

West Burton Solar Project

Environmental Statement Appendix 13.5: Heritage Statement (Part 1 of 3)

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Issue Sheet

Report Prepared for: West Burton Solar Project Ltd.

Heritage Statement

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1 Introduction

1.1 Project and Planning Background

- 1.1.1 This Heritage Statement has been produced to inform the Cultural Heritage chapter of the West Burton Solar Project Environmental Statement (ES) and has been produced by Lanpro on behalf of Island Green Power (IGP).
- 1.1.2 This follows the production of an initial Scoping Report¹ that was submitted to the Planning Inspectorate (PINS) in January 2022. Following receipt of the subsequent consultee scoping responses, a Preliminary Environmental Information Report (PEIR)² was produced which provided an initial assessment of likely significant environmental effects of the Scheme and set out the proposed scope and methodology for further assessment to be undertaken as part of the ES.
- 1.1.3 This Heritage Statement forms an appendix to the ES and provides an assessment of the impacts to the settings of heritage assets that are predicted would occur as a result of the scheme proposals, in accordance with the methodology set out in Chapter 13 of the PEIR. The results of this assessment have been incorporated into the wider assessment that can be found in the Cultural Heritage chapter of this ES (Chapter 13).

¹ *West Burton Solar Project. Environmental Impact Assessment Scoping Report.* Prepared by: Lanpro. January 2022.

² *West Burton Solar Project. Preliminary Environmental Information Report.* Prepared by: Lanpro. June 2022.

2 Assessment Method Statement

2.1 Approach

- 2.1.1 This assessment of the setting of heritage assets within the environs of the Scheme undertaken in accordance with National Planning Policy as set out in the *National Planning Policy Framework* (NPPF)³.
- 2.1.2 Paragraph 194 of 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 by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*
- 2.1.3 Paragraph 195 of the NPPF states *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*
- 2.1.4 The approach to the assessment of significance is that set out in *Conservation Principles*⁴, which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential, historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework* (NPPF), which is defined as the *"value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*⁵.

2.2 Methodology

- 2.2.1 The assessment also follows the guidelines set out in Historic England's *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets*⁶

³ Ministry of Housing, Communities and Local Government (MHCLG) 2021. *National Planning Policy Framework*. London, The Stationery Office.

⁴ English Heritage. 2008. *Conservation Principles. Policies and guidance for the sustainable management of the historic environment*. Historic England, London.

⁵ MHCLG 2019. *Planning Practice Guidance: Historic Environment*. London, The Stationery Office. 71.

⁶ Historic England. 2017a. *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets*. (Second Edition). Swindon, Historic England.

which recommends a 5-stage approach to the assessment of impacts to settings of heritage assets ⁷:

- Step 1: identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

2.2.2 For Step 2, the guidance provides a detailed, but non-exhaustive, checklist of potential attributes of a setting which may help to elucidate its contribution to the significance of an asset. However, the guidance highlights that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset⁸. This checklist is reproduced in Table App.13.1 below.

Table App.13.1: The contribution of setting to the significance of heritage assets

The asset's physical surroundings	<ul style="list-style-type: none"> • Topography • Aspect • Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains) • Definition, scale and 'grain' of surrounding streetscape, landscape and spaces • Formal design e.g., hierarchy, layout • Orientation and aspect • Historic materials and surfaces • Green space, trees and vegetation • Openness, enclosure and boundaries • Functional relationships and communications • History and degree of change over time
Experience of the asset	<ul style="list-style-type: none"> • Surrounding landscape or townscape character

⁷ *Ibid*, 8.

⁸ *Ibid*, 11.

	<ul style="list-style-type: none"> • Views from, towards, through, across and including the asset • Intentional intervisibility with other historic and natural features • Visual dominance, prominence or role as focal point • Noise, vibration and other nuisances • Tranquillity, remoteness, 'wildness' • Busyness, bustle, movement and activity • Scents and smells • Diurnal changes • Sense of enclosure, seclusion, intimacy or privacy • Land use • Accessibility, permeability and patterns of movement • Degree of interpretation or promotion to the public • Rarity of comparable survivals of setting • Cultural associations • Celebrated artistic representations • Traditions
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2.2.3 For Step 3, the guidance similarly provides a detailed, but non-exhaustive, checklist of potential attributes of a development affecting setting which may help to elucidate the implications for the significance of an asset. However, the guidance highlights that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset⁹. This checklist is reproduced in Table App.13.2 below.

Table App.13.2: Assessing the effect of the proposed development

Location and siting of development	<ul style="list-style-type: none"> • Proximity to asset • Position in relation to relevant topography and watercourses • Position in relation to key views to, from and across • Orientation • Degree to which location will physically or visually isolate asset
Form and appearance of development	<ul style="list-style-type: none"> • Prominence, dominance, or conspicuousness • Competition with or distraction from the asset

⁹ Ibid., p.13.

	<ul style="list-style-type: none"> • Dimensions, scale and massing • Proportions • Visual permeability (extent to which it can be seen through), reflectivity • Materials (texture, colour, reflectiveness, etc) • Architectural and landscape style and/or design • Introduction of movement or activity • Diurnal or seasonal change
<p>Wider effects of the development</p>	<ul style="list-style-type: none"> • Change to built surroundings and spaces • Change to skyline, silhouette • Noise, odour, vibration, dust, etc • Lighting effects and 'light spill' • Change to general character (e.g., urbanising or industrialising) • Changes to public access, use or amenity • Changes to land use, land cover, tree cover • Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc • Changes to ownership arrangements (fragmentation/permitted development/etc) • Economic viability
<p>Permanence of the development</p>	<ul style="list-style-type: none"> • Anticipated lifetime/temporariness • Recurrence • Reversibility

2.2.4 The checklists presented in Tables App 13.1 and App.13.2 provide a framework for the assessment of impacts to setting which, following a consideration of potential mitigation or enhancement in Step 4, should be clearly documented in Step 5. Historic England's Good Practice Advice Note (GPAN)¹⁰ states that:

"It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible

¹⁰ Ibid.

variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record' ¹¹.

2.3 Visibility Analysis

- 2.3.1 As a tool to help understand the extent and nature of the views to and from the heritage assets under assessment and how the Scheme might affect these, a series of initial 'viewshed' maps were created for a selection of assets where it was deemed useful (see Figures App.13.5-3 – App.13.12) These utilised the Environment Agency's LiDAR data at 1m resolution as the Digital Elevation Model (DEM), processed using the Quantum GIS Visibility Analysis plug-in. The LiDAR DEM used was the Digital Surface Model (DSM) rather than the Digital Terrain Model (DTM) or 'bare earth' model which removes buildings and vegetation from the DEM. The DSM takes into account the likely screening effect of buildings and vegetation, thereby giving a more realistic impression of where visibility might be possible, as recommended in the Historic England guidance¹². These 'viewshed' maps are referred to as Zones of Theoretical Visibility (ZTVs) throughout this document.
- 2.3.2 Professional judgement was used to identify whether a single 'observer point' (i.e., a theoretical observer with an eye-level height of 1.85m) for the ZTV would be sufficient to assess the visibility from a particular site, or whether it was considered more appropriate to produce a cumulative ZTV from several locations within it. In those instances when it was considered that several locations would be required, a further judgement was made to ascertain whether this could best be achieved from a grid of points spaced at regular intervals within the scheduled area, or whether locations within the site where views of the surrounding landscape would be optimal could be identified. For those ZTVs where a single observer point was used, the resultant ZTV has been coloured in cyan on the figures produced to illustrate this report. Where several observer points were used, these have utilised the 'viridis' colour palette, which ranges from a dark blue/purple which represents the viewshed from a single observer point, to yellow, which represents areas where there would theoretically be visibility from all of the observer locations.
- 2.3.3 For those heritage assets where the visibility analysis identified that there could be a potential visual effect, where access allowed, a site visit was undertaken to 'ground-truth' these results, and these visits are explained in more detail in section 3.3 below.

2.4 Concordance with the ES assessment

- 2.4.1 The assessment of the 'magnitude of change' that is used in the Cultural Heritage

¹¹ Ibid., p.15.

¹² Ibid., p.9.

chapter to which this report forms an appendix is derived from the methodology presented in the Department for Transport's (DfT) *Design Manual for Roads and Bridges* (DMRB)¹³, further details of which are provided in Chapter 13 of the ES (see tables 13.1 and 13.2). In summary, the magnitude of change to setting is scored using the following scale for Archaeological Remains:

Major - Comprehensive changes to significance (or the ability to appreciate it) due to changes to setting.

Moderate - Considerable changes to significance (or the ability to appreciate it) due to changes to setting.

Minor - Slight changes to significance (or the ability to appreciate it) due to changes to setting.

Negligible - Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting.

No change

2.4.2 For Historic Buildings, the ES uses the following scale to assess the magnitude of change:

Major - Comprehensive changes to significance (or the ability to appreciate it) due to changes to setting.

Moderate - Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is significantly modified.

Minor - Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is noticeably changed.

Negligible - Slight changes to historic building elements or setting that hardly affect the significance of the asset.

No change

2.4.3 The magnitude of change identified within this Heritage Statement has been assessed further in the Cultural Heritage chapter of the ES to ascertain the 'significance of the effects' that would result from the magnitudes of change scores for each of the affected assets.

¹³ Department for Transport (DfT). 2008. *Design Manual for Roads and Bridges. Volume 11 Section 3 Part 2 (HA 208/07) Environmental Assessment. Environmental Topics. Cultural Heritage.*

3 Heritage Assets Settings Assessment

3.1 Step 1: Identify which heritage assets and their settings are affected

Introduction

3.1.1 Historic England's GPAN3¹⁴ states that:

"It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- *indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or*
- *specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or*
- *advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected".*

3.1.2 In the case of the West Burton Solar Project, the local authority did not offer any specific advice in accordance with the Historic England guidance. However, Historic England, in its role as statutory consultee, provided a response to the Scoping Report (see Appendix 13.9) which highlighted the following assets and settings for consideration in the assessment:

- The Scheduled *Broxholme medieval settlement and cultivation remains* (NHLE 1016797);
- The Scheduled *Deserted village of North Ingleby* (NHLE 1003570); and
- The Scheduled *Medieval bishop's palace and deer park, Stow Park* (NHLE 1019229).

3.1.3 However, it was also stated that this advice was given *"Without prejudice to the results of analysis (which will benefit from use of our GPA Setting of Heritage Assets)".*

3.1.4 The Scoping Opinion provided by PINS also highlighted that the 2km study area adopted for Built Heritage in the Scoping Report was inconsistent with the 5km study area adopted for the LVIA chapter. It further noted the location of heritage assets along the Lincoln Edge more than 3.5km to the east of the West Burton 1 Site that could potentially have lines of sight to both the West Burton and Cottam Sites. It concluded that the ES should define an appropriate study area based upon the views to and from the Scheme, and potential impacts to all heritage assets, and that this should inform the cumulative assessment.

3.1.5 Consequently, the PEIR identified all designated assets 'of the highest significance' within a 5km radius of each of the Sites under consideration. It was proposed that

¹⁴ Historic England 2017a, op. cit., p.9.

the assets identified would be taken forward for further assessment in accordance with the methodology detailed in *The Setting of Heritage Assets*¹⁵. This would involve a 'sifting' exercise at Step 1 whereby a suite of techniques would be utilised to 'scope out' from further assessment those assets where it is considered that views from, or towards, would not be affected by the proposals.

3.1.6 For Grade II Listed Buildings, which are deemed to be of 'medium' value using the DMRB methodology used for this assessment (see Table 13.5 in Chapter 13 of the ES), it was proposed that these would be assessed in more general terms (for example as clusters within a Conservation Area or settlement) rather than as individual assets. This is in accordance with the guidance provided within "*The Setting of Heritage Assets*" which states: "*Local planning authorities are encouraged to work with applicants in order to minimise the need for detailed analysis of very large numbers of heritage assets. They may give advice at the pre-application stage (or the scoping stage of an Environmental Statement) on those heritage assets, or categories of heritage asset, that they consider most sensitive as well as on the level of analysis they consider proportionate for different assets or types of asset. Where spatially extensive assessments relating to large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities and reasonableness of requiring assessors to access privately owned land.*"¹⁶

3.1.7 There are 123 Grade II Listed Buildings within the combined 5km study area for the West Burton Sites, many of which are private residences, where it would not have been practicable to gain access to undertake a full assessment. It was therefore proposed in the PEIR that the assessment of Grade II Listed Buildings within 2km of the Sites previously included in the *EIA Scoping Report Chapter 13: Heritage* would be used as the basis further assessment. This has been bolstered by 'ground-truthing' visits and photography where this has been feasible, in addition to utilising online resources such as Google Earth, Bing Aerial and Google Street View, as well as panoramic views obtained to inform the LVIA chapter of the ES.

Scheduled Monuments

Introduction

3.1.8 The combined 5km study area surrounding the West Burton 1, 2, and 3 Sites contains 17 Scheduled Monuments, as identified in Table App.13.3 below. No elements of these Scheduled Monuments are located within the boundary of the Order Limits, although the *Broxholme medieval settlement and cultivation remains* (NHLE 1016797) directly abuts the south-western corner of the West Burton 1 Site; the *Deserted village of North Ingleby* (NHLE 1003570) is directly abutted by the Order Limits boundary of the West Burton 2 Site along the western edge and south-eastern corners of the Scheduled Monument; and at the *Medieval bishop's palace and deer*

¹⁵ Ibid.

¹⁶ Ibid.

park, Stow Park (NHLE 1019229), the Order Limits boundary at West Burton 3 abuts the scheduled park pale earthwork along the western edge of the park, and closely surrounds the earthworks of the bishop's palace on three sides. The locations of these assets in relation to the Order Limits are depicted on Figures App13.5-1 and App.13.5-2.

- 3.1.9 The third column in Table App.13.3 below identifies those Scheduled Monuments where it has been concluded that there would be *No Change* or a *Negligible* impact (meaning that the receptors have not been taken forward for further review), and those that have been assessed further at Steps 2 and 3.

Table App.13.1: Scheduled Monuments within the combined West Burton NSIP 5km study area

NHLE ID	Name	Step 1 assessment
1003570	Deserted village of North Ingleby	Further assessment
1003669	Segelocum Roman town	No change/ Negligible
1004935	Roman fort, south of Littleborough Lane	No change/ Negligible
1004965	Shrunken village	No change/ Negligible
1004991	Site of medieval town	No change/ Negligible
1005041	Roman villa W of Scampton Cliff Farm	Further assessment
1005056	Torksey Castle	No change/ Negligible
1008594	Fleet Plantation moated site	No change/ Negligible
1008670	Site of medieval nunnery, Broadholme	No change/ Negligible
1008685	Site of Heynings Priory	No change/ Negligible
1012976	Site of a college and Benedictine Abbey, St Mary's Church	No change/ Negligible
1016797	Broxholme medieval settlement and cultivation remains	Further assessment
1016978	Thorpe medieval settlement	No change/ Negligible

NHLE ID	Name	Step 1 assessment
1016979	Coates medieval settlement and moated site	No change/ Negligible
1018288	Cross in St Cuthbert's churchyard	No change/ Negligible
1018289	Cross in St Peter and St Paul's churchyard	No change/ Negligible
1019229	The medieval bishop's palace and deer park, Stow Park	Further assessment

NHLE 1003570: Deserted village of North Ingleby

- 3.1.10 This Shrunken Medieval Village (SMV) is directly abutted by the Order Limits boundary of the West Burton 2 Site along the western edge and south-eastern corners of the Scheduled Monument. Given that the proximity of the scheduled area to the Scheme would evidently result in a visual impact, as illustrated by the ZTV (Figure App. 13.5-3), this heritage asset has been 'scoped in' for further consideration in the subsequent steps of the assessment.

NHLE 1003669: Segelocum Roman Town

- 3.1.11 This Roman settlement is located c.2.1km north-west of West Burton 3 at its nearest point and further than 5km distant from the other Sites. This heritage asset is located on the western bank of the river Trent and comprises two separate areas of protection, including a main area of settlement, recorded through aerial and geophysical survey as well as excavation, north of Littleborough Road and a smaller area to the south of the road along the north bank of the river Trent. The route of the Roman Road from Lincoln (Roman *Lindum*) to Doncaster (Roman *Danum*) runs between these two scheduled areas, extending north-west from a former Roman fort across the river Trent from Marton (Photograph 1).
- 3.1.12 As it was not possible to access the entirety of either site, as both areas are on private land, a ZTV was produced from a grid of 17 observer points at 100m intervals within the scheduled area in order to ascertain the extents of views from different areas within the monument. The ZTV (Figure App. 13.5-4) shows that views from this location are primarily focussed across the wider landscape west of the river Trent, with views to the east of the river focussed along the western edges of two roughly north-south aligned ridgelines in the landscape. This first high spot is a scarp above the water meadows c.600m to the east of the Scheduled Monument, where the remains of the *Roman fort south of Littleborough Lane* (NHLE 1004935) are located. This second ridge runs east of Marton, with the ZTV identifying the possibility of some oblique views from 2-3 observer points towards the south-western extent of West Burton 3.

3.1.13 A ground-truthing of views south-east towards West Burton 3 from the publicly accessible areas of the Roman town (e.g., along Littleborough Lane and the towpath/Public Right of Way (PRoW) along the western bank of the river Trent) confirms that views of the more distant landscapes to the south-east are restricted due to the layering effect of the woodland, hedgerows and boundary trees that characterise this rural landscape (Photographs 2-5). Any glimpses of the proposed solar panels in the distance that might be possible would be seen in the context of (i.e., sandwiched within) this dark band of layering along the horizon, and hence would not be prominently visible, if at all. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1004935: Roman fort, south of Littleborough Lane

3.1.14 These buried remains of this Roman fort are located c.1.2km west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. The scheduled area occupies the western part of a single field located on a relatively elevated position (c.13-14m AOD) on a scarp above the water meadows which extend down to the west towards the river Trent. This fort is located c.120m south of the Roman Road from Lincoln to Doncaster, and c.800m south-east of the Roman town of *Segelocum* (NHLE 1003669) on the west bank of the river Trent (Photograph 1).

3.1.15 A ZTV was created from five observer locations across the Scheduled Monument: the four corners and a single centre point. The ZTV (Figure App. 13.5-5) shows that from this location, there are views to the north-west across *Segelocum*, as well as views to the north, north-east and east along the line of the Roman Road (Photograph 6). The ZTV indicates that views to the east and south-east have the potential to include the westernmost part of West Burton 3 within its extent, where the topography of the wider landscape east of Marton reaches a high point before sloping down to the east towards the Sheffield to Lincoln rail line.

3.1.16 A ground-truthing visit was undertaken to assess these potential views east and south-east towards West Burton 3 from a PRoW which extends along the western boundary of the scheduled area. This visit identified that views to the east are possible from the western extent of this Scheduled Monument above the built environment of Marton, though these views terminate that the aforementioned ridgeline c.250m east of High Street, with the section of landscape visible within this arc solely falling within the boundary of the Cable Route (Photographs 7-8).

3.1.17 The ground-truthing visit has also shown that views to the south-east are almost entirely screened, due to the layering effect of the hedgerow boundary forming the southern extent of the scheduled field in the foreground, and the combination of the hedgerow boundaries, mature trees, and linear belts of woodland, including those which form the western boundary of West Burton 3, which occupy the landscape to the south-east of Marton. It is possible that there could be glimpsed views of the proposed solar panels in the distance, though these would be seen in the context of (i.e., sandwiched within) this dark band of layering along the horizon,

and hence would be unlikely to be prominently visible and would have a negligible visual impact upon the asset. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1004965: Shrunken Village (South Carlton)

- 3.1.18 This SMV, which survives as a series of earthworks, is located c.3.2km south-east of West Burton 1 and c.4.1km east of West Burton 2 at its nearest points, and more than 5km distant from West Burton 3. South Carlton is located immediately west of the scarp slope of the Lincoln Cliff (Middle Street), which rises steeply, c.30m above the village itself. The village itself can be accessed from the east from Middle Lane and follows a roughly rectangular path around Fen Lane, School Lane and Main Street (Photographs 9-10).
- 3.1.19 The scheduled area occupies a single field located within the centre of this rectangular arrangement of roads, with the field itself sloping from a high point of c.33m above Ordnance Datum (AOD) at its south-eastern corner to a low point of c.24-25m AOD along its western boundary, with the landscape to the west and north-west continuing this gentle downwards slope. This asset is bounded to the east, north and west by School Lane and Fen Lane, with the southern boundary formed by the backplots of both residences and farmsteads that front Main Street.
- 3.1.20 Aerial imagery (Photograph 9) shows a number of mature trees are present along the northern and north-eastern boundary of the field, though coverage appears to be sparse in several areas. A dense belt of woodland is also present to the north-west of the junction of School Lane and Fen Lane. There are a number of residential dwellings to the north, north-east and east of the scheduled area, with many of these residences being bounded by trees or having mature trees bounding their various backplots.
- 3.1.21 A ground-truthing visit was undertaken to assess the potential for intervisibility between this scheduled monument and the Order Limits. This visit has identified that due to the downwards slopes of this asset to the west, the built environment along School Lane and Fen Lane restricts any views north-west and west out of the village itself. From along the eastern boundary of the monument, where the landscape rises c.11-12m, longer views are possible across the trees and roofs of the dwellings fronting School Lane and Fen Lane. However, as noted earlier, the rural landscape beyond South Carlton continues to drop, with the taller elements of this landscape (e.g., woodland, hedgerows and boundary trees) creating a layering effect out to the horizon, effectively screening the Order Limits from view (Photograph 11). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1004991: Site of medieval town (Torksey)

- 3.1.22 The site of the medieval settlement at Torksey is located c.1.3km south-west of West Burton 3 and c.3.6km west of West Burton 2 at its nearest points, and greater than 5km distant from West Burton 1. The scheduled area occupies a single field south of the modern village of Torksey, west of Gainsborough Road (A156) and to the east and north of an earthen dyke which separates the site from the river Trent and Foss Dyke respectively. This field has a high point along the western edge of c.10.75m AOD, and slopes gradually down to the road in the east, as well as to the north and south, from a higher ridgeline running along its western edge (Photographs 12-14).
- 3.1.23 A ZTV was produced from a series of five observer locations placed along the ridgeline where any visibility of the landscape to the east would be greatest, one of which was at the highest point within the site (Figure App.13.5-6). This confirmed that from this ridgeline the views to the east barely extend beyond the dismantled Manchester Sheffield and Lincolnshire Railway that formerly crossed the Trent over Torksey Viaduct. The ZTV does identify a few slithers of visibility from one of the observation points within the West Burton 3 Site c.2.5km distant, but it is considered that at that distance these negligible glimpses through the intervening vegetation would be barely perceptible. The additional height of the solar panels would increase this visibility, but such a glimpse of a small area of panels that might occur would only be likely to be possible from highest point on the ridge within the scheduled monument, and there would be no visibility from the majority of the scheduled area. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1005041: Roman villa W of Scampton Cliff Farm

- 3.1.24 This high-status Romano-British site is located c.3.37km to the east of West Burton 1 at its nearest point, and more than 4.8km distant from the other Sites. The scheduled area occupies a single field located on a relatively elevated position close to the scarp edge of the Lincoln Cliff. Consequently, there are extensive views westwards from here, as illustrated by the ZTV (Figure App.13.5-7) produced from a single observer point located within the centre of the monument. A ground-truthing visit was undertaken to assess the view from the roadside at the western edge of the monument, but this only confirmed that views from this location were screened by the hedgerow opposite.
- 3.1.25 Nevertheless, it is considered likely that views across elements of the Scheme areas at West Burton 1 would be possible from within the scheduled area (which slopes gently upwards to the east), and therefore this monument has been considered further in subsequent stages of the assessment.

