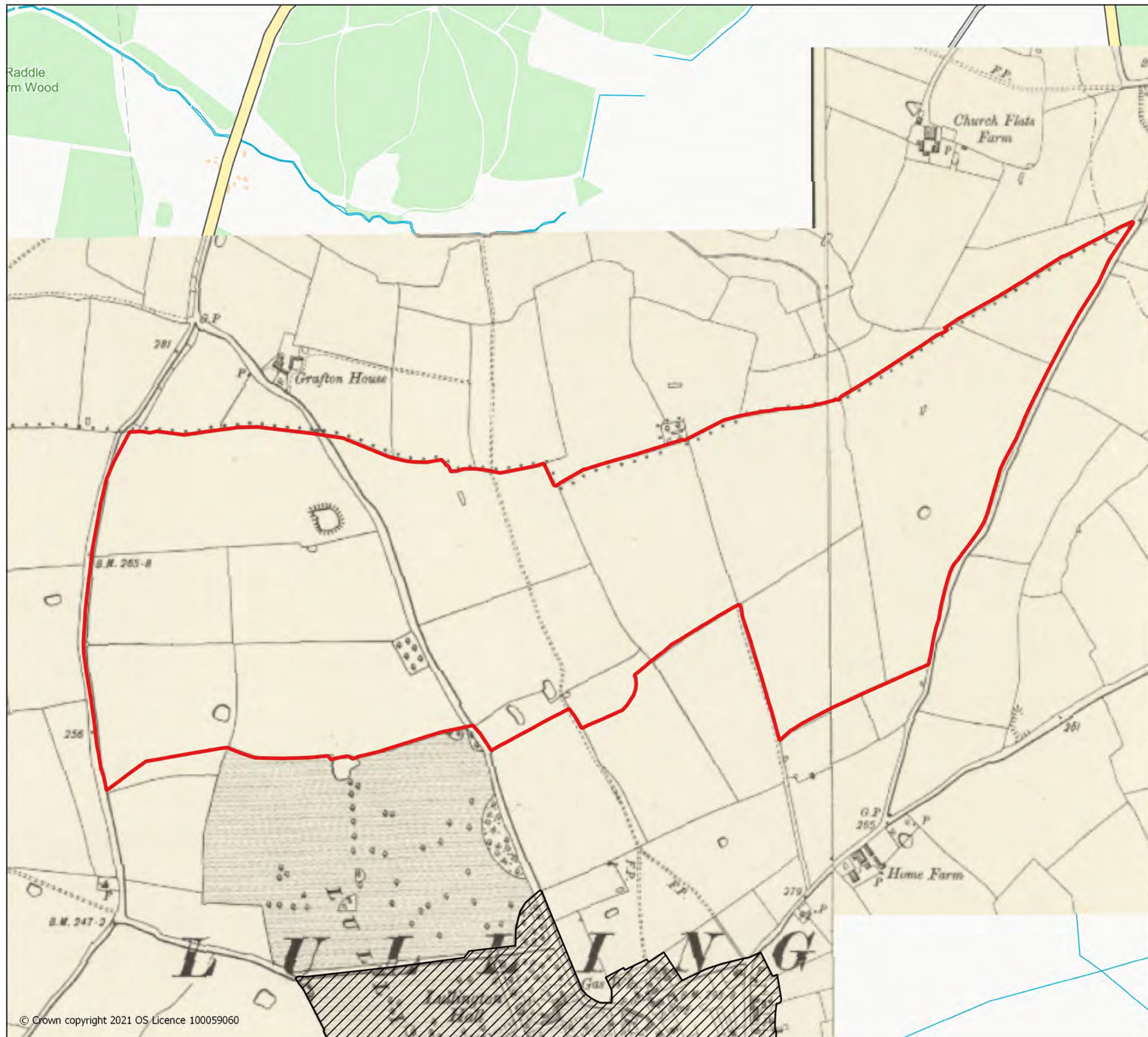


Figure 2. 1884 OS Map and Study Site
(where historic mapping not shown no map
of the date is available).



- Listed Buildings
- ▨ Lullington Conservation Area
- ▭ Site Boundary



0 200 400 m

Figure 3. 1902 OS Map and Study Site.



- Listed Buildings
- ▨ Lullington Conservation Area
- ▭ Site Boundary



0 200 400 m

Figure 4. 1925 OS Map and Study Site.





- Listed Buildings
- ▨ Lullington Conservation Area
- Site Boundary



0 200 400 m

Figure 5. Aerial Photography of the Study Site (Google).



PLATES

Plate 1: View north-east of the 'Green' in Lullington



Plate 2: View north along Main Street, Lullington



Plate 3: View south-west along Dag Lane, Lullington



Plate 4: View north towards the study site from the northern side of Lullington



Plate 5: View south-west from the southern study site boundary to Lullington village



Plate 6: View north-west of the Church of All Saints and its boundary walling



Plate 7: View east to the village hall



Plate 8: View west to Lady Leys from the Edingale to Coton in the Elms Road



Plate 9: View north-east to Woodfields Farm



Plate 10: View north-west to Woodfields Farm



Plate 11: View east towards Raddle Farm



Plate 12: View north-east to Grafton House from the lane





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