NHLE 1005065: Torksey Castle

- 3.1.26 The remains of the 16th century manor house known as Torksey Castle are located c.1.3km south-west of West Burton 3 and c.3.9km north-west of West Burton 2 at its nearest points and greater than 5km distant from West Burton 1. This former Tudor Hall was damaged by Royalists during the Civil War in in the mid-17th century and was never restored. The scheduled area includes the upstanding remains of the western façade and part of the rear wall, which are separately Grade I listed (NHLE 1064079), as well as the former footprint of the northern and southern ranges, which no longer survive as above-ground features (Photograph 12).
- 3.1.27 It was not possible to ground-truth any potential intervisibility between this asset and the Sites from the Scheduled Monument, as Torksey Castle is located on private land. However, it was possible to assess potential views both to and across this asset from the nearby Torksey Viaduct (NHLE 1359456) to the north and a PRoW which extends along the western bank of the river Trent. These views indicate that the scheduled area is located on relatively level land (c.6m AOD) on the east bank of the river Trent, west and south-west of the village of Torksey, with the tree-lined backplots of the dwellings fronting Main Street (A156) to the east extending westwards within c.35m of Torksey Castle (Photographs 13, 15-16). Views north-east and south-east towards the Order Limits are entirely screened by the intervening built environment and, consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1008954: Fleet Plantation moated site

- 3.1.28 This medieval moated site which survives as earthworks is located c.3.2km to the south-west of West Burton 3 at its nearest point, and more than 5m distant from the other Sites. The scheduled area is located immediately to the south of Cottam Power Station with the complex's infrastructure restricting views from the scheduled area to the north and north-east. To the east is the river Trent, with the winding course of this river lined with trees and other vegetation (Photograph 17). The scheduled area itself is heavily overgrown, located entirely within the Fleet Plantation woodland. The combination of the extant plantation woodland, as well as the greenery present within the wider landscape between the scheduled area and West Burton 3, provides a high level of screening of the landscape to the east. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE1008670: Site of medieval nunnery, Broadholme

- 3.1.29 The site of this former medieval nunnery is located c.4.6km south-west of West Burton 1 and c.2.7km south of West Burton 2 at its nearest points, and more than 5km distant from West Burton 3. Founded as a priory of Premonstratensian canoness, it was the first of only two such nunneries established by this order in the

medieval period. The scheduled site includes parts of two separate fields, an orchard, and the ground below the 19th century Manor Farmhouse, which occupies the south-western corner of the scheduled area. A belt of mature trees runs east-west through the centre of this monument, which entirely shields views north from the southern extent of this monument.

- 3.1.30 A ZTV was created from a single observer point located within the northern central area of the Scheduled Monument, where views to the north would be unimpeded by any vegetation. This confirmed that there would be no visibility of any of the West Burton Sites from this location (Figure App.13.5-8). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1008685: Site of Heynings Priory

- 3.1.31 This former medieval religious site which survives as earthworks is located c.3.3km to the north of West Burton 3 at its nearest point and more than 5km distant from the other Sites. This small and topographically level site south of Kexby Lane includes the earthwork and below-ground remains of part of the Cistercian priory's inner precinct, most of the outer precinct and associated earthworks, part of which lies beneath the buildings of Park Farm South.
- 3.1.32 The landscape south of this monument gently rises c.750m to the south, before sloping downwards towards Till Bridge Lane/Stow Park Road and West Burton 3 (Figure App13.5-9). It is clear that views to the south and south-east would be constrained by its immediately surroundings and, as a result, no views of the Order Limits are possible. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment, as its significance would remain unaffected by the Scheme.

NHLE 1012976: Site of a college and Benedictine Abbey, St Mary's Church

- 3.1.33 This medieval religious site is located c.1.4km to the north-east of West Burton 3 at its nearest point and more than 3.4 and 4.1km distant from the West Burton 2 and 1 Sites respectively. It is located at the centre of the village of Stow within the churchyard of the Grade I Listed St. Mary's Church (NHLE 1146624). The village's location on the generally flat topography of the Trent valley means that the setting of the Scheduled Monument is enclosed by the surrounding built environment and associated vegetation (Photograph 18), and no views out into the surrounding landscape from the vicinity of the monument are possible, despite the churchyard being raised approximately 1m above the surrounding land (Photograph 19). Consequently, there is no visibility of the landscape to the south and south-west where the Scheme would be located, and therefore no resultant impact. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1016797: Broxholme medieval settlement and cultivation remains

- 3.1.34 This SMV directly abuts the south-western corner of the Order Limits boundary of the West Burton 1 Site. A ZTV (Figure App.13.5-10) was created from a grid of 23 observer points at 50m intervals across the scheduled area, and this illustrates that areas of this Site would no doubt be visible from within the setting of the designated earthworks. Consequently, this heritage asset was 'scoped in' for further consideration in the subsequent steps of the assessment.

NHLE 1016978: Thorpe medieval settlement

- 3.1.35 This SMV is located c.1.4km north of West Burton 1, c.2.4km north-north-east of West Burton 2, and c.3.8km north-east from West Burton 3 at its nearest points. The earthwork remains of this heritage asset occupy two relatively level fields (c.12-14m AOD) north of Thorpe Lane. A pair of semi-detached dwellings and the buildings of Clandon House farmstead are also located along the southern boundary of this monument, immediately beyond the scheduled area. The southern and western boundary of this monument are formed by a tall hedgerow, with woodland also present bounding the rear gardens of the aforementioned structures (Photograph 20). The combination of this vegetation, as well as the built environment both north and south of Thorpe Lane, results in views to the south and south-west being entirely screened (Photograph 21). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1016979: Coates medieval settlement and moated site

- 3.1.36 This SMV, possible moated grange and associated remains are located c.3.8km north of West Burton 1, c.4.8km north of West Burton 2, and c.4.1km north-east of West Burton 3 at its nearest points. This heritage asset comprises two separate areas of protection, including the moated site immediately to the west and south of The Church of St Edith (NHLE 1146742), and the earthwork remains of the village and associated open fields c.255m to the north-east of this (Photograph 22).
- 3.1.37 Aerial imagery indicates that views from the moated grange site are largely constrained due to the presence of a dense band of trees that surrounds the scheduled area. Views southwards from this part of the scheduled area beyond the moat and trees are characterised by an initial expanse of open agricultural fields with a band of layering beyond, along the horizon. The larger settlement site to the north-east comprises two agricultural fields, with views from this scheduled area partially screened to the north by the rectangular 'Fox Covert' woodland to the north, Grange Farm to the east, and a belt woodland lining the access road to Grange Farm to the south.
- 3.1.38 Two separate ZTVs were created to assess the likely extent of the views from each of these separate areas within the wider landscape. The first ZTV was created from three observer points surrounding the smaller moated site: one from the northern

edge of the scheduled area, beyond the trees, one from the southern edge of the scheduled area, also beyond the trees, and one from the centre of the moated site, in an area relatively free of vegetation, where views through gaps in the trees could be possible (Figure App.13.5-11). The second ZTV was created from a grid of 8 regularly spaced points within the eastern settlement area (Figure App.13.5-12).

- 3.1.39 Both ZTVs indicate that due to the flat topography and the layering effect of the woodland, hedgerows and boundary trees that characterise the surrounding rural landscape, there is no potential for intervisibility between either of the separate area of protection part of the scheduled monument and the Order Limits. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment, as its significance would remain unaffected by the Scheme.

NHLE 1018288: Cross in St Cuthbert's churchyard, Brattleby

- 3.1.40 This early-medieval cross is located c.3.27km to the north-east of West Burton 1 and c.4.8km north-east of West Burton at their nearest points, and greater than 5km distant from West Burton 3. The remains of this cross base, comprising a socket stone and the remains of a shaft, are located within the St Cuthbert's churchyard at Brattleby. The churchyard is surrounded by mature trees and, consequently, views out into the surrounding landscape are not possible (Photographs 23-24). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment, as its significance would remain unaffected by the Scheme.

NHLE 1018289: Cross in St Peter and St Paul's churchyard, Kettlethorpe

- 3.1.41 This medieval cross is located c.3.27km to the south-west of the West Burton 3 Site and c.3.5km to the west-south-west of West Burton 2 at their nearest points, and further than 5km distant from West Burton 1. This cross, which is also listed at Grade II (NHLE 1064108), is located within the churchyard of St Peter and St Paul at Kettlethorpe, which is surrounded by mature trees and, consequently, views out into the surrounding landscape to the north and east in the direction of the Order Limits are not possible (Photograph 25). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment, as its significance would remain unaffected by the Scheme.

NHLE 1019229: The medieval bishop's palace and deer park, Stow Park

- 3.1.42 The proposals for the West Burton 3 Site would result in much of the western area of the former deer park being populated by solar panels and associated infrastructure, some in close proximity to the western scheduled area which include the earthworks of the former park pale. In addition, the northern scheduled area which includes the earthworks of the moat surrounding the site of the bishop's palace would be closely surrounded by solar panels and associated infrastructure on three sides. Consequently, it was concluded at Step 1 of the assessment that the setting of this Scheduled Monument would evidently be affected by the Scheme

proposals, and this heritage asset was ‘scoped in’ for further consideration in the subsequent steps of the assessment.

Listed Buildings (of the highest significance: Grade I and II*)

- 3.1.43 The combined 5km study area surrounding the West Burton1, 2, and 3 Sites contains 25 Listed Buildings ‘of the highest significance’ (i.e., those listed at Grade I or II*), as detailed in Table App.13.4 below. The locations of these assets in relation to the Order Limits are depicted on Figure App.13.5-1.
- 3.1.44 The fourth column in Table App.13.4 below identifies those Listed Buildings where it is concluded in the discussion that follows that there would be *No Change* or a *Negligible* impact, which are therefore scoped out of the assessment and not taken forward beyond step 1.

Table App.13.2: Grade I and II* Listed Buildings within the combined West Burton 5km study area

NHLE	Name	Grade	Step 1 assessment
1063342	Church of St and Michael and All Angels, Cammeringham	II*	No change/ Negligible
1063378	Church of St. Cuthbert, Brattleby	II*	No change/ Negligible
1064050	Church of St Mary, Knaith	II*	No change/ Negligible
1064070	Church of St Luke, North Carlton	II*	No change/ Negligible
1064072	The Old Hall, Saxilby with Ingleby	II*	No change/ Negligible
1064078	Church of St Peter, Torksey	II*	No change/ Negligible
1064079	Torksey Castle, Torksey	I	No change/ Negligible
1064085	Burton Chateau, Gate Burton	II*	No change/ Negligible
1146624	Church of St Mary, Stow	I	No change/ Negligible
1146742	Church of St Edith, Stow	I	No change/ Negligible
1147172	Gateway at Kettlethorpe Hall, Mounting Block, Garden Wall and Gate Piers, Kettlethorpe	II*	No change/ Negligible
1147235	North Carlton Hall, North Carlton	I	No change/ Negligible
1147274	Gateway at Scampton House Farm in Field to West of House, Scampton	I	No change/ Negligible
1165919	Manor House, Cammeringham	II*	No change/ Negligible
1216860	Church of St Nicholas, Sturton Le Steeple	I	No change/ Negligible

NHLE	Name	Grade	Step 1 assessment
			Negligible
1233511	Church of St Peter, Laneham	I	No change/ Negligible
1233879	Church of All Saints, Rampton	I	No change/ Negligible
1276407	Gateway From Manor Farm to Churchyard and Attached Walls 7 Metres West of Manor Farmhouse, Rampton	I	No change/ Negligible
1302452	Church of St Helen, Thorney	II*	No change/ Negligible
1359456	Torksey Viaduct over River Trent, Torksey	II*	No change/ Negligible
1359458	Gate Burton Hall, Gate Burton	II*	No change/ Negligible
1359484	Church of St. Margaret of Antioch, Marton	I	No change/ Negligible
1359490	Church of St Botolph, Saxilby with Ingleby	I	Further assessment
1359492	Church of St John the Baptist, Scampton	II*	No change/ Negligible
1359493	Church of St John the Baptist and Monson Mausoleum, South Carlton	I	No change/ Negligible

NHLE 1063342: Church of St Michael and All Angels, Cammeringham

3.1.45 This Grade II* listed church is located c.4.3km to the north-east of West Burton 1 at its nearest point but greater than 5km distant from the other Sites. It is within the centre of the village of Cammeringham, which is one of several small 'spring line' villages strung out along the base of the Lincoln Cliff scarp, facing westwards toward the river Trent. No views of the church are possible when approaching Cammeringham from the higher ground to the east along the road named Cammeringham Hill, and it is only at relatively close quarters that the church comes into view when approaching from this direction. It is located at the junction of Cammeringham Hill and the north-south oriented B1398 and is surrounded by numerous mature trees with black plots occupied by dwellings and further trees immediately to the west (Photograph 26). Consequently, no views across the landscape to the south-west towards the Sites are possible from within the curtilage of the church, and its setting would not be affected by the proposed scheme. Therefore, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1063378: Church of St Cuthbert, Brattleby

- 3.1.46 This Grade II* listed church is located c.3.3km to the north-east of West Burton 1 at its nearest point but greater than c.4.8km distant from the other Sites. There is a dense area of woodland immediately to the west and north of the churchyard which prevents any views out into the landscape beyond in the direction of the Sites (Photographs 23-24). Whilst the vegetation to the south of the churchyard is less full, the rows of trees present north and south of Thorpe Lane, as well as the extensive residential complex to the south-west, also restrict views of the wider landscape towards the Sites. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1064050: Church of St Mary, Knaith

- 3.1.47 This Grade II* listed church is located c.3.2km north-west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. The 11th century parish church lies to the west of the Grade II listed Knaith Hall (NHLE 1359480), on the east bank of the river Trent. The church is positioned within the northern extent of the former Knaith Hall Parkland, which still contains a number of mature trees. The churchyard to the north and west is bounded by a dense belt of trees, with a further belt of woodland present south-east of Knaith Hall, which extends south-east and south along Gainsborough Road (A156). This woodland effectively screens any views south-east towards West Burton 3 (Photographs 27-28). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1064070: Church of St Luke, North Carlton

- 3.1.48 This Grade II* listed church is located c.2.4km south-east of West Burton 1 and greater than c.3.8km distant from the other Sites. The churchyard is located on the south side of the village, with a belt of trees demarcating the western extent of the churchyard. Consequently, views west and north-west towards the direction of the Sites are screened by the intervening built and natural environment (Photograph 29). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1064072: The Old Hall, Saxilby with Ingleby

- 3.1.49 This Grade II* listed building is located c.3.1km south-west of West Burton 1, c.940m south of West Burton 2, and c.4km south-east of West Burton 3 at its nearest points. This late-15th century timber-framed house is located within the village of Saxilby, at the junction of High Street and Manor Road and, consequently, the surrounding built environment prevents any views out into the surrounding landscape (Photograph 30). Consequently, this heritage asset has been scoped out of further

consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1064078: Church of St Peter, Torksey

- 3.1.50 This Grade II* listed parish church is located c.1.2km south-west of West Burton 3 and c.3.8km north-west of West Burton 2 at its nearest points and greater than 5km distant from West Burton 1. This early-13th century church is situated within a rectangular churchyard within the centre of the village of Torksey, west of Main Street (A156), with Church Lane forming the northern and western boundaries of the churchyard. It is further bounded to the rear gardens of two residential dwellings which front Church Lane to the south (Photograph 12).
- 3.1.51 The church itself is positioned within the northern extent of its surrounding churchyard, immediately adjacent Church Lane, with a large clump of mature trees present south of the church. A row of trees is also present along the western churchyard boundary, though this coverage is incomplete. Due to its location within the centre of Torksey, the built environment of the immediate village extends between c.100-200m to the north, east and south of the church, which restrict the views north-east and south-east towards West Burton 3 and 2 respectively (Photographs 12, 31-32).
- 3.1.52 Due to the height of the church's tower, there is the potential that it could be glimpsed in longer views that might include the Scheme. However, the layering effect of an extensive residential complex c.400m to the east, in addition to a number of clumps of mature woodland present within the landscape and within the grounds of Lincoln Golf Course, entirely screen this tower from views towards West Burton 3 and 2. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1064079: Torksey Castle, Torksey

- 3.1.53 This Grade I listed 16th century manor house is located c.1.3km south-west of West Burton 3 and c.3.9km north-west of West Burton 2 at its nearest points and greater than 5km distant from West Burton 1. This former Tudor Hall was damaged by Royalists during the Civil War in the mid-17th century and was never restored. The listed ruins comprise the upstanding stone and brick remains of the western façade and part of the rear wall, with the entire structure, as well as the locations of the northern and southern ranges, also designated as a Scheduled Monument (NHLE 1005056) (Photographs 12, 15-16).
- 3.1.54 The remains of this structure are located on relatively level land (c.6m AOD) on the east bank of the river Trent, west and south-west of the village of Torksey, with the tree-lined backplots of the dwellings fronting Main Street (A156) to the east extending westwards within c.35m of Torksey Castle. Views of the manor house are possible from Main Street (A156) from the south looking north-west, where the top of the remains are visible above the hedgerow. However, upon entering the village

proper, the built-environment and the vegetation present to the south-east, east and north-east of these remains screen this asset from view.

- 3.1.55 Unfortunately, it was not possible to ground-truth any potential intervisibility between this asset and the Sites from adjacent the ruins, as Torksey Castle is located on private land. However, views both to and across this asset were assessed from Torksey Viaduct (NHLE 1359456) to the north and a PRoW which extends along the western bank of the river Trent. Views from these locations confirm that whilst longer views towards Torksey Castle across the wider landscape to the south are possible, largely due to the lack of vegetation and structures present within the field that contains the Scheduled medieval town (NHLE 1004991) c.140m to the south, views to the south-east, east and north-east are indeed entirely screened by the built environment of Torksey. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1064085: Burton Chateau, Gate Burton

- 3.1.56 This Grade II* listed, mid-18th century temple folly is located c.2.2km north-west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. This folly is situated on a knoll within the western part of the Gate Burton parkland, immediately south-east of an area of woodland known as 'The Plantation', c.110m east of the river Trent. The parkland surrounding this folly contains many mature trees, including several clumps of trees c.50m and c.120m to the south-east, with this woodland effectively screening any views south-east towards West Burton 3 (Photograph 33). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1146624: Church of St Mary, Stow

- 3.1.57 This Grade I listed church is located c.1.4km north-east of West Burton 3, c.3.5km north of West Burton 2 and c.4.1km north-west of West Burton 1. As explained previously when describing the setting of the surrounding Scheduled Monument (NHLE 1012976), the church is located within the centre of the village of Stow and, consequently, the surrounding built environment prevents any views out into the surrounding landscape from the asset and its immediate vicinity (Photographs 18-19). Views towards the church from the south-west, south and south-east were also assessed from Stow Park Road, Sturton Road, and Till Bridge Road, and it is evident that the built environment and vegetation associated with Stow village, as well as the neighboring Sturton-by-Stow, will screen any visibility of the Schemes at West Burton 1 – 3 that otherwise might be visible within these various views. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1146742: Church of St Edith, Stow

- 3.1.58 This Grade I listed church is located c.3.9km north of West Burton 1 and c.4.2km north-east of West Burton 3 at its nearest point, and greater than 5km distant from the West Burton 2 Site. As discussed above in relation to the adjacent Scheduled Monument (see discussion of NHLE 1016979 above), a dense block of woodland occupies much of the moated site and, consequently, the immediate setting of the church is very much characterised by a sense of enclosure, as this woodland bounds the western and southern part of the churchyard (Photograph 22). The ZTV (Figure App. 13.5-12) produced from three points positioned at the edge of the Scheduled Monument beyond the trees surrounding the church illustrate that no views of the West Burton Sites would be possible from this location, and consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1147172: Gateway at Kettlethorpe Hall, Mounting Block, Garden Wall and Gate Piers, Kettlethorpe

- 3.1.59 The Grade II* listed gateway with flaking garden wall, gate piers and mounting block are located c.3.3km south-west of West Burton 3 and c.3.2km south-west of West Burton 2 at their nearest point and greater than 5km distant from the West Burton 1 Site. This 14th century gateway once formed the entrance into a moated medieval manor house, with the site now occupied by an early-18th century country house, which is Grade II listed (NHLE 1359468). It is evident from aerial imagery that these features are bounded to the north, north-east and east by mature trees, with further belts of trees present east of the Grade II listed Church of St Peter and St Paul (NHLE 1064107), c.75m to the north (Photograph 25). Consequently, no views are possible north-east towards the Sites. Therefore, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1147235: North Carlton Hall, North Carlton

- 3.1.60 This Grade I listed hall is located c.2.1km south-east of West Burton 1 and c.3.6km east of West Burton 2 at its nearest point, and greater than 5km distant from the West Burton 3 Site. It is evident from aerial imagery that the hall is surrounded to the west and north-west by mature trees, with a further belt of trees present at the rear of residential dwellings to the south-west and, consequently, there are no views north-west or west towards the Sites (Photograph 29). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1147274: Gateway at Scampton House Farm in Field to West of House, Scampton

- 3.1.61 This Grade I listed gateway surviving from the now demolished 17th century Scampton Hall is located c.2.5km north-east of West Burton 1 and c.4km north-east of West Burton 2 at its nearest point, and greater than 5km distant from the West Burton 3 Site. There are several dense belts of woodland west of the gateway, and it is evident that these areas of woodland will screen any views across the landscape to the south-west towards the Sites (Photograph 34). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1165919: Manor House, Cammeringham

- 3.1.62 This Grade II* listed manor house is located c.4.4km north-east of West Burton 1 and greater than 5km distant from the other Sites. It is located on the eastern side of the settlement and therefore, views to the south-west in the direction of West Burton 1 are screened by the surrounding built environment (Photograph 26). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1216860: Church of St Nicholas, Sturton Le Steeple

- 3.1.63 This Grade I listed parish church is located c.2.2km north-west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. This 11th century building is situated within a small churchyard, within the hamlet of Littleborough, c.125m west of the river Trent. The churchyard is enclosed by a low brick walling and wooden fence, which are further bounded on three sides by semi-mature and mature trees and shrubs. The foliage around the churchyard screens across the landscape to the west, north and east, with views from the church itself largely focused to the south, across the low brick churchyard wall, where no vegetation is present (Photograph 1).
- 3.1.64 Several gaps within the foliage along the eastern boundary of the churchyard were identified on aerial imagery, which have the potential to allow for longer views across the river Trent and the agricultural fields to the east, towards West Burton 3. A ground-truthing visit was undertaken to ascertain whether any views from the churchyard south-east towards West Burton 3 were possible. This site visit confirmed that whilst these gaps in the foliage did allow for glimpsed views to the south-east and east, these views were largely screened by the presence of a farmhouse with a detached set of outbuildings, and the Grade II listed Ferry House (NHLE 1275698), as well as the presence of a tall earthen bund, utilised as a flood defense parallel to the river Trent and several areas of mature woodland surrounding the various buildings (Photographs 35-36).
- 3.1.65 A ground-truthing visit was also carried out from the eastern bank of the river Trent, at the bottom of Littleborough Lane within Marton. This visit confirmed that

glimpsed views of the gabled bellcote of the church are possible through the sparse areas towards the tops of various trees (Photograph 37). However, these views disappear when travelling east along Littleborough Lane towards the centre of Marton, with the built environment of the village entirely screening views eastwards towards West Burton 3. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1233511: Church of St Peter, Laneham

3.1.66 This Grade I listed church is located c.4.3km south-west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. The church occupies a slightly elevated position within the eastern extent of the hamlet of Church Laneham, with the surrounding churchyard bounded by mature trees along its southern, eastern and northern extents, with a further clump of woodland present to the east (Photograph 38). Open agricultural fields are present to the north-east and east, on either side of the river Trent, which runs c.200m to the east.

3.1.67 A ground-truthing visit was undertaken to ascertain whether any views across the fields to the West Burton 3 Site might be possible. This confirmed that glimpsed views across part of the wider landscape to the north-east are possible, given the church's slightly elevated position on the west bank of the river Trent. However, the layering effect of the villages of Torksey Lock, Torksey, and Brampton, which are located within the same arc of view north-east screens any potential distant views of the West Burton 3 Site (Photograph 39). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1233879: Church of All Saints, Rampton

3.1.68 This Grade I listed church is located c.4.8km south-west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. This medieval parish church is situated adjacent to the crossroads at the centre of the village of Rampton. It is evident from aerial imagery that this church is bounded to the east by an ivy-topped brick wall and the north-east by mature trees, with these areas of woodland restricting views north-east towards West Burton 3. There are some gaps within this coverage, including along the tree-lined brick wall to the east where the foliage has been manicured. However, Cottam Power Station is located c.1.3km north-east of Rampton, with the infrastructure of this complex, most notably the tall cooling stacks, which entirely screen out any potential wider views north-east towards West Burton 3 (Photograph 17). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

**NHLE 1276407: Gateway from Manor Farm to Churchyard and Attached Walls
7 Metres West of Manor Farmhouse, Rampton**

- 3.1.69 This Grade II* listed gateway and attached walls are located c.4.7km south-west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. These mid-16th century walls and gateway presently define the boundary between the Grade II listed *Manor Farmhouse* (NHLE 1233878) to the east and the eastern churchyard boundary of the Grade I *Church of All Saints* to the west (Photograph 17). It is evident from aerial imagery that views north-east from this set of assets will be largely restricted by the neighbouring Manor Farm complex to the east. Likewise, as with the neighbouring *Church of All Saints*, potential wider views across the landscape will also be restricted by the buildings of Cottam Power Station. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1302452: Church of St Helen, Thorney

- 3.1.70 This Grade II* listed church is located c.4.1km south-west of West Burton 2 at its nearest point and greater than 5km distant from the other Sites. This church is located along the southern extent of the village of Thorney, with the built environment of the village extending both north and east from the churchyard, and an extensive belt of woodland present along the south-eastern boundary of the village itself. It is evident from aerial imagery that the built environment and woodland to the north and east of the church prevents any views out into the surrounding landscape (Photograph 40). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1359456: Torksey Viaduct over River Trent, Torksey

- 3.1.71 This Grade II* listed former railway viaduct is located c.1km south-west of West Burton 3 and c.3.8km north-west of West Burton 2 at its nearest points and greater than 5km distant from West Burton 1. Built between 1847-9 by the Manchester, Sheffield and Lincolnshire Railway Company to span the river Trent and its floodplain, the viaduct was designed by notable railway engineer John Fowler in three distinct sections: two box girder spans over the river channel at its western end, twenty shorter spans carried on trestles over the subsidiary river channel and flood plan, and an embanked section extending from the trestles east to Gainsborough Road (A156) within Torksey (Photograph 12). The viaduct is now utilised as a pedestrian bridge.
- 3.1.72 The viaduct demarcates the northern extent of the built-up village of Torksey, with the former railway once continuing south-east, spanning a demolished bridge over Gainsborough Road, to Sykes Junction north-west of the village of Saxilby. The brick and stone eastern and western supports of this former bridge are still prominent features on either side of Gainsborough Road, though views west from the street

itself along the viaduct are restricted, both due to the height of the feature as well as the presence of a dense clump of woodland west of the road.

- 3.1.73 A ground-truthing visit has shown that views east from the western half of the viaduct are solely focused to the south-east, where a belt of woodland is present at the Gainsborough Road boundary, screening longer views eastwards across the landscape. The height of the walls of the two-box girder spans also prevent any sweeping views north/north-east and south/south-east (Photograph 42).
- 3.1.74 From the central and eastern portions of the viaduct, the low walls of the eastern trestle section of the viaduct do allow for wider, sweeping views to the north-east and south-east. The views to the north-east include part of a commercial estate west of Gainsborough Road, as well as several belts of mature trees bounding agricultural fields in the medium distance. Further north-east towards the village of Brampton, numerous clumps of woodland within the grounds of Lincoln Golf Course are visible. These various areas of trees staggered across the landscape to the north-east of Torksey viaduct effectively prevent intervisibility between this asset and West Burton 3 (Photograph 42).
- 3.1.75 Views south-east from the central and eastern portions of the viaduct are largely restricted due to the built environment of Torksey village, with the buildings and surrounding woodland screening the longer views across the landscape towards West Burton 2 (Photograph 43). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1359458: Gate Burton Hall, Gate Burton

- 3.1.76 This Grade II* country house is located c.1.4km north-west of West Burton 3 at its nearest point and greater than 5km distant from the other Sites. The parkland surrounding the hall contains many mature trees, including dense blocks of woodland east and west of the hall. A curved belt of woodland is present south and south-east of the Grade II listed Church of St Helen (NHLE 1064087) and Old Rectory (NHLE 1359457), both of which fall within the Gate Burton parkland, with the woodland effectively screening any views south-east towards West Burton 3 (Photograph 33). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1359484: Church of St. Margaret of Antioch, Marton

- 3.1.77 This Grade I listed church is located c.0.5km to the west of West Burton 3 and greater than 5km distant from the other Sites. It is located adjacent to the crossroads at the centre of the village of Marton and, as the built environment extends c.560m to the east of this location, and moreover contains back plots with heavily wooded boundaries, this view eastwards towards West Burton 3 is well screened and no views of the Scheme would be possible (Photographs 44-45, 63). In addition, the corridor for the cable route (proposed to be shared with the Gate Burton and

Cottam Solar Projects and therefore fenced off for up to 5 years in duration, with potential construction activity throughout this period) passes less than 300m to the south of the church, but the ground-truthing visit confirmed that no views of the route would be possible from the church (Photographs 44-45; 63).

- 3.1.78 It should also be noted that the junction of Stow Park Road and High Street, c.200m north of the listed church (Photograph 47) is included within the Order Limits, as this is an area where the delivery of a small number of abnormal loads (involving the transportation of large transformers) would require HGVs to mount the pavement. Due to the curve in High Street between the church and this junction, the junction is hidden from the church and surrounding churchyard, and therefore any impacts from this area would be screened. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1359490: Church of St Botolph, Saxilby with Ingleby

- 3.1.79 This Grade I listed church is located c.2.4km south-west of West Burton 1, c.0.5km south of West Burton 2, and c.3.8km south-east of West Burton 3 at their nearest points. It is located towards the northern edge of the village, but there is a hedgerow with mature trees on the northern boundary of the churchyard to the north, with a further extension to the graveyard beyond this to the north with a further hedgerow along its northern boundary. In addition, a large new housing estate named 'Ingleby View' has recently been constructed in the field immediately to the north of the graveyard extension. North-east and north-west of the churchyard, residential development interspersed with frequent trees extends for c.280m and c.580m respectively (Photograph 30). Consequently, the views to the north-east, north and north-west from the church towards the Sites are totally screened. However, it is likely that in long views towards the church from the east, where this is not screened by intervening hedgerows (for example from the bridge over the River Till on Broxholme Lane), there would also be glimpses of panels (Photograph 48), and likewise views from the north from Sturton Road would also include solar panels in the same vista that includes the church. Consequently this Grade I Listed church has been 'scoped in' for further assessment in the subsequent steps of the assessment as Step 1 of the assessment has identified the potential for visual impacts to occur in its vicinity.

NHLE 1359492: Church of St John the Baptist, Scampton

- 3.1.80 This Grade II* listed church is located c.2.8km to the north-east of West Burton 1 and c.4.3km north-east of West Burton 2 at its nearest points and greater than 5km distant from the West Burton 3 Site. The church is located at the north-western tip of the village, surrounded to the north and west by open parkland and south and south-west by a dense belt of woodland, all of which was associated with the now demolished 17th century Scampton Hall (Photograph 34). The present Scampton House is located c.215m west of the church within the former parkland, with two

belts of woodland extending south from the present house towards the southern parkland boundary. A third belt of woodland also extends south from Scampton House Farm, parallel the woodland south of Scampton House, with all of the woodland present west and south-west of the church effectively screening views between the church and Sites. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment as its significance would remain unaffected by the Scheme.

NHLE 1359493: Church of St John the Baptist and Monson Mausoleum, South Carlton

3.1.81 This Grade I listed church is located c.3.2km to the south-east of West Burton 1 and c.4.1km east of West Burton 2 and greater than 5km distant from West Burton 3. The church is located at the northern edge of the settlement and backs on to agricultural fields (Photographs 9-10). A ground-truthing visit was undertaken to ascertain whether any views across the fields to the West Burton 1 and 2 Sites might be possible. This confirmed that glimpsed views across part of the wider landscape to the north-west are possible, but the layering effect of the trees in the middle-distance screen more distant views in the vicinity of both Sites (Photographs 49-50). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the assessment, as its significance would remain unaffected by the Scheme.

Grade II Listed Buildings (within 2km study area)

3.1.82 Of the 54 Grade II Listed Buildings within the 2km study areas surrounding the West Burton Sites, the discussion below identifies that there would be *No Change* or *Negligible* impacts at 46 of these assets, but eight have been identified as requiring further assessment at Step 2 and 3 of the assessment, as detailed in Table App. 13.5 below:

Table App.13.3: Grade II Listed Buildings within the combined West Burton 2km study areas taken forward for further assessment.

NHLE	Name	Location	Step 1 assessment
1064080	The Beeches	Brampton	No change/ Negligible
1064081	Richards-Havercross Cottages	Brampton	No change/ Negligible
1064082	Priory Cottage	Brampton	No change/ Negligible
1064083	The Hermitage	Brampton	No change/ Negligible
1064084	Manor Farmhouse	Brampton	Further assessment
1064095	Church of All Saints	Broxholme	Further assessment

NHLE	Name	Location	Step 1 assessment
1064096	Cornhill Farmhouse	Broxholme	Further assessment
1147027	Boontown Cottage	Broxholme	Further assessment
1147028	Old Rectory	Broxholme	Further assessment
1147032	Farm Buildings at Manor Farm	Broxholme	Further assessment
1359464	Manor Farm House	Broxholme	Further assessment
1064105	White Swan Inn	Fenton	No change/ Negligible
1064106	Barn and Pigeoncote at White Swan Farm	Fenton	No change/ Negligible
1064086	Gateway to Gate Burton Hall	Gate Burton	No change/ Negligible
1064087	Church of St Helen	Gate Burton	No change/ Negligible
1166351	Gate Burton Hall Cottages	Gate Burton	No change/ Negligible
1359457	Old Rectory	Gate Burton	No change/ Negligible
1472727	Walled Garden at Gate Burton Hall	Gate Burton	No change/ Negligible
1064057	Ingleby Arms Public House	Marton	No change/ Negligible
1064059	Windmill	Marton	No change/ Negligible
1064060	Berfoston Cottage	Marton	No change/ Negligible
1146582	Cross	Marton	No change/ Negligible
1146594	No 21 and Attached Barn to Rear	Marton	No change/ Negligible
1146611	Wapping Lane Farmhouse and Attached Outbuilding	Marton	No change/ Negligible
1308917	25, Gainsborough Road	Marton	No change/ Negligible
1359485	Thornleigh House	Marton	No change/ Negligible
1064058	Stow Park Station	Marton	No change/ Negligible
1146606	Signal Box at Stow Park Station	Marton	No change/ Negligible
1064071	Saxilby Moor Mill	Saxilby with	No change/

NHLE	Name	Location	Step 1 assessment
		Ingleby	Negligible
1064073	Railway Station and House	Saxilby with Ingleby	No change/ Negligible
1147263	Ingleby Chase	Saxilby with Ingleby	No change/ Negligible
1308588	The Manor House	Saxilby with Ingleby	No change/ Negligible
1308593	103 and Pump, High Street	Saxilby with Ingleby	No change/ Negligible
1064075	Till Bridge Farm Cottages	Scampton	No change/ Negligible
1064062	Whipping Post	Stow	No change/ Negligible
1064063	Threshing Barn at Church End Farm	Stow	No change/ Negligible
1064064	21, Church Lane	Stow	No change/ Negligible
1064066	6, Sturton Road	Stow	No change/ Negligible
1146735	Stables and Pigeoncote at Church End Farm	Stow	No change/ Negligible
1146755	9, Ingham Road	Stow	No change/ Negligible
1146761	Wesleyan Chapel	Stow	No change/ Negligible
1359486	Manor Farmhouse	Stow	No change/ Negligible
1064067	Subscription Mill	Sturton By Stow	Further assessment
1064068	Lych Gate and Wall of Church of St Hugh of Avalon	Sturton By Stow	No change/ Negligible
1146766	Brickyard Cottages	Sturton By Stow	No change/ Negligible
1146772	Church of St Hugh of Avalon	Sturton By Stow	No change/ Negligible
1146778	Old Hall	Sturton By Stow	No change/ Negligible
1146780	Gallows Dale Farmhouse	Sturton By Stow	No change/ Negligible
1359487	Barn at Bransby House for Retired Horses	Sturton By Stow	No change/ Negligible
1359488	Old Rectory Home for the Elderly	Sturton By Stow	No change/ Negligible
1308921	Thorpe in the Fallows Farmhouse	Thorpe in the Fallows	No change/ Negligible

NHLE	Name	Location	Step 1 assessment
1147315	Torksey Lock and Footbridge	Torksey	No change/ Negligible
1147328	Gravestone 8 Paces from SE Angle of Nave of Church of St Peter	Torksey	No change/ Negligible
1359495	The Paddocks Castle View	Torksey	No change/ Negligible

Brampton

3.1.83 There are five Grade II Listed Buildings within Brampton, which comprise:

- *The Beeches* (NHLE 1064080)
- *Richards-Havercross Cottages* (NHLE 1064081)
- *Priory Cottage* (NHLE 1064082)
- *The Hermitage* (NHLE 1064083)
- *Manor Farmhouse* (NHLE 1064084)

3.1.84 The village of Brampton is situated within a generally flat topographical setting, with all the Listed Buildings fronting either side of Brampton Lane, the main north-south thoroughfare which extends the entire length of the village. The eastern extent of the village abuts the south-western hedgerow and mature tree-lined boundary of West Burton 3, with the landscape rising gently from c.7-8m AOD along Brampton Lane to c.10-13m AOD along the wooded West Burton 3 boundary (Photograph 51).

3.1.85 Three of these structures, *The Beeches* and *Richards-Havercross Cottages*, which are located to the west of Brampton Lane, and *The Hermitage*, which is located immediately east, are situated within the southern part of Brampton. Aerial imagery indicates that the backplots of the residences to the east of Brampton Lane are both bounded and scattered with semi-mature and mature trees, with this vegetation, in addition to the built environment east and north-east of these structures, providing an effective buffer of views towards West Burton 3. This was confirmed via a ground-truthing visit (Photograph 52).

3.1.86 *Priory Cottage* and *Manor Farmhouse* are located c.80m to the north of the other Listed Buildings within the village, fronting the eastern and western sides of Brampton Lane respectively. Due to their location at the northern extent of the village, aerial imagery identified the potential for views north-east and east from these structures to West Burton 3, and a ground-truthing visit was carried out to establish if intervisibility does indeed exist. It was determined that views from *Priory Cottage* towards West Burton 3 are entirely screened by the buildings of the Manor Farm complex to the east, with a small clump of trees immediately south and south-

east of *Manor Farmhouse* providing additional screening during the summer months (Photograph 53).

3.1.87 Likewise, views from *Manor Farmhouse* towards West Burton 3 are partially screened by the associated farm outbuildings to the east. Views from the north-western corner of this building to the north-east show that glimpsed views of West Burton 3 are possible through the hedged and tree-lined south-western boundary of West Burton 3, as the landscape continues to gently rise within West Burton 3 to a high point of c.14m AOD approximately 180m east of the south-western boundary before sloping downwards further to the east (Photograph 54). This heritage asset has been 'scoped in' for further consideration in the subsequent steps of the assessment.

3.1.88 Consequently, four of the five Grade II Listed Buildings within Brampton have been scoped out of further consideration following Step 1 of the assessment as their significance would remain unaffected by the Scheme, but *Manor Farmhouse* has been assessed further in subsequent stages of the assessment.

Broxholme

3.1.89 There are five Grade II Listed Buildings within the village of Broxholme, which comprise:

- *Church of All Saints* (NHLE 1064095)
- *Boontown Cottage* (NHLE 1147027)
- *Old Rectory* (NHLE 1147028)
- *Farm Buildings at Manor Farm* (NHLE 1147032)
- *Manor Farm House* (NHLE 1359464)

3.1.90 The village is situated in a generally flat topographical setting, between c.8-9m AOD along Main Street, which runs north-west/south-east through the village. Broxholme was extensively replanned during the mid-late 19th century, with much of the former medieval village layout lost (Photograph 55). The *Church of All Saints* is located south of Church Lane within what is now the surviving historic core of the village, though the present church is a 19th century replacement for an earlier, medieval church. The church is located within a small churchyard, with the western and southern boundary of which is bounded by dense woodland and the northern boundary by a hedgerow. Church Lane gently slopes from c.10m AOD at the junction with Main Street to the east, where the lane terminates at the western boundary with West Burton 1 at c.6m AOD.

3.1.91 A ground-truthing visit confirmed that views west from the western boundary of West Burton 1 of the northern elevation of the church are not possible, as this elevation is entirely screened by the northern hedgerow boundary, as well as a single storey outbuilding to the east of the church which forms part of the *Old Rectory* complex. However, the top of the peaked roof of the church is visible above the roofline of this outbuilding (Photograph 56). An extensive belt of woodland is

present along the western boundary of West Burton 1, which extends to the south and north of Church Lane. The site visit confirmed that in winter, when the leaves are off the trees, glimpsed views of West Burton 1 are possible through gaps in this coverage. Moreover, when approaching Broxholme from the north off Till Bridge Lane, it is evident from LVIA viewpoint photography (Viewpoint 7) that in the winter months if the hedges are cut low and when leaves are off the trees, it is possible to obtain clear views the roof of the church when looking across the fields of West Burton 1 (Photograph 57). Consequently, this asset will be discussed further in the subsequent stages of the assessment.

- 3.1.92 The *Old Rectory* is also located south of Church Lane, though access to the house is provide via a private lane from Main Street to the east, c.30m south of Church Lane. This late-18th century former rectory has a south-facing primary elevation¹⁷, with the northern elevation facing into a small courtyard formed by the single-storey outbuilding to the north-west, with the entire complex separated from Church Lane to the north by a tall brick wall (Photograph 56). Aerial imagery indicates that views from the southern and eastern elevations of this structure are screened by the woodland present along the western boundary of West Burton 1, with this woodland extending to the west to within c.8m of this Listed Building. Views from the eastern end of Church Lane indicate that the upper storey of the *Old Rectory* is visible above the brick courtyard wall and through the currently sparse vegetation present at this junction (Photograph 56). Therefore, glimpsed views of West Burton 1 are possible through gaps in this coverage though, as noted above, the foliage is denser during the summer months.
- 3.1.93 *Boontown Cottage* is an early-18th century dwelling, located within a dense clump of vegetation immediately east of the scheduled remains of *Broxholme medieval settlement and cultivation remains* (NHLE 1016797). This woodland clump is formed of three former (possibly medieval) housing plots which have been amalgamated into one larger plot. The Historic England listing description map¹⁸ for *Boontown Cottage* identifies the north-westernmost building within this plot as the Grade II Listed structure; however, the listing description text, as well as the text and photographs provided within the Lincolnshire HER entry¹⁹, have identified that the actual *Boontown Cottage* is the building to the south-east. Both aerial imagery and a ground-truthing visit have indicated that due to this structure's location within the south-western corner of this woodland clump, views from it to the north-east and east towards West Burton 1 are entirely screened (Photograph 56). Nevertheless, the view towards the clump of trees within which it is located contributes to an understanding and appreciation of the nested setting that this Listed Building shares with the *Broxholme medieval settlement and cultivation remains* Scheduled

¹⁷ <https://heritage-explorer.lincolnshire.gov.uk/Monument/MLI96810>

¹⁸ [REDACTED]

¹⁹ <https://heritage-explorer.lincolnshire.gov.uk/Monument/MLI96809>

Monument (NHLE 1016797) which will be discussed further in subsequent stages of the assessment.

- 3.1.94 *Manor Farmhouse* and the *Farm Buildings of Manor Farm* is a mid-19th century farm complex east of Main Street. The farm buildings are aligned in three roughly north-south aligned parallel rows, with buildings connecting these ranges along its northern boundary, though this connection is incomplete at the north-western corner. The southern boundary is formed by the southern elevations of two of these ranges, connected by a high brick wall, with *Manor Farmhouse* located at the south-eastern corner of the easternmost range. To the north of the listed farm buildings are a series of tall, modern steel sheds, whilst a small green area, possibly a garden, is present to the north-east, which contains a number of mature trees (Photograph 55). These sheds and adjacent vegetation help screen views to the north and north-east from the Manor Farm complex towards West Burton 1, though glimpsed views are possible between the two modern sheds. The woodland clump surrounding *Boontown Cottage* also provides additional screening of these views. However, views from further south along Main Street looking north-east across the farm complex towards West Burton 1 indicates the likelihood of views of the fields within the southern part of this Site from the eastern extent of this farm complex (Photograph 59).
- 3.1.95 *Cornhill Farmhouse* is an outlying Listed Building c.630m south-east of Broxholme village. This late-18th century farmhouse is set back from the south side of Carlton Lane by c.80m and is located immediately east of an extensive area of woodland, which extends south from Carlton Lane along the entire length of the wider Cornhills Farm complex (Photograph 60). This listed structure is accessed via a private track in the west from Carlton Lane within this woodland, which leads to the southern, primary elevation of this building. A second access is also provided from Carlton Lane to the north, which provides access into Cornhills Farm farmyard to the east. A series of former farm outbuildings are present to the south-east of the listed farmhouse, with a pair of modern farm sheds present to the north-east, immediately adjacent the farmyard entrance. Aerial imagery indicates that the presence of the woodland to the west and north-west of the farmhouse, as well as the modern farm sheds to the north-east, views out across the landscape are essentially ‘funnelled’ through the Cornhills Farm entrance to the north (Photographs 55 and 60).
- 3.1.96 A ground-truthing visit was carried out to determine if views of West Burton 1 c.725m to the north were possible from this Listed Building. This visit confirmed that there are clear interrupted views across the agricultural fields which lie between Carlton Lane and the southern boundary of West Burton 1 (Photograph 61).
- 3.1.97 Consequently, all the Grade II heritage assets within Broxholme have been ‘scoped in’ for further consideration following Step 1 of the assessment as visual impacts that could affect the appreciation of the significance of these buildings has been identified during Step 1 of the assessment.

Fenton

- 3.1.98 There are two Grade II Listed Buildings within the 2km study area within Fenton, comprising the *White Swan Inn* (NHLE 1064105) and the adjacent *Barn and Pigeoncote at White Swan Farm* (NHLE 1064106), which are located c.1.9km to the south-west of the West Burton 3 Site. The late-18th century Inn is set back c.50m from the junction of Newark Road and Gainsborough Road (A156), with the two listed farm buildings extending north-west from the western elevation of the *White Swan Inn* (Photograph 62). Immediately to the north of these structures, separated by a small PRoW, is a caravan park. A series of mature trees are present east and north-east of the listed buildings, with a further line of trees present along the northern boundary of the caravan park.
- 3.1.99 The presence of these trees largely restrict views both to and from the Inn and adjacent farm buildings, and although there are some gaps in the tree line to the north-east of the *White Swan Inn*, the extensive housing development associated with The Elms Retirement Village c.280m to the north-east along Torksey Lock ensures that there is no intervisibility with the surrounding landscape from both the *White Swan Inn* and *Barn and Pigeoncote at White Swan Farm*. Consequently, the Grade II heritage assets within Fenton have been scoped out of further consideration following Step 1 of the assessment as their significance would remain unaffected by the Scheme.

Gate Burton

- 3.1.100 In addition to the *Burton Chateau* and *Gate Burton Hall* Grade II* Listed Buildings referred to in the previous section, there are five Grade II Listed Buildings within Gate Burton, which comprise:
- *Gateway to Gate Burton Hall* (NHLE 1064086)
 - *Church of St Helen* (NHLE 1064087)
 - *Gate Burton Hall Cottages* (NHLE 1166351)
 - *Old Rectory* (NHLE 1359457)
 - *Walled Garden at Gate Burton Hall* (NHLE1472727)
- 3.1.101 As these buildings are located within the private parkland surrounding Gate Burton Hall, this assessment has been largely based upon aerial imagery and views from neighbouring public roads (e.g., Clay Lane and Gainsborough Road (A156)). This group of Grade II Listed structures are located between c.1-1.4km north-west of the West Burton 3 Site, with the primary entrance into this estate from Clay Lane along the parkland's southern boundary. The parkland surrounding the church, rectory, cottages and walled garden covers an elevated ridge east of Gainsborough Road (A156), which rises from c.17m AOD at the listed Clay Lane gateway to c.32m AOD north-east the Grade II* Listed *Gate Burton Hall* (Photograph 33).

3.1.102 The parkland itself contains many mature trees, including dense blocks of woodland south of the cottages and walled garden, as well as a curved block of woodland south and south-east of the church and old rectory. Despite the parkland's elevated position within the landscape, the woodland within it effectively screens any views south-east towards West Burton 3 from these four listed buildings.

3.1.103 Likewise, whilst the *Gateway to Gate Burton Hall* is located immediately adjacent the busy Gainsborough Road (A156), the curvature of this tree-lined road to the south, in addition to the built-environment of the village of Marton c.340m to the south, prevent any views of this asset towards West Burton 3 (Photographs 63-64). Consequently, the Grade II heritage assets within Gate Burton have been scoped out of further consideration following Step 1 of the assessment as their significance would remain unaffected by the Scheme.

Marton

3.1.104 In addition to the *Church of St. Margaret of Antioch* Grade I Listed Building referred to in the previous section, there are nine Grade II Listed Buildings within the village and wider parish of Marton (Photograph 44). These include:

- *Ingleby Arms Public House* (NHLE 1064057)
- *Berfoston Cottage* (NHLE 1064060)
- *Cross* (NHLE 1146582)
- *No 21 and Attached Barn to Rear* (NHLE 1146594)
- *Wapping Lane Farmhouse and Attached Outbuilding* (NHLE 1146611)
- *25, Gainsborough Road* (NHLE 1308917)
- *Windmill* (NHLE 1064059)
- *Thornleigh House* (NHLE 1359485)
- *Stow Park Station* (NHLE 1064058)
- *Signal Box at Stow Park Station* (NHLE 1146606)

3.1.105 The 14th century limestone ashlar *Cross* is located within the north-eastern corner of the *Church of St. Margaret of Antioch* churchyard, adjacent to the crossroads at the centre of the village of Marton. *No 21 and Attached Barn to Rear* (Black Swan), *Thornleigh House*, *25 Gainsborough Road* and *Ingleby Arms Public House* all front the main north-south thoroughfare (High Street) through the village. The extensive built environment extending beyond Marton centre, in addition to the heavily wooded back plot boundaries to the east, means that views eastwards towards West Burton 3 are well screened and no views of the Scheme would be possible (Photographs 65-68).

3.1.106 It should be noted that *No 21 and Attached Barn to the Rear* (Black Swan) is located at the corner of High Street (A156) and Stow Park Road (Photograph 66), and this junction is included within the Order Limits, as this is an area where the delivery of

a small number of abnormal loads (involving the transportation of large transformers) would require HGVs to mount the pavement. This would result in a number of temporary and ephemeral impacts to the setting of this Listed Building, and as such, these are considered to be impacts that would overall result in *No Change* to the significance of the building. Mitigation for the potential direct physical impacts caused by the proximity of abnormal loads to this Listed Building are set out in the ES chapter (Section 13.8).

- 3.1.107 *Berfoston Cottage* and *Wapping Lane Farmhouse and Attached Outbuilding* are located on Wapping Lane, which extends east from High Street (A156). This lane rises gently from c.10m AOD at the junction with High Street (A156) to c.17m AOD at the eastern extent of the listed farmhouse. As noted previously, this part of Marton contains heavily wooded boundaries, and a ground-truthing visit has confirmed that the surrounding vegetation screens these assets entirely from the West Burton 3 Site (Photograph 69).
- 3.1.108 An early-19th century *Windmill* is an outlying Listed Building in the parish which is located c.600m south-west of the centre of the village within an area known as Trent Port. Situated along the eastern bank of the river Trent, this windmill tower once possessed four sails, which would have made this structure a prominent feature along the river corridor. This structure is currently only publicly accessible from a PRoW which runs along the eastern bank of the river Trent, with the surrounding plot within which it is located bounded by a mixture of hedgerows and semi-mature trees. Views west and south-west from this location towards the West Burton 3 Site are screened by intervening vegetation (Photograph 70).
- 3.1.109 *Stow Park Station* and the *Signal Box at Stow Park Station* flank the eastern and western junction of the Lincoln to Sheffield Rail Line, immediately south of Till Bridge Lane/Stow Park Road (Photograph 71). This section of Till Bridge Lane is included as access into the West Burton 3 Site, with both structures situated between the two halves of the West Burton 3 Site. *Stow Park Station* is positioned within a small plot west of the railway. Set back c.10m from Till Bridge Lane/Stow Park Road to the north, a hedgerow interspersed with mature trees forms the western boundary of this plot (Photograph 72). This vegetation continues south-east, parallel to the embankment associated with the neighbouring rail line. A ground-truthing visit indicates that during the winter months, the coverage of this belt of foliage is sparse, allowing for glimpsed views to the west and south-west. A plot of land, which separates *Stow Park Station* from West Burton 3 to the west is also bounded by a substantial hedgerow, which is also interspersed with semi-mature and mature trees, which provide additional, though incomplete screening between this asset and West Burton 3. However, it is considered that the wider, rural setting of the surrounding landscape does not contribute to the overall significance of this structure, which is a direct result of its relationship with the adjacent railway and listed *Signal Box*, and this relationship will not be impacted upon by the Scheme at the West Burton 3 Site.

3.1.110 The *Signal Box at Stow Park Station*, positioned east of the track, immediately abuts Till Bridge Lane/Stow Park Road to the north, and is bounded to the south and south-east by trees and other vegetation that forms part of the railway embankment, as well as additional vegetation present to the rear of the Red House c.60m south-east of this asset. This greenery entirely screens views of this asset from West Burton 3 to the south-west, with additional mature trees present south of the Station House screening any views to West Burton 3 to the south-east (Photograph 73).

3.1.111 Consequently, all the Grade II heritage assets within Marton have been scoped out of further consideration following Step 1 of the assessment, as their significance would remain unaffected by the Scheme.

Saxilby with Ingleby

3.1.112 In addition to the *Church of St Botolph* Grade I Listed Building and *The Old Hall* Grade II* Listed Building discussed in the previous section, there are five Grade II Listed Buildings and one Conservation Area within the parish of Saxilby with Ingleby. These include:

- *Saxilby Moor Mill* (NHLE 1064071)
- *Railway Station and House* (NHLE 1064073)
- *Ingleby Chase* (NHLE 1147263)
- *The Manor House* (NHLE 1308588)
- *103 and Pump, High Street* (NHLE 1308593)
- *Saxilby Bridge Street Conservation Area*

3.1.113 The village of Saxilby with Ingleby gently rises from between c.7-9m AOD along both its southern boundary with Foss Dyke and its south-western boundary with the Sheffield to Lincoln Line railway, up to c.16m AOD along its north-eastern corner. None of the Listed Buildings within Saxilby are located within the *Saxilby Bridge Street Conservation Area*, which is located at the southernmost extent of the village and incorporates the all the buildings fronting Bridge Street between the Gainsborough Road (A57) bridge and the West Bank railway bridge, as well as both banks of the Foss Dyke Navigation to the south. Likewise, the *Railway Station and House*, *The Manor House*, and *103 and Pump, High Street* all occupy locations that are surrounded by the built environment of the village (Photograph 30). Consequently, it has been determined that there is no intervisibility with the surrounding landscape from any of these Listed Buildings or Conservation Area and there would be no visual impact from the proposed scheme.

3.1.114 *Saxilby Moor Mill* is an outlying Listed Building in the parish which is located c.330m south of the Foss Dyke Navigation, c.1.6km south of the West Burton 2 Site. The former 19th century tower mill is located at the western end of a small plot of land c.80m west of Broadholme Road, set within a small complex of buildings. Vegetation, in the form of mature trees, are present to the north-east of the tower, with

additional mature trees present, lining both sides of Broadholme Road to the north, as well as the boundary of a long housing plot to the north. This vegetation provides an effective visual barrier in views to the north of the tower, and beyond this the settlement of Saxilby provides additional screening in the intervening landscape between the Listed Building and West Burton 2.

- 3.1.115 *Ingleby Chase* is another outlying Listed Building in the parish, located c.220m north of West Burton 2. This 19th century house is situated within the northern extent of its associated parkland, accessed from one of two tree-lined entrances in the west from Sturton Road, with this belt of trees continuing c.115m west past the entrance to *Ingleby Chase* towards The Bungalow farmstead to the west and the Old Park Business Centre to the south-west. Whilst it was not possible to access this property during the ground-truthing exercise, as it is a private estate, views towards this asset were assessed from Sturton Road to the south-east and north-east, as well as south from Cowdale Lane in the north. This has shown that this two-storey dwelling is relatively enclosed on its southern and eastern boundaries by mature trees, with additional woodland present within and bounding the field immediately to the south providing additional coverage between this Listed Building and West Burton 2 (Photographs 74-75).
- 3.1.116 Consequently, all the Grade II heritage assets within Saxilby with Ingleby have been scoped out of further consideration following Step 1 of the assessment, as their significance would remain unaffected by the Scheme.

Scampton

- 3.1.117 In addition to the *Gateway at Scampton House Farm in Field to West of House* Grade I Listed Building and *Church of St John the Baptist* Grade II* Listed Building referred to in the previous section, there is a single Grade II Listed Building within the parish of Scampton, comprising the *Till Bridge Farm Cottages* (NHLE 1064075), which are located c.615m north-west of West Burton 1 and c.1.4km north-east of West Burton 2.
- 3.1.118 This pair of late-17th century cottages are set back c.60m south of Till Bridge Lane behind trees, set within large grounds, and is separated from the historic and modern outbuildings of Till Bridge Farm to the east by a roughly north/south aligned 1-2storey linear range which aerial imagery indicates is connected to the eastern elevation of *Till Bridge Cottages*. The southern elevation of this range marks the south-eastern extent of the cottages rear garden, with this southern boundary formed by two small wooden outbuildings immediately to the west of this range, with a substantial brick wall, lined to the south and north by a hedgerow and semi-mature trees respectively, extending c.23m to the west of the pair of outbuildings. The remainder of the southern boundary to the west of this wall is composed of a low wooden fence, which is not lined with any greenery (Photograph 76). Views to the south of the cottages are largely focussed across the open agricultural fields that characterise this rural landscape, with the neighbouring outbuildings and brick wall

and hedgerow boundary providing some screening from these views from ground level.

- 3.1.119 A PRoW runs east along this southern garden boundary, before turning south at a farm track at the rear of the neighbouring Till Bridge Farm buildings. As the *Till Bridge Cottages* is a private residential complex, views from this PRoW south across the landscape were assessed from the rear of the garden. These views across the initial expanse of open agricultural fields show that due to the height of these buildings, the rooflines of Grange Farm, which forms the northernmost extent of the village of Broxholme, are visible in the distance (Photograph 77). However, these views also show that the layering effect of the intervening vegetation would be likely to prevent any solar arrays within the fields of West Burton 1 from being visible from *Till Bridge Cottages*. Consequently, this Grade II heritage asset has been scoped out of further consideration following Step 1 of the assessment, as its significance would remain unaffected by the Scheme.

Stow

- 3.1.120 In addition to the Grade I listed *Church of St. Mary* referred to in the previous section, there are eight Grade II Listed Buildings within the village of Stow. These include:
- *Whipping Post* (NHLE 1064062)
 - *Threshing Barn at Church End Farm* (NHLE 1064063)
 - *21 Church Lane* (NHLE 1064064)
 - *6, Sturton Road* (NHLE 1064066)
 - *Stables And Pigeoncote at Church End Farm* (NHLE 1146735)
 - *9, Ingham Road* (NHLE 1146755)
 - *Wesleyan Chapel* (NHLE 1146761)
 - *Manor Farmhouse* (NHLE 1359486)

- 3.1.121 The village is situated in a generally flat topographical setting, and all the Listed Buildings occupy locations that are surrounded by the built environment of the village (Photograph 18). Consequently, there is no intervisibility with the surrounding landscape from any of these buildings and there would be no visual impact from the proposed scheme. Consequently, all the Grade II heritage assets within Stow have been scoped out of further consideration following Step 1 of the assessment as their significance would remain unaffected by the Scheme.

Sturton by Stow

- 3.1.122 There are eight Grade II Listed Buildings within the parish of Sturton by Stow, which comprise:
- *Subscription Mill* (NHLE 1064067)
 - *Lych Gate and Wall of Church of St Hugh of Avalon* (NHLE 1064068)

- *Brickyard Cottages* (NHLE 1146766)
- *Church of St Hugh of Avalon* (NHLE 1146772)
- *Old Hall* (NHLE 1146778)
- *Gallows Dale Farmhouse* (NHLE 1146780)
- *Barn at Bransby House for Retired Horses* (NHLE 1359487)
- *Old Rectory Home for The Elderly* (NHLE 1359488)

3.1.123 Similarly to Stow, the village of Sturton by Stow occupies a generally flat topographic setting, and therefore there is no visibility out into the surrounding landscape from those buildings within the central area of the village including *Lych Gate and Wall of Church of St Hugh of Avalon*, *Church of St Hugh of Avalon*, and *Old Hall* as these are screened by the surrounding built environment (Photograph 78). Further to the north, the *Old Rectory Home for The Elderly* is located on the north-eastern edge of the settlement, but views south-east towards West Burton 1 are screened by modern housing that surrounds the Listed Building, as well as a row of mature trees immediately south of the building.

3.1.124 *Brickyard Cottages* comprises an outlying cluster of buildings c.1km to the east of the core of the village. These two cottages are located within a long toft east of Thorpe Lane, with the southern boundary of this croft formed by a mixture of low wooden fencing, sparse clumps of trees, and a dense hedgerow further to the east. Due to a lack of vegetation immediately south of the cottages, there are clear views south and south-east across the adjacent agricultural fields towards Till Bridge Lane. However, longer views across the landscape are entirely restricted, due to the presence of hedgerow and mature tree boundaries south of Till Bridge Lane, as well as several narrow belts of woodland. Additionally, these views are broken up by the structures of K.W. Timmins & Sons c.180m to the south as well as several farmsteads to the south-east. Consequently, no views of the Scheme would be possible from these Listed Buildings.

3.1.125 The *Subscription Mill* is another outlying Listed Building in the parish which is located c.900m to the west of the core of the village and between c.1-3km distant from the Order Limits. This former windmill tower is located c.225m to the south of Marton Road, from which the tower can best be appreciated in its landscape setting. The hedge and tree-lined course of both Marton Road and Mill Lane form an effective visual barrier in views to the south-west, south and south-east from the vicinity of the tower, and beyond this, the layering effect of the boundary hedgerows and trees, as well as the settlement of Sturton by Stow and smaller separate farmsteads provide additional screening in the intervening landscape between the Listed Building and West Burton 1 and 2. However, a ground-truthing visit has shown intervisibility between the north-eastern part of West Burton 3, specifically the fields south and east of the scheduled bishop's palace (NHLE 1019229), and *Subscription Mill* (Photographs 78-80). Consequently, this heritage asset will be discussed in more detail in subsequent stages of the assessment.

- 3.1.126 *Gallows Dale Farmhouse* is another outlying Listed Building in the parish, which is set back c.13m north of Till Bridge Lane, c.275m east of West Burton 3 (Photograph 71). The two-storey farmhouse is the eastern most building in an L-shaped group of buildings which form Gallows Dale Farm. Views from the southern elevation of this structure are restricted from ground level by a tall, manicured hedgerow, as well as the buildings to the west of the farmhouse. Views from the first storey above the hedgerow include Claybank farmstead immediately to the south of Till Bridge Lane in addition to wider agricultural fields present to the south. Consequently, whilst it is considered that views towards West Burton 3 may be possible from the first storey of this structure, these views would only be glimpsed, with the proposed panels within the north-eastern part of the Order Limits being layered within the dark band of vegetation formed by the boundary hedgerows along the open agricultural fields to the south-west. The key view southwards from the façade of the building and the key view northwards towards the building would not be affected by the proposed Scheme, and consequently, this heritage asset has been scoped out of further assessment.
- 3.1.127 The *Barn at Bransby House for Retired Horses* is another outlying Grade II Listed Building within the parish which is located c.1km to the north-west and north of West Burton 1 and 2 respectively. This is surrounded by the built environment of the village of Bransby to the east and south and therefore no views towards the Order Limits are possible from this location (Photograph 73).
- 3.1.128 Consequently, seven of the eight heritage assets within Sturton by Stow have been scoped out of further consideration following Step 1 of the assessment, as their significance would remain unaffected by the Scheme, but *Subscription Mill* will be discussed further in subsequent stages of the assessment.

Thorpe in the Fallows

- 3.1.129 There is one Grade II Listed Building within Thorpe in the Fallows, which comprises *Thorpe in the Fallows Farmhouse* (NHLE 1308921). This early 19th century farmhouse is set back from the south side of Village Street by c.40m, to the south and west of a cluster of associated farm buildings. A series of modern sheds are present c.40m to the east, with a second farmstead and associated outbuildings located c.70m south-east of the listed farmhouse (Photograph 20).
- 3.1.130 South of the farmhouse are a number of trees within the complex's southern garden, with another clump of trees as well as a tall, manicured hedgerow. The southern elevation of *Thorpe in the Fallows Farmhouse* is visible through a substantial gap in the woodland south of the house, with aerial imagery indicating that these views are tunnelled south towards Till Bridge Lane. A ground-truthing visit along the PRoW south of *Thorpe in the Fallows Farmhouse* indicate that the mixture of hedgerows and mature trees which bound not only the southern part of Till Bridge Lane but also various field boundaries south and north of Till Bridge Lane, effectively screen all views of the Order Limits from this asset (Photograph 81). Consequently, this Grade II Listed Building has been scoped out of further consideration following

Step 1 of the assessment as its significance would remain unaffected by the Scheme.

Torksey

- 3.1.131 In addition to *Torksey Castle* (NHLE 1005056; 1064079) Grade I Listed Building and Scheduled Monument and *Church of St Peter* and *Torksey Viaduct over the River Trent* Grade II* Listed Buildings, there are three Grade II Listed Buildings within the parish of Torksey within the 2km search area. They comprise:
- *Torksey Lock and Footbridge* (NHLE 1147315)
 - *Gravestone 8 paces from SE angle of Nave of Church of St Peter* (NHLE 1147328)
 - *The Paddocks Castle View* (NHLE 1359495)
- 3.1.132 The village of Torksey is situated in a generally flat topographical setting on the eastern bank of the river Torksey. The *Gravestone 8 paces from SE angle of Nave of Church of St Peter* and *The Paddocks Castle View* are located west of Main Street (A156) within the core of the village, with the former asset situated within the churchyard of the *Church of St Peter* and the latter asset located immediately south-west of the churchyard. Due to their location within the western part of the village, the surrounding built environment of the village, as well as the extensive woodland present within the churchyard itself, screen views of these assets from the Order Limits (Photograph 12).
- 3.1.133 *Torksey Lock and Footbridge* are located c.550m south of the core of the village of Torksey. The 19th century canal lock is set below the modern street level, controlling access into the Foss Dyke Navigation from the river Trent to the west. The footbridge itself is at a higher elevation, running parallel a bridge to the west which carries Gainsborough Road (A156) over the Foss Dyke. A ground-truthing visit has confirmed that the extensive housing development associated with The Elms Retirement Village to the north and north-east of this set of assets restrict any views across the landscape towards the Order Limits (Photograph 82).
- 3.1.134 Consequently, all the Grade II heritage assets within Torksey have been scoped out of further consideration following Step 1 of the assessment as their significance would remain unaffected by the Scheme.

3.2 Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Introduction

- 3.2.1 Due to the large number of heritage assets that are under consideration in this assessment and to avoid unnecessary repetition, rather than describe the contribution that setting makes to the significance of each affected heritage asset individually, a more general discussion of the role that setting plays in the significance of the types of heritage asset under consideration is presented in this section.
- 3.2.2 At the outset, it can be stated that the settings of all the heritage assets under consideration contribute to their significance to some degree, not least because they are located in the wider historic landscape of West Lindsey in an area characterised by the locally prominent landform of the Lincoln Cliff which carried the Roman road known as Ermine Street from the important Roman settlement at Lincoln (Lindum) to the Humber, and the floodplain of the River Trent and its tributaries to the west of this. This landscape developed during the medieval period as parishes coalesced along a string of nucleated spring-line villages running along the base of the scarp of the Lincoln Cliff, the parishes characteristically occupying long strips perpendicular to, and abutting, Ermine Street, descending the scarp and continuing westwards for roughly 5km, terminating at a line roughly coterminous with the change in bedrock geology from the Charmouth Mudstone Formation to the underlying Lower Lias Scunthorpe Mudstone Formation. This Lower Lias formation to the west is thought to have remained well-wooded during the medieval period²⁰, and it was here that a deer park was established at Stow in the late 12th century, associated with the Palace belonging to the Bishop of Lincoln. Further blocks of land to the west of the spring-line parishes were also related to late Saxon ecclesiastical administration associated with the minster church at Stow. These included the aforementioned Stow Park, Stow itself (centred on the minster church which occupied the site of an earlier college and Benedictine monastery), and Sturton by Stow.²¹
- 3.2.3 It is in the context of this wider historic landscape setting that the significance of these assets is understood and appreciated, although it is acknowledged in the discussion that follows that a greater contribution is made by this setting for some types of heritage asset than others.
- 3.2.4 Step 1 of the assessment presented in detail in section 3.1 above identified that the settings of the majority of the assets assessed would not be affected by the Scheme,

²⁰ Everson, P.L., Taylor, C.C. and Dunn, C. J. 1991. *Change and Continuity: Rural Settlement in North-West Lincolnshire*. RCHME. HMSO, London. p.3.

²¹ *Ibid.*, p.10.

largely due to the lack of intervisibility between these assets and the Scheme areas. This is due to a large degree to the fact that many of the Listed Buildings under consideration are located within built environments comprising the settlements of the study area where views and settings are relatively closely contained. In addition, apart from those wider and more distant views afforded from the more elevated positions along the Lincoln Cliff, the generally flat landscape of the Vale of Trent to the west prevents all but the occasional glimpsed views across the wider landscape and, moreover, views are further constrained by the extensive network of ancient hedgerows and tree cover that characterise this region.

3.2.5 Notwithstanding this, Step 1 confirmed that *Deserted village of North Ingleby* (NHLE 1003570), *Broxholme medieval settlement and cultivation remains* (NHLE 1016797), and the Stow Park *Medieval bishop's palace and deer park* (NHLE 1019229) would all be affected due to their close proximity to the proposed Scheme. Another 'asset of the highest significance' where views of the Sites would be likely is the scheduled *Roman villa west of Scampton Cliff Farm* (NHLE 1005041), which is located on the crest of the Lincoln Cliff.

3.2.6 In addition, nine of the Listed Buildings would possibly have views of and/or be seen within the same arc of view of the Scheme, including the Grade I listed *Church of St Botolph, Saxilby with Ingleby* (NHLE 1359490), and the Grade II listed *Subscription Mill* (NHLE 1064067) west of Sturton by Stow, *Manor Farmhouse* within the village of Brampton, and *Church of All Saints* (NHLE 1064095), *Cornhill Farmhouse* (NHLE 1064096) *Boontown Cottage* (NHLE 1147027), *Old Rectory* (NHLE 1147028), *Farm Buildings at Manor Farm* (NHLE 1147032) and *Manor Farm House* (NHLE 1359464) all within Broxholme.

[Deserted village of North Ingleby \(NHLE 1003570\)](#)

Historical background

3.2.7 DMVs are defined by the Deserted Medieval Village Research Group (DMVRG) as settlements where fewer than three inhabited houses survive²², such as at the *Deserted village of North Ingleby* (Photograph 73).

3.2.8 The present pattern of hamlets and villages within this area of West Lindsey broadly represents the pattern of Late Anglo-Saxon period settlement, and North Ingleby likely has early medieval origins, as an *Englebi* (Old Scandinavian for 'the farmstead or village of the English[men]')²³ was first documented within the 1086 Domesday Survey²⁴. This survey records the lands within *Englebi* as belonging to two individuals: Bishop Odo of Bayeux and Robert de Tonsy, with the two entries possibly representing separate settlements of North and South Ingleby. North

²² Rowley, T. and Wood, J. 200. *Deserted Villages*. Oxford, Shire Archaeology 23. p.8.

²³ Mills, A.D. 2011. *A Dictionary of British Place Names*. Oxford, Oxford University Press. p.256.

²⁴ Williams, A. and Martin, G.H. *Domesday Book. A Complete Translation*. Cambridge, Penguin. p.894, 916.

Ingleby was likely a part of the holdings of Bishop Odo of Bayeux before being held subsequently by Robert de Haia²⁵.

- 3.2.9 One of the most important landowners during the medieval period were the Ingleby family, who were lords and residents of North Ingleby during the 12th and 13th centuries²⁶. From the early-14th to early-15th centuries, North Ingleby appears to have been sublet and held with South Ingleby by the Daubney family, with massive alterations to the layout of the hamlet carried out during this period. Both settlements later pass to the Monson family by the mid-16th century, with documents noting that the population of both Ingleby's had declined in size. By the early-19th century, North and South Ingleby were recorded as hamlets of the parish of Saxilby

Setting and Significance

- 3.2.10 The key elements of the setting of the monument that contributes to its significance and the ability to understand and appreciate this significance comprises the earthworks within which resides the intrinsic *illustrative historical value* that they possess. The earthwork remains of the deserted village illustrate the nature of settlement activity at North Ingleby, and the various surviving hollow ways, building platforms, paddocks, fishponds, moated manorial sites and associated ridge and furrow provide a visual testament to the activity here in the past. Beyond the scheduled area, further earthworks associated with South Ingleby are a key aspect of the setting of the Scheduled Monument (Photograph 83). The earthworks at the *Deserted village of North Ingleby* illustrate four possible phases of development:

- 1) Early-medieval origins, possibly focussed around a church or chapel, as a chaplain for a manorial or free chapel is recorded at Ingleby in late-12th century documents.
- 2) The Ingleby family are thought to have built the moated residence within the scheduled area, in addition to possibly imposing regular planning within the settlement in the 12th-13th centuries.
- 3) The alterations to North and South Ingleby carried out by the Daubney family in the 14th-15th centuries.
- 4) The post-medieval decline of the hamlet.

- 3.2.11 The visible remains indicate the presence of below ground archaeological features, deposits, artefacts and ecofacts which will possess additional *archaeological value* that will contribute to a large degree to the significance of these remains.

- 3.2.12 Moving beyond the scheduled areas, the surrounding landscape within which the North Ingleby DMV is experienced also contributes to the significance of this monument in a number of ways. Key in this regard are the surrounding agricultural

²⁵ Everson, P.L. *et al.* 1991. *Change and Continuity. Rural Settlement in North West Lincolnshire*. RCHME HMSO, London. p.159.

²⁶ *Ibid.*

fields which would have been farmed by the villagers, and any surviving medieval field parcels, ridge and furrow earthworks and field boundaries/hedgerows fossilising the medieval field pattern within the historic parish would contribute to the overall *illustrative historical value* of the surrounding landscape, especially where there is any intervisibility between these and the scheduled area. This immediate setting is also nested within the wider historic setting of rural West Lindsey, and this wider setting also contributes to how the significance of this DMV is appreciated and understood.

[Roman villa W of Scampton Cliff Farm \(NHLE 1005041\)](#)

Historical background

- 3.2.13 This large Roman courtyard villa survives as buried remains only, and nothing is visible above ground. It was excavated in 1795, when more than 40 rooms were identified which included many tessellated pavements and two mosaics, one dated to the 4th century, as well as twenty skeletons, some in stone coffins, thought to be Anglo-Saxon or later Christian burial that post-date the abandonment of the villa²⁷.

Setting and Significance

- 3.2.14 The key aspects of the setting of this later Romano-British period site is its topographic location, being situated on the very edge of the Lincoln Cliff where it would likely have had sweeping views to the west across the Trent valley, as well as being prominently visible for great distances in that direction. Moreover, the villa was located c.350m from the course of the Roman Road from Lincoln (Roman *Lindum*) to Doncaster (Roman *Danum*) which passed by to the south, having branched off from Ermine Street c.2km to the south-east. Whilst being set back some distance from road, perhaps to avoid being too close to what would likely have been a very busy thoroughfare, it would also have been likely to be prominently visible to travellers, as well as being extremely well connected in terms of its proximity to the transport network.
- 3.2.15 It is not possible to access this site to assess its setting in detail as it is located on Ministry of Defence land associated with Scampton Airfield, and views from the roadside at its western edge are screened by the hedgerow opposite running along Middle Street, but it is likely that views from the higher ground to the east within the monument could give some sense of the vista to the west and the proximity to the course of the Roman Road that is fossilised further to the west by the course of the A5100 (Tillbridge Lane).

[Broxholme medieval settlement and cultivation remains \(NHLE 1016797\)](#)

Historical background

- 3.2.16 A village at Broxholme may have been established during the early medieval period, but the settlement is first documented in the 1086 Domesday Survey as part of the

²⁷ <https://heritage-explorer.lincolnshire.gov.uk/Monument/MLI54197>

tenanted lands of Robert de Tonsy, 1st Baron of Belvoir, and comprised 10 carucates of ploughlands with 26 households, a church, and 200 acres of meadow²⁸.

- 3.2.17 A map of Broxholme produced in c.1600 (Photograph 84), created for Sir Thomas Monson, Lord of the Manor, depicts the layout of settlement at Broxholme in the immediate post-medieval period, with the layout of the fields and village shown here closely aligning with what was depicted on later mapping up until the tithe map of 1840. In 1838, the Manors and Lordships of North Carlton and Broxholme belonging to the Monson family were sold at auction to Frederick Robinson of Nottingham. Robinson carried out extensive changes across Broxholme, with the village being almost entirely re-planned, as were the fields across the wider parish (Photograph 85)²⁹. The present layout of the village and surrounding fields still largely reflect this mid-19th century re-planning³⁰.

Setting and Significance

- 3.2.18 As with the *Deserted village of North Ingleby*, the key elements of the setting of *Broxholme medieval settlement and cultivation remains* that contributes to its significance and the ability to understand and appreciate it comprises the earthworks themselves, within which resides the intrinsic *illustrative historical value* that they possess. The scheduled earthwork remains of the medieval village of Broxholme represent the best-preserved examples of these features, situated to the east of Main Street, extending south from the *Old Rectory* to the northern boundary of *Manor Farm*, with the eastern boundary directly abutting West Burton 1 (Photograph 86). They are primarily composed of cultivation remains, specifically east/west aligned ridge and furrow earthworks, with the northernmost part of the monument incorporating the former site of several buildings within a rectangular enclosure, south-east of the church and parsonage. The easternmost part of this scheduled area is formed by a series of former hedged closes or tofts which formed the eastern boundary of the village. Three of these closes survive to present day, though they have been amalgamated into one larger plot, located outside the scheduled area, surrounding the Grade II Listed *Boontown Cottage*.
- 3.2.19 The visible earthwork remains indicate the presence of buried archaeological features, deposits, artefacts and ecofacts, which will possess additional *evidential value* that will contribute to a large degree to the significance of these remains.
- 3.2.20 Moving beyond the scheduled areas, the surrounding landscape within which the *Broxholme medieval settlement and cultivation remains* are experienced also contribute to the significance of this monument in a number of ways. Key in this regard are the surrounding agricultural fields which would have been farmed by the villagers, and the survival of the rural setting of the village. However, as noted above,

²⁸ Williams, A. and Martin, G.H. *Domesday Book. A Complete Translation*. Cambridge, Penguin. p.916.

²⁹ Everson et al., op. cit., p.78

the field patterns of the entire parish of Broxholme were entirely re-aligned in the mid-19th century, with the medieval field pattern largely lost. Remnants of these field boundaries survive as plough headlands and fragments of ridge and furrow which are visible as cropmarks on historical air photos, and the plough headlands are also visible as very low and spread earthworks on the LiDAR imagery³¹. These remains contribute to the overall *illustrative historical value* of the surrounding landscape, but this is a relatively low-level contribution due to the fact that they cannot readily be discerned on the ground. The immediate setting is also nested within the wider historic setting of rural West Lindsey, and this wider setting also contributes to how the significance of this Scheduled Monument is appreciated and understood.

[The medieval bishop's palace and deer park, Stow Park \(NHLE 1019229\)](#)

- 3.2.21 In order to understand the significance of *The medieval bishop's palace and deer Park, Stow Park* Scheduled Monument, and how the setting contributes to this, it is necessary to go into some detail regarding its history and development. The discussion that follows is based to a large degree on the research presented in Everson *et al*, 1991³², with further information from the NHLE (1019229) and HER (MLI50418) entries, observations from historic map regression, as well as the interim results of the archaeological evaluation trenching³³ and air photo analysis³⁴ undertaken to inform the ES.

The Bishop's Palace – historical background

- 3.2.22 The earliest clear documentary evidence for the bishop's palace at Stow is from 1170-1, and a considerable amount of information regarding the site as it was in 1186 is provided by the notable church historian Gerald of Wales (c.1146- 1223) who recounts a story regarding St. Hugh (Bishop of Lincoln 1186-1200) and a swan which alighted on the ponds at Stow and subsequently became his pet: '*It was... on the very day that Hugh was enthroned at Lincoln that at his manor of Stow, where woods and lakes are agreeably blended, there was noted the appearance of a swan never seen there before. Within a few days after its coming, the new bird had killed all the other swans in the waters there, being much bigger and stronger than any of them*³⁵. The presence of swans at Stow indicates that the ponds may have functioned as a swannery, and further noteworthy details regarding the site of the bishop's palace are provided later in the narrative: '*The servants and keepers asserted that when the bishop was about to return home after a long absence, for three or four days the bird would seem to*

³¹ Deegan, A. 2023 *Air Photo and LiDAR Mapping and Interpretation for the West Burton Solar Project and Cable Routes, Lincolnshire and Nottinghamshire*. Alison Deegan project report no. 2223003. p.32. (ES Appendix 13.4).

³² Everson *et al*, op. cit., p.185.

³³ O'Connell, K. forthcoming, *West Burton Solar Project Interim Report, Archaeological Evaluation Trenching*. CFA Report no. Y616.22.

³⁴ Deegan, 2023, op. cit.

³⁵ Parry, G.G., 1879. *The Life of St. Hugh of Avalon Bishop of Lincoln, with some account of his predecessors in the see of Lincoln*. John Murray, London., p.208-209.

*be possessed with special activity ... sometimes it would leave the lake and go to the palace or the gate, striding along with great steps, as though going to meet its master*³⁶.

- 3.2.23 Further details regarding the bishop's palace are related by Bishop Hugh's chaplain Adam of Eynsham in the *Magna Vita Sancti Hugonis* or *The Life of St Hugh of Lincoln* which provides a first-hand account of the bishop and the swan; '*No sooner did his luggage carts and the servants who preceded him make their appearance, than the creature would leave the lake and straightaway quickly penetrate to the interior of the palace. Surrounded on its entry by crowds of spectators, it would, as soon as it heard the voice of the patron entering, give clamorous vent to its shrillest tones ... it would follow him into the upper story to his inner chamber, going through the intervening cloister, and up the stairs ...*'³⁷.
- 3.2.24 King John is known to have stayed at the palace in 1200, and documentary evidence indicates that throughout the 13th and 14th centuries the palace was not only a place of retreat and entertainment but was also a centre for episcopal administration. For example, the Calendar of Charter Rolls for 1233 records the '*Inspeximus and confirmation*' in Westminster of a charter of Hugh II, Bishop of Lincoln, witnessed by: '*Walter treasurer of Lincoln, Warin de Kirkestun and Robert de Bolesour, chaplains, Ralph de Warevill and William Wynchecumbe, masters, Walter de Warmintstre, Richard de Wendur, Thomas de ..., canons of Lincoln, Gilbert de Treyllle, steward, John de Crakehal and Stephen de Lond, clerks: dated at Stowe Park, 3 Kalends June [30 May] in the 24th year of the pontificate of Hugh*'³⁸.
- 3.2.25 The palace remained as a residence of the Bishops of Lincoln throughout the medieval period but was alienated from the see of Lincoln in the mid-16th century, and by the time of Armstrong's 1779 map (Photograph 87) the moated site is labelled 'Ruins'. By the time of the 1839 tithe map and award, the ruins of the palace had been replaced a farmstead.
- 3.2.26 The deserted settlement of Stow Park lies to the north of the moated bishop's palace extending to either side of Till Bridge Lane, and inhabitants likely to be in the service of the bishop are recorded here in the early 13th century. It is uncertain whether this settlement developed adjacent to the bishop's palace and was wholly dependent upon it or whether the moated site was built adjacent to a pre-existing settlement.³⁹ However, interim results from the evaluation undertaken in this area in 2022 potentially identified a 'sunken featured building' associated with pottery tentatively dated to the late Saxon period⁴⁰, which does suggest that the settlement may have pre-dated the bishop's palace.

³⁶ Ibid., p.209-210.

³⁷ Ibid., p.211-212.

³⁸ Anon., 1906. *Calendar of the Charter Rolls Preserved in the Public Record Office. Vol. I.*, H.M Stationary Office, London. p.185.

³⁹ Everson *et al.*, op cit., p.185.

⁴⁰ O'Connell, K., op. cit.

Stow Park- historical background

- 3.2.27 The deer park associated with the bishop's residence is first documented in the 12th century but may have earlier origins, and the township of Stow Park (which is likely to be largely, if not wholly, coterminous with the former deer park) occupies a sub-rectangular block of land bounded to the north by Till Bridge Lane (which is on the course of the former Roman road between Lincoln and Doncaster) and to the south by Cowdale Lane, which is thought to run along the remains of the former bank of the park pale. The south-western and south-eastern boundaries of the deer park (as well as the Stow Park township/Stow parish boundaries) are both occupied by substantial earthworks comprising a central bank flanked by water-filled ditches, both of which are under separate areas of protection as part of the Scheduled Monument. Further to the north, the course of the former park pale on either side of the park is less certain, as will be discussed further below.
- 3.2.28 The HER entry for Stow Park (MLI52444) notes that the park pales 'retain the names East and West Lawn, documented in the 13th century'. This statement is likely based upon the observation that the park pale earthworks appear to be named East and West Lawn on Ordnance Survey mapping from 1885 onwards. However, it is evident on the earlier tithe and estate maps (discussed further below) that it was the fields along the inner edge of the park pales that these names referred to. *The Laund* or *(The) Lawn(s)* is a common field name throughout England which derives from the Old French *launde* meaning 'open space in woodland, a forest glade, woodland pasture'⁴¹. It is also a term specific to medieval deer parks, which could be either *uncompartmented*, where the deer had free run of the whole park, or *compartmented*, where there was separation between grazing areas and managed woodland⁴². The compartmented parks were divided into areas of managed woodland (coppice), and separate areas where the deer would have permanent access, which were typically grassland areas with pollarded trees, known as *launds*⁴³. The lawns or launds of deer parks may have had temporary fences erected to allow for the production of hay⁴⁴. Consequently, it is likely that the 'East' and 'West Lawn' field names derive from the former compartments of the deer park, and this implies that they would have likely flanked a central wooded area.
- 3.2.29 Although the landscape of the Trent Valley in Lincolnshire is generally relatively flat, the location of the deer park does appear to take advantage of the subtle undulations in the local topography. The underlying geology of most of the park is the Scunthorpe Mudstone Formation which is a sedimentary rock which dips slightly to the east whilst also stepping down gradually to the west, resulting in a series of slight escarpments oriented north-south with east-facing dip slopes, running parallel to the Lincoln Cliff. The deer park straddles the most easterly of these ridges,

⁴¹ Cavill, P., 2018. *A New Dictionary of English Field Names*. English Place-Name Society, Bristol., p.247-248

⁴² Rackham, O. 1986. *The History of the Countryside*. Weidenfield and Nicholson, London., p.125.

⁴³ Ibid.

⁴⁴ Wiltshire, M. and Woore, S. *Medieval Parks of Derbyshire*. Landmark Publishing Ltd., Ashbourne., p.11.

which forms a central spine running through the middle of the imparked area (Photograph 97). West of this escarpment the land slopes down to what may have been a former channel of the ancient River Trent which is filled by a superficial deposit of Holme Pierrepont Sand and Gravels, along which the western park pale is centrally placed. The eastern park pale is located along the eastern edge of the dip slope of the central escarpment, at the interface with the front slope of the next escarpment to the east, and consequently it runs along a natural dip in the topography with the ground rising gently to the west and more steeply to the east.

- 3.2.30 The Stow tithe map (discussed in more detail below) provides field names for all of the field parcels to the west of the deer park pale/Stow Park township boundary, and it is noteworthy that almost all of them include the appellation 'West Wood' (e.g., West Woods, Far West Woods, Great Westwood, West Wood Close etc.). It is clear from this that prior to enclosure, this was a wooded area on the western edge of the township of Sturton-by-Stow known as the 'West Wood', and which was abutted by the deer park.
- 3.2.31 Whilst there is ample documentary evidence to suggest that deer parks could be used as hunting grounds for the use of aristocracy, it is thought that their main *raison d'être* was as status symbols, as well as having an economic function for the estates of the landed classes, providing plentiful supplies of venison (a high-status food), other meat, and timber⁴⁵. As noted above, hay might also be produced, and it was common to graze sheep and cattle and to let out grazing land to farmers^{46 47}. The HER entry for Stow Park notes that when the bishop leased his demesne lands in 1536, he made provision for feeding 200 deer, and this attests to the continued importance of deer at the park in the mid-16th century, and also to the practice of leasing parts of the park for the use of local farmers. It is not certain when the deer park ceased to function as such, but it is likely it is likely to have occurred once the palace was alienated from the see of Lincoln by Bishop Holbeach at the beginning of the reign of Edward VI in the mid-16th century⁴⁸.
- 3.2.32 A Parliamentary Act for the enclosure of the township of Stow and the hamlets of Sturton and Bransby was passed in 1803, but as Stow Park was not included in the award, it is likely that this had already been enclosed prior to this. The enclosure award and plan of 1808 (Photograph 88⁴⁹) depicts all of the enclosed fields which appear to indicate the extent of the former 'West Wood' of Sturton, and these are all shaded to indicate that they were already enclosed and therefore did not form part of the award. This map also depicts two whole fields (numbered 177 and 180) within the north-eastern corner of Stow Park township (as it is indicated by the tithe map and apportionment of 1839 – see below) and the eastern edges of two fields

⁴⁵ Rackham, *op. cit.*, p.125.

⁴⁶ Wiltshire and Woore, *op. cit.*, p.11.

⁴⁷ Rackham, *op. cit.*, p.125.

⁴⁸ Everson *et al.*, *op. cit.*, p.185.

⁴⁹ *Award and plan for Stow, Sturton and Bransby 1808*. Lincolnshire Archives: STOW IN LINDSEY PAR/17/1.

(numbered 178 and 179) adjacent to the east which are also shown as anciently enclosed. It is noteworthy that 'Stow Pa ...' is labelled to the west of these fields, which raises the question as to whether the township boundary previously followed a different alignment than that shown on the tithe map, and this also has ramifications regarding the former course of the park pale.

- 3.2.33 The Stow Park Estate went up for auction in 1809, and the sale plan (Photograph 89⁵⁰) and brochure held at Lincolnshire Archives provide a wealth of detail regarding how the park had been enclosed and subdivided into arable land since the deer park fell out of use, and also illustrates that the area around the former bishop's palace had become a separate landholding by this time. Of particular note are the field names which identify areas of the deer park documented as 'Lawns' in the 13th century. These include 'Far Lawn', 'Middle Lawn' and 'Near Lawn' to the north-west of Stow Park Farm, evidently named in relation to the farmstead, and to the south-west are 'Larch Lawn', 'Low Lawn', 'Lawn', 'Little Lawn' and 'South Lawn'. The northern four fields and the three to the south-east all share a common boundary parallel to the park pale, truncated by the construction of the paddock to the west of the farmstead, and it appears likely that this represents the original 'Lawn' or 'Laund' compartment on the western side of the deer park. Similarly, the two fields abutting the eastern park boundary named as 'East Lawn' appear likely to have fossilised the original compartment to the east.
- 3.2.34 As well as the 'Far', 'Middle' and 'Near' Lawns, a number of the fields are named with regard to their placement in relation to their proximity to the farmstead which indicates their cohesion as a landscape unit, and likely contemporaneity. These include 'Far Close', 'Near Home Close', 'West Close', 'Cellar Hill', 'Home Hill', 'Far Hill' and 'East Hill', these latter names also making reference to their topographic relationship with the escarpment running along the centre of the former park.
- 3.2.35 Several of the fields have names which provide some insight into their agricultural use, such as 'Calf Close', 'Great Lambing Close', 'Little Lambing Close', 'Feeding Close', 'Little Corn Close', and probably 'Little Walk' and 'Great Walk'. Industrial activity is indicated by 'Brickkilns', and 'Dovecot Close' indicates that the outbuilding depicted to the west of Stow Park Cottage and within this field might have been a dovecote, or alternatively, this could have been the site of a former dovecote associated with the bishop's palace. The 'Pingles' and 'Paddocks' associated with the farmstead and cottage are self-explanatory, but 'Plumpton Park' at the north-western corner of the estate is more intriguing, and this will be discussed further below.
- 3.2.36 The northern part of the former deer park was also mapped in the early 19th century as '*Stow Park the property of Geo. A. Bellwood Esquire.*' (Photograph 90⁵¹) This undated map depicts the fields surrounding a water filled moat containing an 'L-shaped'

⁵⁰ *Sale Particulars: Stowe Park, freehold estate. To be sold by Bell & Hendry at Martin near Gainsborough, 11 Oct 1809. Includes map of the estate.* Lincolnshire Archives: MISC DON 365/5.

⁵¹ *Plan of Stow Park, undated 9post 1806.* Lincolnshire Archives: 2-CRAGG/2/2/66.

building labelled as '*Site of the Ancient Palace of the Bishop of Lincoln*'. This map illustrates that this landholding included the four fields depicted at the north-western edge of the Sturton-by Stow enclosure map (Photograph 88) but there had been some rearrangement of field boundaries in this area by this time. The field numbered 177 on the enclosure plan had been sub-divided into three fields, and only the northern part of the field numbered 180 on the enclosure plan was within this landholding. It is certain that this map post-dates the enclosure of 1808 as it depicts fields to the north-east of Till Bridge Lane that were being newly enclosed in 1808. A note on the plan in this area states '*Gallows Dale (the name of these fields) supposed to have been the place of execution for malefactors; is yet a testimony to the eminence of the place*'.

- 3.2.37 The 1839 tithe map (Photographs 91 and 92) and apportionment depicted precisely the same arrangement of field boundaries within the northern area of Stow Park as on the early 19th century map described above, which indicates that they are broadly contemporaneous. However, the Stow Park Estate of George A. Bellwood as depicted on the undated 19th century map is divided between three landowners in 1839. George Archer Bellwood owned all the land to the west of the Stow Park boundary, as it was depicted on the 1808 enclosure plan (notwithstanding the fact that the full length of the boundary as far as Till Bridge Lane is not visible on that map), as well as having obtained 'Calf Close' which was part of the southern Stow Park Estate in 1809. To the east of the putative Stow Park boundary, 'Spring Close' (plot 19) was under the ownership of Thomas Fourby in 1839, whilst the remainder of the fields to the east identified as being within Stow Park township in 1839 were owned by William Latham who occupied a house, garden stackyard, and premises on Till Bridge Lane which was the precursor to Axlewood Farm, which is still extant. It is uncertain whether the undated 19th century map depicting George Bellwood's Stow Park estate pre- or post-dates the tithe map, but one possibility is that it was drawn up after he acquired land in Sturton Township, which resulted in changes to the Township boundary so that Stow Park thereafter included the whole of his part of the Stow Park estate. However, this would mean that he subsequently sold this land to Thomas Fourby and William Latham prior to the tithe map and apportionment in 1839.
- 3.2.38 It is noteworthy that the Stow Park boundary as depicted on the 1808 enclosure map is coloured in blue on the tithe map, as is the boundary further to the east which indicates the township boundary in 1839. A further blue line divides the northern and southern Stow Park estates, and this boundary also marked the boundary between 'Stow Park' and 'Stow Lordship' on the 1809 sale plan (Photograph 98). These observations attest to the fluidity of the Stow Park boundary during the early 19th century.
- 3.2.39 From the 1839 tithe apportionment two clusters of fieldnames within the northern area of the former deer park are noteworthy. Firstly, the field names 'Little Springs', 'Great Springs' and 'Spring Close' are all located to the east of the former bishop's palace and indicate the likely location of the spring which is the source of the stream

to which the fishponds and moat were connected. The location of this is indicated by the label 'Rises' on OS maps between 1916-1947 inclusive, which confirms that this was located close to the point where these three fields converged. The second noteworthy cluster of field names forms part of William Latham's landholding which includes 'First Plumpton Park', 'Far Plumpton Park', 'Part of Plumpton Park' and 'Plumpton Park'. It has already been noted that the north-western field of the Stow Park Estate sold in 1809 was also named 'Plumpton Park', and this cluster of field names which are partially defined by a curvilinear boundary to the north-west which is shared by two of the parcels suggests that they once formed part of a larger land unit. Whether this was a land unit that was associated with the deer park, or a later development is not clear, and the fact that the putative 'Plumpton Park' straddles the Stow Park boundary as depicted on the 1809 estate plan adds to the uncertainty.

- 3.2.40 A number of changes to the layout of the more southerly of the two Stow Park estates can be identified through comparison of the 1809 and 1839 maps. By 1839, Dovecote Close had been agglomerated with the field to the south which had previously formed the curtilage of a homestead. This building had been demolished (though the smaller outbuilding to the east survived) and the field parcel had been renamed 'Cottage and Dovecote Close'. To the west of the main Stow Park Farmstead, a new homestead called Stow Park House had been constructed. At the eastern edge of the former park, the long sinuous western boundary of the two parcels named as 'East Lawn' had been removed, although eight trees are depicted along its former alignment, and the name had been preserved in field parcels 50 ('East Hill and East Lawn') and 51 ('Great Walk and East Lawn').
- 3.2.41 The uncertainty regarding the routes that the park pales took further to the north of the scheduled areas is not satisfactorily clarified by the larger-scale early 19th century mapping, although these do lend further credence to the suggestion that the township boundary of Stow Park was altered in the early 19th century. The 1824 Ordnance Survey (OS) Old Series map (Photograph 93) only depicts the western park pale which is shown as a band of trees which ceases at the point where a stream is depicted bearing eastwards towards the northern corner of the moat of the former bishop's palace. There is no indication of the western park pale at all, and no parish or township boundaries are depicted. Stow Park Farm is depicted but not named and the track which provides access to the farm is shown as continuing as far as the stream to the north. Other features depicted within the park include the enclosed area around the brick kilns in the south-western corner of the park, and a building in an enclosure at the southern edge.
- 3.2.42 Bryant's Lincolnshire map of 1828 (Photograph 94) names this latter building as Stow Park Cottage and also names Stow Park House to the east of Stow Park Farm. The trees along the western park pale are depicted as continuing a short distance along the stream in the direction of the moat, and the eastern park pale is depicted as continuing straight along the parish boundary but ceasing at a point to the south-west of the moated site. The township boundary, though drawn schematically, is clearly depicted on Bryant's map as continuing beyond the band of trees on the pale

in a north-north-easterly direction towards Till Bridge Lane, as is depicted on the 1839 tithe map.

- 3.2.43 The Greenwoods' Lincolnshire map (Photograph 95) was published in 1830, but surveyed in 1827-8, and depicts the western park pale in a similar fashion to the OS map of 1824, with a band of trees continuing as far as the stream emanating from a point to the north-west of the moat. Similarly, the eastern park pale is not indicated at all, but the dotted line schematically depicting the township boundary is shown as continuing northwards along the eastern edge of the park before deviating to the north-west to meet Till Bridge Lane close to the trackway leading to the moated site of the bishop's palace. This closely corresponds with the course of the boundary of Stow Park township as depicted on the 1809 enclosure map and lends credence to the suggestion that the township boundary was altered at some point between 1809 and 1839, this change being acknowledged by Bryant but not identified by the Greenwoods.
- 3.2.44 In addition to the confusion regarding the Stow Park township boundary and park pale as described above, there is further uncertainty as to its course in the vicinity of the moated site of the bishop's palace. Everson *et al* suggest that '*On the NE and N the details of the circuit are less clear but it is most likely that it followed the parish boundary to the point in the NE where the stream that fed the moat springs westwards*⁵². Their figures show this continuing along this stream in a north-westerly direction to the western boundary of 'Spring Close' (as named on the tithe apportionment) and then along the boundary between 'Little Springs' and 'Great Springs' and on to the eastern edge of the enclosure walls of the deserted medieval village/outer enclosure or forecourt identified on air photos⁵³. On the western side of this enclosure, this presumed course is depicted as continuing in a south-westerly direction along the field boundary between 'Home Close' and 'Calf Close' before deviating to the south to join the extant stream further along its course to the south-west and on to the more clearly defined wooded bank and ditches of the park pale.
- 3.2.45 Although the possibility that these field boundaries depicted on the tithe map to the north of the bishop's palace have fossilised the course of the park pale as Everson *et al* suggest cannot be discounted, the evidence of the park boundary as depicted on the 1808 enclosure plan does suggest a plausible alternative that doesn't follow the course of the stream/drain to the east of the moat. The fact that the stream to the east of the moat is not depicted on any mapping pre-dating the tithe map (where it is depicted with shaded double-dashed lines as are other drainage ditches on this tithe map) suggests that it might have been a relatively recently dug (at that time) drainage ditch rather than the remnants of the park pale.
- 3.2.46 The stream to the west of the moat as depicted on the 1824 OS map, Bryant's 1828 map and Greenwoods' map published in 1830 may be a less contentious contender

⁵² Ibid.

⁵³ Ibid., Figure 40 C, p.152; Figure 130, p. 184.

for the course of the former park pale. This stream is not depicted on the tithe map, and one possibility is that it may have been temporarily infilled at the time in order for the drain to the east of the moat to drain away the water issuing from the spring. Alternatively, it may have been such a minor landscape feature that it did not constitute a formal field boundary (as was the case along some of its length as depicted on the OS 1st edition map of 1886 – see Photograph 96). It is, therefore, a moot point as to whether the park pale would have followed this natural stream all the way to the earthworks of the moated site or deviated from the stream along the field boundaries depicted on the tithe map as Everson *et al*/suggest. It is also highly plausible that the drainage ditches/streams associated with the spring to the east of the moated site could have been altered over time and sometimes possibly culverted which would account for its source being depicted to the west of the moated site on early 19th century mapping, whilst the ‘spring’ field names and ‘Rises’ label on the OS maps are to the east. Another possibility that cannot be discounted is that the western park pale did not follow the watercourse all of the way to the bishop’s palace, and instead deviated to the north along the historic Stow Park township boundary, or to the north-east along the boundary dividing ‘Moor Close’ and ‘Wood Close’ to the north-west and ‘Pudding Poke Close’ and ‘Home Close’ to the south-east, as illustrated on the tithe map.

- 3.2.47 By the time of the OS 1st edition in 1886 (Photograph 96), part of the putative Stow Park boundary (as indicated on the 1803 enclosure map) had been lost due to the removal of one of the field boundaries along its length. However, the most evident change in the landscape that had occurred by this time was the appearance of the Great Northern and Great Eastern Joint Railway, which was built by the Great Northern Railway Company (GNR) and originally opened in 1849 as the Lincoln and Gainsborough Branch Railway (NRHE 1365509). This railway bisects the former deer park for a total length of c.2km, entering the park at the south-east via a c.4m deep cutting which continues northwards for some 1.4km, before continuing along a c.4m high embankment for the remaining 600m and exiting through the park pale earthworks at the north-west. A railway siding is also depicted on the western side of the railway within the north-western area of the former deer park.
- 3.2.48 The OS mapping up to 1947 inclusive illustrates that there were few changes to the landscape during the intervening period, apart from additional lines being added to the railway sidings within the north-western area of the former deer park, adjacent to which five small buildings are depicted. However, by 1977 many of the fields within the former deer park had boundaries removed and had become agglomerated into larger fields. New agricultural buildings associated with Stow Park Farm had also been constructed on the eastern side of the railway line, accessed via an overbridge. Another addition to the landscape was a ‘Depot’ to the north of Stow Park Farm and running alongside the western edge of the railway. This is a Ministry of Defence (MoD) Petroleum Storage Depot (PSD) which was served by the railway siding stub, and a second depot is depicted further to the northwest where two small buildings had been depicted on the 1947 map. A reservoir on the

eastern side of the railway adjacent to the fuel store evidently provided a ready supply of water should there be a fire. Another change evident on the 1977 map is the apparent draining of the former fishpond to the north-west of the bishop's palace, and a slight re-routing of the stream to the east of this. The only noticeable change to the landscape of the former Stow Park since 1977 is the appearance of a new pond to the north of the moated site, which now occupies the area to the north of the re-routed stream, east of entrance causeway into the moated site. Although this pond was not depicted on any historic mapping and therefore is essentially a modern feature, it is filling a large depression that is likely to have been the location of a pond or ponds in the past.

The Bishop's Palace and Stow Park – Setting and Significance

- 3.2.49 The significance of the Scheduled Monument is mainly vested in the archaeological interest of earthworks and below-ground remains of both the moated site and the remnants of the park pale. This is attested to in the NHLE entry for the Scheduled Monument which states: '*Buried structural and artefactual remains will provide valuable information about the construction, layout and use of the palace buildings and about social and economic activity on the site. As a result of partial infilling of the moat, ditches and ponds, archaeological deposits relating to the construction and use of these features will also be preserved; in these areas, waterlogging will additionally preserve organic remains such as wood and leather, and environmental material such as seeds and pollen will preserve unique information about the nature of the landscape in which the palace was set. The old ground surface sealed beneath the banks forming the park pale will retain evidence for early land-use prior to the laying-out of the park, while the earthworks themselves will include buried evidence for structures which are no longer evident, such as a fence which may have surmounted the bank. The association of both the deer park and the fishponds with the palace site will give us an insight into the way in which these features of the medieval landscape interrelated as components of a high-status establishment*'⁵⁴.
- 3.2.50 In addition to the above, further *archaeological interest* associated with the bishop's palace and deer park resides in areas beyond the boundaries of the Scheduled Monument, such as the buried remains of the deserted medieval settlement to the north of the moated site, thought to represent a forecourt with a possible gatehouse and other buildings. The possibility that this area might contain evidence for earlier settlement activity has also been identified during the recent evaluation undertaken to inform this assessment. A possible 'sunken featured building' characteristic of Anglo-Saxon settlement activity was identified, associated with ceramic material of possible Late Saxon date from nearby Torksey.⁵⁵
- 3.2.51 The *illustrative historical value* of the Scheduled Monument also contributes to its significance, as the surviving earthworks of the moated site and its associated

⁵⁴ [REDACTED]

⁵⁵ O'Connell forthcoming, op. cit.

fishponds and water features fed by the adjacent spring provide a tangible link to the site and layout of the bishop's palace. The NHLE entry states: '*The association of both the deer park and the fishponds with the palace site will give us an insight into the way in which these features of the medieval landscape interrelated as components of a high-status establishment*'⁵⁶. The two scheduled sections of the south-eastern and south-western portions of the park pale also still provide some sense of the 'imparked' area, although given the presence of the railway line and the natural topography, these two sections of park pale cannot be appreciated together as part of the wider landscape on the ground. The south-eastern section of pale is noted within the outward views from the moated site but only due to the trees lining the earthwork and not the earthwork itself.

- 3.2.52 The Scheduled Monument also has a degree of *associative historical value* that contributes to its significance due to its historical associations with the Bishops of Lincoln and associated historical events. Most notably, the detailed and colourful late 12th century account provided by Gerald of Wales regarding St. Hugh and his pet swan for which the bishop's palace at Stow Park provides the setting, affords a significant associative relationship between the site, a major medieval literary figure and historian, and the life of a saint, which contributes considerably to its *historic interest*.
- 3.2.53 With regard to the contribution of setting of the significance of the Scheduled Monument, it is the *illustrative historical value* that garners most from this. The location of the bishop's palace moated site was likely chosen as a result of a number of factors, not least its proximity to Till Bridge Lane, the former Roman Road from Lincoln to Doncaster which would have provided easy access to the bishop's main residence at Lincoln. The moated site appears to have been carefully located on a locally prominent ridge adjacent to a spring, with the land falling away gently to the south and west. A sense of this locally elevated position can be obtained when looking towards the moated site from the south-west (Photograph 117). Despite being in a relatively elevated position, it is uncertain how extensive the views from the bishop's palace would have been. There was evidently plenty of tree cover in the vicinity, as noted by Gerald of Wales who described it as a place '*where lakes and woods are agreeably blended*'. Therefore, it is unlikely that the whole of the park would be visible from this location, not only due to intervening woodland but also distance: the south-western corner is c.2.3km distant from the site of the palace, is some 10m lower down and hidden behind the intervening ridge.
- 3.2.54 As discussed in some detail in the previous section, there have been a number of changes within the evolving landscape of Stow Park that have altered its setting and thereby diminished the contribution that this makes to the significance of the Scheduled Monument. After being disparked, the woodland was felled and the land contained within the park pales was turned into farmland and sub-divided into

⁵⁶ [REDACTED]

numerous fields associated with the two farmsteads of Stow Park Farm and Moat Farm (which was also originally named Stow Park). The demolition of the ruins of the bishop's palace in the late 18th or early 19th century and the construction of what became Moat Farm has also had a detrimental effect upon the setting of the site of the bishop's palace. Today, Moat Farm is derelict, and the moat largely overgrown which detracts from the significance of this scheduled area (Photographs 124-127).

- 3.2.55 The most significant landscape change was the appearance of the railway in 1849 which effectively severed the western and eastern sides of the park (with access limited to an underpass and overbridge) and has had a significant impact upon the setting of the Scheduled Monument by severing some of the views across the former parkland (Photograph 131). The later addition of the MoD PSD (Photographs 128-129) and the depot further to the north (Photograph 130) have also had an industrialising effect on part of the former deer park which forms the wider setting of the three areas of scheduling.
- 3.2.56 The legibility of the former deer park, in terms of its remaining physical features and as a bounded space, can only be experienced in the kinetic views when moving through the landscape in the main due to the diminishing effects of distance. The south-western and south-eastern park pales survive as substantial earthwork features. However, these are made more visible by the trees and vegetation growing along the banks (Photographs 98-104 and 107-110). Medieval park pales were usually constructed of cleft oak planks nailed to a rail⁵⁷, but could be 'protected by banks, ditches, hedges and pales or walls'⁵⁸. It is, therefore, a moot point as to how closely the current appearance of the former park pale earthworks reflects how it would have appeared historically.
- 3.2.57 In addition, as discussed in the previous section, it is possible that elements of the compartmentalised deer park were fossilised within this later agricultural landscape, as the fields of the West Lawn running between the farm track leading to Stow Park Farm and the park pale to the west may have fossilised one of the original 'Lawns' or 'Launds' of the deer park (Photographs 98-106). Documentary evidence, mainly in the form of historical maps, also provides an understanding of the interrelation of the remaining features, in terms of field names and the physical remains of the park pale, despite the changes throughout the 19th and 20th centuries.
- 3.2.58 In the vicinity of the scheduled park pales, then, it is possible to appreciate the sense that this is an enclosed space defined by a major boundary feature, and thereby gain an appreciation and understanding of the *illustrative historical value* of these aspects of the Scheduled Monument. There is also some intervisibility between the site of the bishop's palace and the trees lining the south-western line of the park pale which further contributes to the understanding of the sense of enclosure

⁵⁷ Rackham, op. cit., p.25.

⁵⁸ Muir, R. and Muir, N. 1989. *Fields*. London, Macmillan. p.96.

provided by the surviving park pales, whilst also providing a sense of the scale of the imparked area associated with the Palace (Photographs 115-116). The southern boundary demarcated by Cowdale Lane (Photographs 111-113) and the northern boundary along Till Bridge Lane (Photograph 114) also add to the appreciation of the enclosure, and the surviving water management features, albeit potentially altered over time, also form an important part of the setting of the park and the site of the bishop's palace, contributing to its *illustrative historical value* (Photographs 118-123).

- 3.2.59 In conclusion, although later changes within this evolving landscape are of an intrusive nature and influence the setting significance of the Scheduled Monument, the sense of enclosure within the imparked area is still legible in part within its south-eastern and south-western corners. However, the appreciation of the deer park as a landscape unit is largely derived from documentary and cartographic evidence which provide the main contribution to the understanding of the historical association and relationship between the deer park landscape features, both former and extant.

[Church of St Botolph, Saxilby with Ingleby \(NHLE 1359490\)](#)

Historical Background

- 3.2.60 The Church of St. Botolph originally dates to the 12th century, with additions dating to the 13th, 15th, 19th and early 20th centuries. The oldest part of the building is the North Aisle which has an Early Norman doorway dating to c.1100 and the church also includes architectural elements in the Early English, Decorated and Perpendicular style. The tower was rebuilt in 1908 and contains six bells, four of which were re-hung and two added in 1947⁵⁹.

Setting and Significance

- 3.2.61 The significance of churches is multi-faceted, and they often have strong claims to special architectural, archaeological, artistic, historical and cultural interest⁶⁰. Buildings with extensive medieval fabric will usually warrant listing at a high grade, and building with a clear sequence of phase in different styles as at Saxilby is a factor that will also contribute strongly to their significance⁶¹. It is evident that the significance of church at Saxilby derives to a large degree from its *architectural interest*. The heritage value which contributes most to this architectural interest is considered to be the *aesthetic value*, which 'derives from the ways in which people draw sensory and intellectual stimulation from a place'⁶². More specifically, it is the *design value* of the buildings which contributes to this *aesthetic value* and *architectural interest*, and this embraces composition (form proportions, massing, silhouette,

⁵⁹ [REDACTED]

⁶⁰ Historic England. 2017b. Places of Worship. Listing Selection Guide. p.1.

⁶¹ Ibid., p. 2.

⁶² English Heritage 2008, op. cit., 30

views and vistas) as well as such concepts as materials, detailing and craftsmanship⁶³. It is evident that the settings of churches at prominent focal points within the community contribute in a large degree to their significance, as it these settings which help to articulate their *aesthetic value* and highlight their *architectural interest*, whilst also contributing strongly to the *communal value* that the churches possess as central meeting places and focal points for the local population.

3.2.62 Historic mapping shows that the church had been situated adjacent to the Manor House, both separated from the main settlement to the south and surrounded by agricultural fields. The current setting of the Church at St Botolph is in the north-east of the village at Saxilby, and has seen much change in recent years. Extensive modern residential developments have enveloped the original medieval settlement, including the church with residential development almost adjacent to its west side and modern development c. 30m to its east side. To its immediate north and south, however, the church sits within its churchyard. This has been extended northwards more recently to accommodate additional graves. An enclosed small paddock is situated to its south-east. This immediate setting of the church is where its heritage values are most legible, being easily appreciated and understood and therefore contributes to its significance.

3.2.63 The small square tower would have provided a focal point for the community in the medieval landscape, within the settlement in which is stood, through until the post-medieval period. However, this would have been less appreciated from its wider agricultural setting due to its squat form and the diminishing effects of distance across the relatively flat landscape. During the winter months, when not competing with mature trees within its surroundings and wider landscape, the tower can be glimpsed from opportune locations within the village surroundings. However, this wider setting is not considered to greatly contribute to its significance in the same way that its immediate setting does.

[Subscription Mill \(NHLE 1064067\)](#)

Historical Background

3.2.64 It is estimated that there were once c.500 windmills in Lincolnshire (more than any county in the country), and they were ubiquitous well into the 20th century, although today only 11 working windmills remain, with a further 123 surviving above ground to some degree⁶⁴. Nationally, windmills have a low rate of survival as once they became redundant with the industrialisation of flour milling in the later 19th century, their form was less adaptable to new uses⁶⁵. Consequently, even ruined windmills pre-dating 1840 may be eligible for designation by Historic England for their

⁶³ Ibid.,

⁶⁴ Jager, D. 2007. *Windmills of Lincolnshire*. Lincoln, Heritage Lincolnshire.

⁶⁵ Historic England. 2017c. *Industrial Buildings: Listing Selection Guide*. Swindon, Historic England. p.15.

illustrative historical value in contribution to our understanding of the medieval and post-medieval agricultural economy and industry⁶⁶.

3.2.65 Historic England dates the construction of *Subscription Mill* to 1801⁶⁷, though the Lincolnshire HER gives a date of 1815⁶⁸. It is likely that this earlier date of construction is accurate as, whilst the location of this windmill is depicted as a small plot on the 1804 Sturton and Bransby Enclosure map, the neighbouring road is named 'Mill Road.' A windmill is first depicted here on the OS Old Series map of 1824 and Greenwood's map of 1830, where it is named as 'Sturton Mill', with the location of the circular windmill tower first illustrated on the 1839 Stow Tithe as 'Subscription Mill'.

3.2.66 The HER entry notes that it worked until the early 1950s, losing its sails in 1954, and the restorers of Lincoln Mill obtained a new windshaft and brake wheel from it in 1978, replacing the cap with a fibreglass replica⁶⁹.

Setting and Significance

3.2.67 Key attributes of the setting of the windmill that contribute towards its significance (or allow this to be appreciated) include its location immediately adjacent Mill Lane to the east and the major thoroughfare of Till Bridge Lane/Marton Road to the north, as having good road access was essential when siting a windmill⁷⁰. Its location within this largely rural landscape allowed for access from the surrounding agricultural areas. It is still possible to gain a sense of this isolation from the village of Sturton by Stow to the east. In addition, the original plot boundaries, first depicted on the 1804 Sturton and Bransby enclosure map, still enclose *Subscription Mill*, with these boundaries providing additional legibility of the historic setting of the windmill, adding to its *illustrative historical value*.

Manor Farmhouse (NHLE 1064084)

Historical Background

3.2.68 This late-18th century farmhouse is situated within the village of Brampton which was a manor belonging to the Bishop of Lincoln throughout the Middle Ages. A plan of the township dating to 1843 illustrates the probable late-medieval/post-medieval layout of the village, with tofts radiating out to the east and west from a central north/south oriented main street. The wider parish of Brampton includes agricultural fields radiating out from the core of the village.

3.2.69 The early-19th century mapping indicates that *Manor Farmhouse* was located within a sub-rectangular plot within the eastern part of the village, immediately west of the parish's agricultural fields. Within this plot several other buildings, possibly farm

⁶⁶ *Ibid.*

⁶⁷ [REDACTED]

⁶⁸ <https://heritage-explorer.lincolnshire.gov.uk/Monument/MLI52508>

⁶⁹ <https://heritage-explorer.lincolnshire.gov.uk/Monument/MLI52508>

⁷⁰ Historic England. 2018. *Introduction to Heritage Assets: Mills*. Swindon, Historic England. p.12.

outbuildings, present to the east and south of the farmhouse. Later mapping from the late-19th and early-20th century illustrate the growth of the farmstead, including the construction of a range of working buildings to the eastern elevation, as well as a number of other outbuildings, arranged loosely within a cluster. A series of more recent modern sheds are located to the east of the historic farmhouse.

Setting and Significance

- 3.2.70 Key to understanding and appreciating how the setting of this Grade II Listed farmhouse contributes to its significance is its relationship with the surrounding agricultural land that was worked by the farm historically, and how this landholding is articulated within the wider agricultural landscape of the parish. Historic mapping indicates that the immediate setting of the farmhouse has undergone considerable change since the 1843 township map, and none of the boundaries forming the curtilage of the farm during the 19th and 20th centuries survive today. The eastern boundary of the village also appears to have been shifted c.50m to the east of the former village plots, altering the farmstead's immediate relationship with the neighbouring agricultural fields. It is considered, therefore that that the views across this landscape setting from and towards the Listed Building only contribute modestly to its significance and allow it to be understood and appreciated.

Church of All Saints (NHLE 1064095)

Historical Background

- 3.2.71 A medieval church was depicted at this site on the Broxholme Monson estate map of c.1600 (Photograph 84). However, following *The sale of The Manors and Lordships of North Carlton and Broxholme, including the Advowson of the Rectory of Broxholme*, by Lord Monson to Frederick Robinson, a Nottingham banker, in 1839, there was a wholesale replanning of the parish⁷¹, including the replacement of the medieval church in 1857 Church of All Saints by architect T.C. Hine. In addition, Broxholme was almost entirely re-planned, with streets within the village being replaced by a single north-south orientated road, and the road leading north out of the village was also realigned, running east/west through the north-western part of the West Burton 1 Site before turning north and north-east towards the Parish of Scampton. The majority of the houses, tofts, and crofts depicted on the earlier tithe map, were also removed, and a new field layout was set out on a rigidly rectangular pattern.

Setting and Significance

- 3.2.72 As discussed above in relation to the church at Saxilby, the significance of churches is multi-faceted, and they have strong claims to special architectural, archaeological, artistic historical and cultural interest⁷². The significance of the church at Broxholme derives to a degree to *architectural interest*, being designed by the Nottingham Architect Thomas Chamber Hine who was prolific across

⁷¹ Everson et al., op. cit., p.78

⁷² Historic England. 2017b. *Places of Worship. Listing Selection Guide*. p.1.

Nottinghamshire and Derbyshire and further afield in the 1840s-1880s. The heritage value which contributes most to this architectural interest is considered to be the *aesthetic value*, which 'derives from the ways in which people draw sensory and intellectual stimulation from a place'⁷³. More specifically, it is the *design value* of the buildings which contributes to this *aesthetic value* and *architectural interest*, and this embraces composition (form proportions, massing, silhouette, views and vistas) as well as such concepts as materials, detailing and craftsmanship⁷⁴. It is evident that the settings of churches at prominent focal points within the community contribute in a large degree to their significance, as it these settings which help to articulate their *aesthetic value* and highlight their *architectural interest*, whilst also contributing strongly to the *communal value* that the churches possess as central meeting places and focal points for the local population. However, in the case of the church at Broxholme this *communal value* is somewhat diminished as the church became redundant in 1990 and was sold for residential use in 1992⁷⁵.

Cornhill Farmhouse (NHLE 1064096)

Historical Background

- 3.2.73 Cornhill Farmhouse is a late 18th century farmhouse with 19th century additions. The Broxholme tithe map and apportionment record it as 'House Offices Yards and Garden' owned by Frederick Robinson, the Nottingham banker who had purchased the manor of Broxholme from the Monson family in 1839⁷⁶. It was the Robinson family that oversaw the replanning of the village and field system the during the mid-19th century, and it appears likely that the offices at Cornhill farmhouse, centrally placed within the agricultural fields of the parish, was the estate centre where these changes were managed.

Setting and Significance

- 3.2.74 A key element of the significance of this building evidently relates to the *design value* of its vernacular architecture which contributes to it *architectural interest*. Key to understanding and appreciating how the setting of this Grade II Listed farmhouse contributes to its significance is its spatial and visual relationship with the surrounding agricultural land, as the replanning of the surrounding Broxholme landscape in the 1840s may have been planned and managed from this estate centre.

Boontown Cottage (NHLE 1147027)

Historical Background

⁷³ English Heritage 2008, op. cit., 30

⁷⁴ Ibid.,

⁷⁵ [REDACTED]

⁷⁶ Everson et al., op. cit., p.78.

- 3.2.75 Boontown Cottage is described in the NHLE entry as a cottage dating to c.1700 which underwent alterations in the 19th century. It has mud and stud walls cased in red brick and has a corrugated iron roof which replaced the thatch.

Setting and Significance

- 3.2.76 A key element of the significance of this building evidently relates to the *design value* of its vernacular architecture which contributes to its *architectural interest*. However, the setting of the building also makes a strong contribution to its significance as it is located within one of only the three surviving medieval tofts that were depicted on the Monson estate map of c.1600 (Photograph 84). This is the key aspect of the setting of the cottage that contributes towards an appreciation and understanding its significance as a vernacular building which retains the medieval setting/curtilage within which it was originally constructed. In addition, the adjacent Scheduled Monument also forms a key part of the setting of the building, as the surviving earthworks add further to the *illustrative historical value* that this group of assets possesses, helping to elucidate the former medieval and post medieval layout of the settlement prior to the considerable changes that occurred across the rest of the parish in the mid-19th century.

Old Rectory (NHLE 1147028),

Historical Background

- 3.2.77 The NHLE entry for this asset records that it was originally constructed in the late 18th century with alterations in 1828, 1840 and minor alterations in the 20th century. Along with the two cottages at Boontown, and Cornhill Farmhouse discussed above, this is the only other building which survived the mid-19th century replanning at Broxholme.

Setting and Significance

- 3.2.78 It is evident that the significance of this building derives to a large degree from its *design value* and the *architectural interest* to which this contributes. However, in addition to this, elements of the setting of the building are key to understanding and appreciating its significance. The 1842 tithe map shows the plot of land within which the building is recorded (though confusingly not actually depicted) as being extensive and considerably larger than the church yard adjacent, and names this as 'Parsonage House and Gardens'. The OS 1st edition map of 1886 shows the rectory within a larger curtilage that it shared with the adjacent church, this being surrounded by mixed woodland and bounded to the south by a curvilinear boundary. This shared curtilage is depicted on all subsequent OS mapping up to 1976 inclusive, and by the time of the earliest available Google Earth imagery depicting this area in detail (2003), it appears that gardens associated with the Rectory had extended further to the south to include a rectangular area with formal gardens and a tennis court.

- 3.2.79 It is evident from the above that historically the key setting of the Rectory has always been a relatively tightly enclosed space shared with the church, and at least since

the late 19th century this has been a well-wooded setting with limited visibility of the surrounding agricultural land.

[Farm Buildings at Manor Farm \(NHLE 1147032\) and Manor Farm House \(NHLE 1359464\)](#)

Historical Background

- 3.2.1 The NHLE entry for the farm buildings at Manor Farm states that they date to c.1840, but they are not depicted on the Broxholme tithe map of 1842, and the NHLE entry for Manor Farmhouse states that it dates to 1843. Manor Farm was evidently one of two large new farms built by the Robinson family following their purchase of the Monson estate in 1839, the other being The Grange near the church which is thought to date 1847⁷⁷.

Setting and Significance

- 3.2.2 A key element of the significance of this group of buildings evidently relates to the *design value* of its vernacular architecture which contributes to its *architectural interest*. However, the setting of the building also makes a strong contribution to its significance. Key to understanding and appreciating how the setting of these vernacular farm buildings contribute to their significance is their relationship with the surrounding agricultural land that was worked by the farm historically, and how this landholding is articulated within the wider agricultural landscape of the parish. The surrounding fields were likely being planned and created at the same time as the farm was constructed, and therefore the settings of each are intertwined.

3.3 Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 3.3.1 This section utilises the results of the ‘ground truthing’ exercise (and any other relevant methodologies, such as the ZTVs, visualisations/photomontages, satellite imagery and/or Google ‘Street View’ imagery) to gauge the level of the predicted effects of the Scheme upon the significance of those heritage assets that might be affected, as identified in the previous two sections.

[Deserted village of North Ingleby \(NHLE 1003570\)](#)

- 3.3.2 The proposals for the West Burton Solar Project at the West Burton 2 Site include installing solar panels across 16 fields in the parish of Saxilby with Ingleby, a number of which are in the vicinity of the *Deserted village of North Ingleby* Scheduled Monument. A ZTV was created from a grid of 22 observer points spaced at 50m intervals within the scheduled area to help gain an understanding of likely level of visibility across the surrounding landscape from within the scheduled area (Figure App13.5-3). This indicates that glimpsed views from some of the observer points are

⁷⁷ Ibid.

likely to be possible across the fields within the Order Limits to the east and south-east of the Scheduled Monument, but there would be visibility from more of the observer locations in the fields to the west. The likely visibility of the development from the fields in close proximity to the Scheduled Monument is assessed in more detail below (see ES Figure 3.1 [EN010132/APP/WB6.4.3.1] for location plan of field numbers).

Field N5

3.3.3 This is located c.200m to the south-west of the south-western corner of the Scheduled Monument. The ZTV created from 22 observer locations within the scheduled area indicates that there is likely visibility across the eastern part of this field from relatively few of these points, but this visibility would evidently be greater considering the additional height of the panels, especially when fully tilted. There is, however, considerable screening afforded by the vegetation along the southern field boundary of the scheduled monument, as well as from the Codder Lane Belt of woodland, and it is likely, therefore, that only glimpsed views of the field would be possible from within the scheduled area. The panels have also been set back c.90m-150m from Sturton Road thereby creating a buffer between the earthworks of South Ingleby and the development (Photograph 133).

3.3.4 The kinetic views experienced with movement along Sturton Road would include views of these panels in the same arc of view as the unscheduled earthworks of South Ingleby (depending upon the height of the hedgerow along their southern edge) when approaching from the south as the road veers to the west. This would have a moderate industrialising effect upon the wider rural setting of the Scheduled Monument (though the panels would not be visible within the same arc of view as the scheduled area). This would be most pronounced if tracker panels are used and when they at full tilt as depicted on LVIA Figure 8.13.27d [APP/WB6.4.8.13.27] in the ES. However, the landscape mitigation proposals (see Outline Landscape and Ecological Mitigation Plan [EN010132/APP/WB7.3] include native shelter belt/woodland planting along the eastern edge of the panels, and successional scrub in the intervening field (Field N11), and once matured by Year 15, the panels would no longer be visible from the vicinity of the medieval earthworks and this adverse effect would be removed, as illustrated by the photomontage from Viewpoint 27 (ES Figure 8.13.27e) [APP/WB6.4.8.13.27].

Field N9

3.3.5 This field is immediately adjacent to the south-western edge of the Scheduled Monument, and panels are proposed in this field c.175m to the west of the scheduled area (Photograph 135). It is evident from the ZTV and ground-truthing that there would be some clear intervisibility between the scheduled earthworks and this field, which would be increased considering the additional height of the panels.

- 3.3.6 The kinetic views experienced with movement along Sturton Road from where the public appreciation of the earthworks can be experienced would include visibility of these panels, but they would not be in the same arc of view as the unscheduled earthworks at South Ingleby or the Scheduled Monument at North Ingleby but would rather be experienced in the wider setting. This would have a slight industrialising effect upon the wider rural setting of the Scheduled Monument and particularly when the tracker panels are at full tilt, as illustrated by LVIA Figure 8.13.28d [APP/WB6.4.8.13.28] in the ES. However, similarly to Field N5 to the south, the landscape mitigation proposals include native shelter belt/woodland planting along the eastern edge of the panels, and once matured, the panels would no longer be visible from the vicinity of the medieval earthworks and this adverse effect would be removed, as illustrated by the photomontage from LVIA Viewpoint 28 (ES Figure 8.13.28e) [APP/WB6.4.8.13.28].

Field N10

- 3.3.7 This field is located c.180m to the west of the Scheduled Monument at North Ingleby and separated from it by a field of pasture which contains unscheduled earthworks of ridge and furrow associated with the North Ingleby DMV. Although the ZTV indicates some visibility of the surface of this field from a small number of the observer points within the Scheduled Monument, the hedgerow along the eastern boundary of the field does provide a degree of screening (Photograph 135). Notwithstanding this, as is evident from the photomontage from LVIA Viewpoint 28 (ES Figure 8.13.28d) [APP/WB6.4.8.13.28], if tracker panels are used and when they at full tilt it is likely that they would be visible above the hedge line from within and in the vicinity of the Scheduled Monument, and though partially screened and at some distance from the scheduled area, they would result in a slight industrialisation of the wider rural setting of the Scheduled Monument.
- 3.3.8 The landscape mitigation proposals for this field include the planting of a native hedge with irregularly spaced trees along the eastern edge of the field, and once matured, this would screen the panels from view from the scheduled area and mitigate the adverse effect, as illustrated by the photomontage from LVIA Viewpoint 28 (ES Figure 8.13.28e) [APP/WB6.4.8.13.28].

Field N19

- 3.3.9 This field is located to the east of the Scheduled Monument and separated from it by an intervening field which contains prominent ridge and furrow earthworks. The nearest panels in this field would be c.175 m from the eastern edge of the scheduled area and separated by two intervening hedgerows. Although the ZTV indicates that there is likely to be some intervisibility from within the scheduled area with the surface of this field from a few of the observer locations, the intervening hedgerows do provide a fair degree of screening, especially in the summer months when the trees are in leaf. The nearest hedgerow to the monument has numerous gaps, though this still affords a level of screening (Photographs 136 and 137). The farther

hedgerow which is on the western boundary of Field N19 is far denser and this provides a considerable degree of screening (Photograph 137). It is also noteworthy that the field containing earthworks immediately to the east of the Scheduled Monument and Field N19 slope down from c.10.20m AOD at the west to c.6.40m AOD at the east. The photomontage from LVIA Viewpoint 28 (ES Figure 8.13.28e) [APP/WB6.4.8.13.28] illustrates that the panels in this field are totally out of sight in views east across the Scheduled Monument from Sturton Road. Notwithstanding the above, it is possible that glimpses of the tops of the panels might be possible from further to the east within the scheduled area, resulting in a low-level industrialising effect of the wider rural setting of the monument.

Field N20

3.3.10 Field N20 is located immediately to the south-east of the Scheduled Monument, the north-western corner of Field N20 abutting the south-eastern corner of the designated area. The proposed solar panels in this field are set back c.150m from the western edge of the field at the north, and c.110m at the south, with no development proposed in the western part of the field which has been set aside as meadow. The vegetation along the southern boundary of the Scheduled Monument provides considerable screening of views into this field, as does the vegetation that surrounds the field immediately to the east of the Scheduled Monument which abuts the north-western edge of Field N20 (Photograph 138). The western boundary of Field N20 is also well screened by an existing shelter belt which continues along the length of the field, abutting the eastern edge of the DMV of South Ingleby (Photograph 139). In addition, it is noteworthy that, similarly to Field N19 to the north, the topography of Field N20 falls away to the east, which would further reduce any visibility of the panels. Nevertheless, it is evident from the photomontage from LVIA Viewpoint 28 (ES Figure 8.13.28d) [APP/WB6.4.8.13.28] that at Year 1 of the scheme in the winter when the leaves are off the trees, there is likely to be some glimpsed views in this direction from Sturton Road, with this effect is likely to be more pronounced further to the east within the scheduled area.

3.3.11 The landscape mitigation proposals for this field include the planting of a native hedge with irregularly spaced trees along the western edge of the solar array, and it is evident from photomontage from LVIA Viewpoint 28 (ES Figure 8.13.28d) [APP/WB6.4.8.13.28] that once matured, this is likely to screen the panels from view, especially in the summer months when the trees are in leaf.

Fields N22 and N23

3.3.12 The only other fields with proposed panels within the West Burton 3 Site that are within the visual envelope of the North Ingleby Scheduled Monument are Fields N22 and N23 which are located c.500m and 830m to the south-east respectively. The ZTV indicates a very low level of visibility across these fields from just 1-3 of the observer points. It is considered that at this distance these oblique glimpses of the distant

panels would result in a negligible impact upon the setting of the Scheduled Monument.

Conclusion

- 3.3.13 In conclusion, the immediate setting of the Scheduled Monument which contains the extensive and prominent earthworks associated with the DMV at North Ingleby and the unscheduled remains adjacent to the south associated with South Ingleby would not be affected by the Scheme, and these key elements of the setting of the Scheduled Monument would be preserved. However, there would be some level of impact upon the wider rural setting of these earthworks due to the industrialising effect of the visibility of the panels. This would be most pronounced in views south-west from the Scheduled Monument across Field N9 and in the views across the South Ingleby earthworks on the approach to the south along Sturton Road. In terms of the DMRB assessment criteria, this can be characterised as *'Slight changes to significance (or the ability to appreciate it) due to changes to setting'*, and therefore impacts of a *Minor Adverse* magnitude. For a Scheduled Monument of High value, this would result in effects of either *Slight* or *Moderate Adverse* significance in terms of the scoring methodology adopted by the ES. Taking into consideration that the that if tracked panels are used, when at full tilt these would relatively prominently visible in views westwards from the Scheduled Monument and in glimpses to the south-east, the higher ***Moderate Adverse*** score would be more appropriate for the unmitigated Scheme. However, once the proposed mitigation planting has matured (by Year 15, though also diminishing year on year up to this point), it is likely that the visual impacts would be largely removed, potentially with only glimpses of panels possible during the winter when there might be slight permeability of views through the proposed screening. Thenceforth, this would be considered to constitute *'Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting'*, or impacts of a *Negligible Adverse* magnitude, resulting in ***Slight Adverse*** effects for the mitigated Scheme. This would equate to no harm to the significance of the heritage assets.

[Roman villa west of Scampton Cliff Farm \(NHLE 1005041\)](#)

- 3.3.14 As it was not possible to access this asset due to it being on Ministry of Defence land, the assessment has been largely based upon the ZTV (Figure 13.5-6), bolstered by assessment of the LVIA visualisation from Viewpoint 15 (ES Figure 8.14.15 [APP/WB6.4.8.13.15]) which is located a short distance away on a similar location on the Lincoln Cliff.
- 3.3.15 The ZTV confirms that there would be extensive views from this location across the Trent valley, and all of the Sites could potentially be visible in this view. These sites would be visible within a relatively wide arc of view extending for *c.*40°, but at between *c.*4km and up to 20km distant it is considered that this would only be experienced as a very low-level industrialising effect upon the rural character of the distant historic landscape. In terms of the DMRB assessment criteria, this can be characterised as *'Very minor changes to elements, or to significance (or the ability to*

appreciate it) due to changes to setting, and therefore impacts of a *Negligible* magnitude. For a Scheduled Monument of *High* value, this would result in effects of ***Slight Adverse*** significance in terms of the scoring methodology adopted by the ES.

- 3.3.16 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be ***Neutral***. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the Scheme in the longer term to have a beneficial effect on the settings of heritage assets.

Broxholme medieval settlement and cultivation remains (NHLE 1016797)

- 3.3.17 The proposals for the West Burton Solar Project at the West Burton 1 Site include the installation of solar panels across the five large fields (M1 – M5) to the east and north-east of the village of Broxholme. Fields M2 and M3 abut the eastern edge of the village, and part of Field M3 abuts the north-eastern edge of the Scheduled Monument. Fields M1, M4 and M5 are more distant from the Scheduled Monument, beyond Fields M2 and M3. The nearest panels to the scheduled area in Field M3 would be c.50m away from its eastern edge.
- 3.3.18 Approximately a third of the scheduled area towards the north is largely surrounded by mature treelines and blocks of woodland, including along the boundary shared by the field M3 and the Scheduled Monument. Consequently, views towards the Scheme from this area would be well screened.
- 3.3.19 The more southerly two-thirds of the Scheduled Monument occupy a single field of pasture, partially bounded to the east by the curtilage of Boon Town Cottage, which is also well-wooded, and provides considerable screening in views to the east and north-east from within the more open southerly part of the Scheduled Monument. Notwithstanding this, in the absence of any mitigation, it is evident from the photomontage from Heritage Viewpoint 1 (ES Figure 13.10) [APP/WB6.4.13.10] and the ZTV produced from a network of points across the scheduled area (Figure App.13.5-10) that clear views across Field M3 are possible when moving across the scheduled area, framed between the vegetation to the north and that surrounding Boontown Cottage, This would change this otherwise rural setting.
- 3.3.20 Although the landscape beyond the Scheduled Monument underwent an almost total replanning in the late 19th century, the wider rural setting of the deserted medieval village does contribute towards its significance, not least because the curtilages of Boontown and Boontown Cottage immediately to the east of the Scheduled Monument preserve the last surviving block of inhabited tofts from the medieval village, and therefore these form a key aspect of the setting that contributes to the significance of the Scheduled Monument.
- 3.3.21 In conclusion, in terms of the DMRB assessment criteria, this can be characterised as '*Slight changes to significance (or the ability to appreciate it) due to changes to setting*,

and therefore impacts of a *Minor Adverse* magnitude. For a Scheduled Monument of *High* value, this would result in effects of either ***Slight or Moderate Adverse*** significance in terms of the scoring methodology adopted by the ES.

- 3.3.22 The landscape mitigation proposals include native shelter belt/woodland planting along the western and southern edges of Field M3, and once matured to an expected maximum height of 7.5m (by Year 15) the panels should thenceforth be totally screened from view during the summer months when the trees are in leaf. The photomontage from LVIA Viewpoint 28 (ES Figure 8.13.28e [APP/WB6.4.8.13.28]) visualises the likely scenario at Year 15 in winter, and this indicates that there might be some permeability of views through the winter vegetation, but this would be an impact of a *Negligible* magnitude. The mitigated impact would, therefore, be *Negligible Adverse*, and for a Scheduled Monument of *High* value this would result in effects of *Slight Adverse* significance for the mitigated Scheme.

NHLE 1019229: The medieval bishop's palace and deer park, Stow Park

- 3.3.23 The proposals for the West Burton Solar Project at the West Burton 3 Site include the installation of solar panels across the following fields within the historical township of Stow Park (which is likely to be largely coterminous with the extent of the medieval deer park):

Field P1:

- 3.3.24 The field immediately to the north-west of the site of the bishop's palace, lying immediately to the north of the west-flowing stream/drainage ditch connected to the moat. The fence line surrounding the Scheme would be 10m from the Scheduled Monument, and the nearest solar panel would be c.20m from it.

Field P2:

- 3.3.25 The field to the south-west of the site of the bishop's palace, immediately to the south of the west-flowing stream/drainage ditch connected to the moat. The fence line surrounding the Scheme would be 10m from the Scheduled Monument, and the nearest solar panel would be c.17m from it.

Field P3:

- 3.3.26 The field immediately to the south of P2 which abuts the railway line. The nearest solar panels in this field would be c.350m to the south-west of the Scheduled Monument.

Field P4:

- 3.3.27 The field immediately to the north-east of the site of the bishop's palace, lying immediately to the north of the drainage ditch connected to the moat. The fence line surrounding the Scheme would be 10m from the Scheduled Monument, and the nearest solar panel would be c.17m from it.

Field P5:

- 3.3.28 The field immediately to the east of the site of the bishop's palace, lying immediately to the south of the drainage ditch connected to the moat. The fence line surrounding the Scheme would be 10m from the Scheduled Monument, and the nearest solar panel would be c.24m from it.

Field P6:

- 3.3.29 The field immediately to the south of the site of the bishop's palace. The fence line surrounding the Scheme would be 10m from the Scheduled Monument, and the nearest solar panel would be c.24m from it.

Field Q24:

- 3.3.30 The field immediately to the west of the railway line, bounded to the north and west by the unscheduled section of the park pale. The southern edge of this field is c.480m to the north of the scheduled section of the western park pale.

Field Q25:

- 3.3.31 The field immediately to the east of the northern part of the scheduled section of the western park pale. The fence line surrounding the Scheme would be c.16m from the Scheduled Monument, and the nearest solar panel would be c.29m from it.

Field Q26:

- 3.3.32 The field immediately to the east of the southern part of the scheduled section of the western park pale. The fence line surrounding the Scheme would be c.16m from the Scheduled Monument, and the nearest solar panel would be c.29m from it.

Field Q27:

- 3.3.33 The field to the east of Fields Q25 and Q26 and the access road to Stow Park Farm. The nearest solar panels in this field are c.290m from the Scheduled Monument.
- 3.3.34 It is evident from the development descriptions above that the proposed design would place fence lines and solar panels in close proximity to two of the three areas of protection associated with *The medieval bishop's palace and deer park, Stow Park* Scheduled Monument. This would both physically and visually isolate the site of the bishop's palace from most of the surrounding rural landscape. The photomontage from Heritage Viewpoint 2 (ES Figure 13.11) [APP/WB6.4.13.11] illustrates that if tracker panels are used, when at full tilt, the ability to view the location of the western park pale from the public highway at the entrance to Stow Park Farm would be inhibited. The photomontage from Heritage Viewpoint 3 (ES Figure 13.12a-e [APP/WB6.13.12]) illustrates that if tracker panels are used, when at full tilt, the sense of the site of the bishop's place occupying a locally elevated position when viewed from the lower ground to the south-west would also be affected. The intervisibility between the site of the bishop's palace and the location of the eastern park pale marked by trees would also be affected, as views from the site of the

bishop's palace would evidently be largely screened if tracker panels are used, when at full tilt. The photomontage from Heritage Viewpoint 4 (ES Figure 13.13a-e [APP/WB6.13.13]) illustrates that in the view towards the site of the bishop's palace from the northern end of the eastern area of protection at the park pale the panels might be less intrusive due to the distance and the fact that the electricity pylons and overhead cables are more prominent. However, once the proposed planting along the southern edge of Fields P6 and P5 has matured by Year 15, the ability to clearly identify the site of the bishop's palace within its wooded copse from the scheduled eastern park pale would be diminished.

- 3.3.35 The solar panels would be conspicuous and prominent within the immediate landscape setting of the bishop's palace and western park pale, and would have an industrialising effect on their currently largely rural setting. The setting of the former deer park has already been compromised as a result of being bisected by the railway, and the construction of the MoD PSD adjacent to it has had an industrialising effect. There are also four electricity pylons (or five if the former course of the park pale continued along the parish boundary) crossing the former deer park which also have an industrialising effect. Furthermore, the large modern agricultural fields also serve to deny a sense of place in appreciation of the former medieval deer park landscape.
- 3.3.36 The presence of the derelict remains of Moat Farm also has an adverse effect on the character and setting of the site of the former bishop's palace. The additional visual impact that would result from surrounding the site of the bishop's palace with solar panels and also occupation of the western side of the former deer park by solar arrays would have a cumulative effect.
- 3.3.37 The solar development would be long term in duration, as it is proposed that it will be in operation for c.40 years. However, following decommission the landscape could be returned to its current state thereby reversing any adverse impact.
- 3.3.38 In terms of the DMRB assessment criteria, it is concluded that the visual impacts to this Scheduled Monument that would result from the scheme can be characterised as '*Comprehensive changes to significance (or the ability to appreciate it) due to changes to setting*' and therefore impacts of a *Major Adverse* magnitude. For a Scheduled Monument of *High* value this would result in effects of either *Large* or *Very Large Adverse* significance in terms of the scoring methodology adopted by the ES. With the use of the tracker panels, a *Very Large Adverse Effect* may translate as having substantial harm to the visual appreciation of the interrelating features of the Scheduled Monument. However, the use of shorter fixed panels in an area of sensitive heritage constraints would allow for more opportunity for intervisibility across the landscape and setting to the Scheduled Monument. Consequently, on balance, it is suggested that this effect could be reduced to the lower of these scores (*Large Adverse*).
- 3.3.39 In terms of overall harm to the significance of the Scheduled Monument, there will be no physical impacts to the extant landscape remains (specifically those of the

bishop's palace and the south-west and south-east park pales). The existing modern landscape features (i.e., hedgerows, field boundaries, woodland, tracks and roads etc) would also remain in situ. In this way, the legibility, as interpreted from historical maps and other documentary sources, will still remain unaffected in terms of the contribution to the understanding of the Scheduled Monument's historical and functional association in consideration of setting. The anticipated lifetime of the development should therefore be taken into consideration in the balance, as any harmful effects will be reversed to its present, do nothing, condition following the removal of the panels, when there will be no residual harmful effects to the setting.

3.3.40 The archaeological interest vested in the below ground remains of the bishop's palace contributes in the large part to the significance of the Scheduled Monument. These remains will not be directly impacted by the Scheme.

3.3.41 Based on the above, it is considered that, with the use of the shorter fixed panels and the reversibility to the current baseline, the overall harm to the Scheduled Monument will be less than substantial harm (at the upper end).

Church of St Botolph, Saxilby with Ingleby (NHLE 1359490)

3.3.42 Views towards the Church of St. Botolph are generally screened from view from much of the surrounding area to the west, south-west, south, and south-west due to the surrounding built environment of Saxilby. However, glimpsed views of the church are possible when approaching the village from the west along Broxholme Lane and looking in this direction there would also be some visibility of panels (Photograph 48).

3.3.43 However, the panels would not be visible in the same arc of view as the church, and whilst this would result in a level of industrialisation of the wider rural landscape, it should be noted that both Cottam and West Burton Power Stations are already visible above the horizon beyond the field where the panels are proposed, and therefore this glimpsed view of the panels on the approach to Saxilby already includes industrial elements associated with electricity generation.

3.3.44 Long views of the Church of St. Botolph are also glimpsed from the north when travelling southwards along Sturton Road after passing through Ingleby. As the bend which curves around the southern edge of the earthworks at South Ingleby is approached, the village of Saxilby comes into view along the horizon to the south. Its squat tower is largely obscured by the surrounding trees in the summer months, with glimpsed clear views in the winter (Photographs 141 and 142). The church continues to be visible in views to the south whilst travelling around this bend, and as the road straightens to continue along a north/south alignment towards Saxilby, further movement to the south would also bring the proposed panels in Field N21 into view. The panels would be set back c.20m from the road but would still be prominently visible within this long view towards the Church of St. Botolph. Whilst the panels would not obscure the view of the church or be within its precise arc of view, they would be prominently visible within the wider vista within which this long view of the church is experienced. Whilst travelling alongside the edge of field

N21 there would be an industrialising influence over the otherwise rural character of this long view. With movement further south past the southern edge of Field N21 the vista within which the view of the church is contained would open out, and the church would also become more prominently visible as it is approached.

3.3.45 However, the element of the setting to the church that contributes the most to its setting is that of its immediate surroundings, nestled within the churchyard and surrounded by mature trees. There is less of an appreciation and understanding of its significance within the wider landscape.

3.3.46 In terms of the DMRB assessment criteria, it is considered that this can be characterized as '*Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is noticeably changed* or impacts of a *Minor Adverse* magnitude. For a Listed Building of *High* value, this would result in effects of either *Slight* or *Moderate Adverse* significance in terms of the scoring methodology adopted by the ES. It is considered that being as the impacts would be experienced along limited sections of the key long views of the church when approaching the settlement at Saxilby, the lower ***Slight Adverse*** score would be appropriate. However, this effect would be temporary and reversible, as the landscape mitigation proposals include the planting of a native hedge with irregularly spaced hedgerow trees along the western edge of field N21. Once matured, this hedgerow would be managed at a height of 5m which would mitigate the harmful impact by screening the panels from view and removing the industrialising effect, and therefore the mitigated impact would be *No Change* and the effects would be of ***Neutral*** significance.

3.3.47 Consequently, when assessing the overall level of harmful effects of the Scheme on the setting, and therein, the significance of the church it is considered that due to the temporary nature (albeit long term) of the Scheme and its reversibility to the current existing, do nothing, baseline, the set back in proximity to the church and that its important immediate setting will remain unaffected, there will be no harm to the special interest of the designated church.

Subscription Mill (NHLE 1064067)

3.3.48 Step 1 of the assessment identified that there could be some intervisibility of the Subscription Mill and the solar arrays at the West Burton 3 Site in kinetic views obtained in the vicinity of the Grade II Listed building. This has been assessed with reference to the LVIA Viewpoint photography and photomontage visualisations from Viewpoints 31 and 42 (ES Figures 8.13.31a-e **[APP/WB6.4.8.13.31]** and 8.13.42a-e **[APP/WB6.4.8.13.42]**)

3.3.49 Viewpoint 31 provides a good general view towards the Subscription Mill and towards the West Burton 3 site from the PRow to the east, and this illustrates that visibility of the solar arrays at West Burton 3 would be largely screened from here due to the intervening field boundaries, although glimpses of some of the panels might be possible (Photograph 143; ES Figure 8.13.31d **[APP/WB6.4.8.13.31]**).

3.3.50 From Viewpoint 42, the photomontage (ES Figure 8.13.42a-e) **[APP/WB6.4.8.13.42]** indicates that there would be some visibility of the solar panels when looking west from Mill Lane in the vicinity of the Subscription Mill. However, these panels are more than 1km distant and not prominently visible and they are not visible in the same arc of view as the Subscription Mill, and therefore would result in a low-level of industrialization to the wider landscape setting surrounding the mill.

3.3.51 In terms of the DMRB assessment criteria, it is considered that this can be characterized as '*Slight changes to historic building elements or setting that hardly affect the significance of the asset*' or impacts of a *Negligible Adverse* magnitude. For a Listed Building of *Medium* value, this would result in effects of either *Neutral* or *Slight Adverse* significance in terms of the scoring methodology adopted by the ES. Considering that the visual impact illustrated by the photomontage is not screened by intervening hedgerows as has been the case at a number of other heritage assets assessed, it is considered that the higher ***Slight Adverse*** score is appropriate.

Manor Farmhouse (NHLE 1064084)

3.3.52 Step 1 of the assessment identified that it is likely that there would be glimpsed views of some of the panels along the ridgeline within Field Q18 from within the curtilage of the Listed Building. These would be approximately 140m from the eastern end of the Listed Building and running along the nearby horizon. Though prominently visible, it is likely that there would only be occasional glimpses in kinetic views within the farm yard, and moreover these would be seen within the context of the modern farm buildings of this working farm.

3.3.53 As Step 2 of the assessment identified that the wider rural setting of this farm does not contribute to a great degree to the Listed Building's significance, it is concluded that these glimpsed views of the Scheme can be characterized as '*Slight changes to historic building elements or setting that hardly affect the significance of the asset*' or impacts of a *Negligible Adverse* magnitude. For a Listed Building of *Medium* value, this would result in effects of either *Neutral* or *Slight Adverse* significance in terms of the scoring methodology adopted by the ES. Considering the uncertainty regarding the level of the visual impact inherent in the assessment of this asset, it is considered that a ***Slight Adverse*** score for the effect is appropriate.

3.3.54 The landscape mitigation proposals include native shelter belt/woodland planting along the western edge of Field Q18, and once matured to an expected maximum height of 7.5m (by Year 15) the panels would thenceforth be screened from view (and increasingly screened incrementally year on year up to this point). The mitigated impact would, therefore, be *No Change* and the effects would be of ***Neutral*** significance.

Church of All Saints (NHLE 1064095)

3.3.55 Step 1 of the assessment identified that the main impact upon the setting of this church would be due to the industrialising effect that the panels would introduce to the rural character of the church's setting when approaching the village along the

mid-19th century road from the north-west. The visualisation from LVIA Viewpoint 7 (ES Figure 8.13.7a **[APP/WB6.4.8.13.7]**) indicates that that the Listed Building would be likely to be hidden from view behind the panels from this location if tracker panels are used and are at full height, and likewise with movement along the road through the West Burton 1 Site, the proposed panels would hide the church from view for much of the north-eastern approach to the village. This would screen a key view of the church from the road that was part of the same replanning of the parish that occurred in the mid-19th century that the church also forms a part. However, it is also noteworthy that such views of the church are only possible when the hedgerows along the road have been cut short, and it is evident from online Google Street View imagery that these views of the church are not possible when they are well grown.

3.3.56 In terms of the DMRB assessment criteria, it is considered that this can be characterized as '*Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is noticeably changed*' or impacts of a *Minor Adverse* magnitude. For a Listed Building of *Medium* value, this would result in effects of either *Slight* or *Moderate Adverse* significance in terms of the scoring methodology adopted by the ES. Considering seasonal, occasional nature of the views that would be affected, alongside the lack of any real *communal value* to the significance of the views of the church due to it being deconsecrated and unused, it is considered that the lower ***Slight Adverse*** effects score is appropriate.

3.3.57 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral* following decommissioning.

[Cornhill Farmhouse \(NHLE 1064096\)](#)

3.3.58 Step 1 of the assessment identified that views funneled northwards from the curtilage of this listed building would include oblique views of the panels in the West Burton 1 Site to the north. The panels in Field M3 would be *c.750m* distant and therefore not prominently visible in this view, and the photomontage visualization from LVIA Viewpoint 2 (ES Figure 8.13.2d **[APP/WB6.4.8.13.2]**) illustrates that this would have a low to moderate industrialising effect upon the rural, agricultural character of the setting of this asset, when looking to the north from within its curtilage in Year 1 of the Operational Phase.

3.3.59 In terms of the DMRB assessment criteria, it is considered that this can be characterized as '*Slight changes to historic building elements or setting that hardly affect the significance of the asset*' or impacts of a *Negligible Adverse* magnitude. For a Listed Building of *Medium* value, this would result in effects of either *Neutral* or *Slight Adverse* significance in terms of the scoring methodology adopted by the ES. Considering that the photomontage illustrates that there would be little screening initially, it is considered that on balance it is considered that a ***Slight Adverse*** effects score is appropriate in the absence of mitigation.

3.3.60 The landscape mitigation proposals include native shelter belt/woodland planting along the southern edge of Field M3, and once matured to an expected maximum height of 7.5m (by Year 15) the panels would thenceforth be screened from view and increasingly screened incrementally year on year up to this point (ES Figure 8.13.2e [APP/WB6.4.8.13.2]). The mitigated impact would, therefore, be *No Change* and the effects would be of **Neutral** significance.

[Boontown Cottage \(NHLE 1147027\)](#)

3.3.61 Step 1 of the assessment has identified that the proposed panels in Field M3 would be prominently visible in the view across the Scheduled Monument towards the curtilage of Boontown Cottage, and further to this Step 3 identified this view as the key aspect of the setting of the cottage that contributes towards an appreciation and understanding of its significance.

3.3.62 The Scheme would result in the industrialisation of a part of this setting, but this would be largely screened by intervening vegetation and only a relatively narrow arc of view would be affected (ES Figure 8.13.73d [APP/WB6.4.8.13.73]). In conclusion, in terms of the DMRB assessment criteria, this can be characterised as '*Slight changes to significance (or the ability to appreciate it) due to changes to setting*', and therefore impacts of a *Minor Adverse* magnitude. For a Grade II Listed Building of *Medium* value, this would result in effects of **Slight Adverse** significance in terms of the scoring methodology adopted by the ES.

3.3.63 The landscape mitigation proposals include native shelter belt/woodland planting along the western and southern edges of Field M3, and once matured to an expected maximum height of 7.5m (by Year 15) the panels would thenceforth be screened from view (and increasingly screened incrementally year on year leading up to this point). Although there might be more permeable views through the vegetation in winter (ES Figure 8.13.73e [APP/WB6.4.8.13.2]), it is likely that this would be negligible. The mitigated impact would, therefore, be *Negligible Adverse* and the effects would be either *Neutral* or *Slight Adverse* significance. Considering that there would only be potential glimpses during the winter months it is considered the effect would of **Neutral** significance for the mitigated scheme.

[Old Rectory \(NHLE 1147028\)](#)

3.3.64 Step 1 of the assessment identified the potential for glimpsed views of the solar arrays from within the curtilage of this Listed Building when the trees have shed their leaves in the winter months. However, Step 2 of the assessment highlighted how the wider rural setting of the Rectory does not form a key aspect of its setting due to the surrounding mature trees and the inherent enclosed character of the curtilage of the building.

3.3.65 In terms of the DMRB assessment criteria, it is considered that any seasonal glimpsed views of the panels that might be possible could be characterised as '*Slight changes to historic building elements or setting that hardly affect the significance of the asset*' or impacts of a *Negligible Adverse* magnitude. For a Listed Building of *Medium*

value, this would result in effects of either *Neutral* or *Slight Adverse* significance in terms of the scoring methodology adopted by the ES. Due to the uncertainty regarding the level of permeability of the vegetation during the winter months, it is considered that a ***Slight Adverse*** effects score is appropriate.

- 3.3.66 The landscape mitigation proposals include native shelter belt/woodland planting along the western edge of Field M2, and once matured to an expected maximum height of 7.5m (by Year 15) the panels would thenceforth be screened from view (and increasingly screened incrementally year on year leading up to this point). The mitigated impact would, therefore, be *No Change* and the effects would be of ***Neutral*** significance.

[Farm Buildings at Manor Farm \(NHLE 1147032\) and Manor Farm House \(NHLE 1359464\)](#)

- 3.3.67 Step 1 of the assessment identified the likelihood of views of the fields within the southern part of the West Burton 1 Site from the eastern extent of this farm complex (Photograph 59). The nearest panels would be c.500m distant and therefore not prominently visible but would result in a low-level industrialising effect upon the rural agricultural character of these buildings, which is an aspect of their setting that contributes towards their significance.

- 3.3.1 In terms of the DMRB assessment criteria, it is considered that this can be characterized as '*Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is noticeably changed*' or impacts of a *Minor Adverse* magnitude. For a Grade II Listed Building of *Medium* value, this would result in effects of ***Slight Adverse*** significance in terms of the scoring methodology adopted by the ES.

- 3.3.2 The landscape mitigation proposals include native shelter belt/woodland planting along the western and southern edges of Field M3, and once matured to an expected maximum height of 7.5m (by Year 15) the panels would thenceforth be screened from view (and increasingly screened incrementally year on year leading up to this point). The mitigated impact would, therefore, be *No Change* and the effects would be of ***Neutral*** significance.

3.4 Step 4: Explore ways to maximise enhancement and avoid or minimise harm

- 3.4.1 Mitigation proposals designed to minimise the visual impacts of the Scheme are set out in detail in the LVIA chapter of the ES (see section 8.8), the outline Landscape and Ecological Management Plan (LEMP) **[EN010132/APP/WB7.3]** and considered further in the Cultural Heritage chapter (section 13.8).

- 3.4.2 For impacts to the settings of designated heritage assets and non-designated historic buildings, the landscape mitigation proposals set out in the LVIA chapter (section 8.8) and LEMP would provide screening (by Year 15) for some of these assets (which would also be increasingly screened incrementally year on year leading up to

this point), and this additional mitigation would help to reduce the visual impact of the solar panels and other Scheme infrastructure.

- 3.4.3 With regards to *Roman villa west of Scampton Cliff Farm* (NHLE 1005041) it is concluded that whilst the landscape proposals, once matured by Year 15, would reduce the visual impact from this Scheduled Monument, the Scheme would still be likely to be visible from this elevated position. Therefore, the significance of effects would remain the same for the mitigated Scheme (i.e., *Slight Adverse*).
- 3.4.4 For the *Church of All Saints, Broxholme* (NHLE 1064095) the secondary landscape mitigation proposals involve allowing the existing hedgerows to grow out and be subsequently managed at a height of 5m, and this would still result in the screening of views towards the church when approaching the village from the north-west. Consequently, the significance of effects would remain the same for the mitigated Scheme (i.e., *Slight Adverse*).
- 3.4.5 For the *Subscription Mill* (NHLE 1064067), there is currently little intervening vegetation, and the secondary landscape mitigation proposals would not greatly reduce the visibility of the panels from the vicinity of the asset. Consequently, the significance of effects would remain the same for the mitigated Scheme (i.e. *Slight Adverse*).
- 3.4.6 For the *Deserted village of North Ingleby* Scheduled Monument (NHLE 1003570), the landscape mitigation proposals would greatly reduce the visibility of the panels from within the scheduled area, but it is possible that there could still be some glimpsed views of the panels to the south-east during the winter months when the leaves have been shed, This would result in a *Negligible Averse* effect and therefore a *Slight Adverse* effect for the mitigated scheme.
- 3.4.7 For the *Broxholme medieval settlement and cultivation remains* Scheduled Monument (NHLE 1016797) the landscape mitigation proposals would greatly reduce the visibility of the panels from within the scheduled area, but it is possible that there could still be some glimpsed views of the panels to the south-east during the winter months (ES Figure 8.13.28e [APP/WB6.4.8.13.28]). This would result in a *Negligible Adverse* effect and therefore a ***Slight Adverse*** effect for the mitigated scheme.
- 3.4.8 It is considered that the *Slight Adverse* or *Moderate Adverse* effects predicted at the following Scheduled Monuments and Listed Buildings would be reduced to *Neutral* once the additional (secondary) landscape mitigation proposals have matured (i.e., by Year 15) by virtue of the placement of the proposed screening through planting and management of existing hedgerows:
- *Church of St. Botolph, Saxilby* Grade I Listed Building (NHLE 1359490)
 - *Boontown Cottage, Broxholme* Grade II Listed Building (NHLE 1147027)
 - *Old Rectory, Broxholm* Grade II Listed Building (NHLE 1147028)
 - *Farm Buildings at Manor Farm, Broxholme* Grade II Listed Building (NHLE 1147032)

- *Manor Farmhouse, Broxholme* Grade II Listed Building (NHLE 1359464)
- *Cornhill Farmhouse* (NHLE 1064096).

3.4.9 For *The medieval bishop's palace and deer park, Stow Park* Scheduled Monument (NHLE 1019229) where there would be *Large Adverse* effects, or less than substantial harm (at the upper end), as a result of the proposed Scheme, no embedded mitigation, other than a requirement to use fixed shorter panels in this sensitive location, has been incorporated into the design of the Scheme as the Applicant considered that Historic England's request to remove all of the panels from within the former deer park would be too detrimental to the Scheme proposals. The Applicant's position is that the less than substantial harm (at the upper end) to the setting of the Scheduled Monument is an environmental effect that the Planning Inspectorate will weigh against the substantial public benefits in terms of solar power generation.

3.4.10 Should the planning balance be weighed in favour of the Scheme, then there will be an expectation that the Scheme should also provide significant enhancement to offset the level of harm to the Scheduled Monument. Historic England's GPAN3 identifies that '*enhancement may be achieved by actions including:*

- *removing or re-modelling an intrusive feature*
- *replacement of a detrimental feature by a more harmonious one*
- *restoring or revealing a lost historic feature or view*
- *introducing a wholly new feature that adds to the public appreciation of the asset*
- *introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or*
- *improving public access to, or interpretation of, the asset including its setting*⁷⁸

3.4.11 The Applicant would work with Historic England and other stakeholders such as Lincolnshire Historic Places Team to identify the most effective form of enhancement.

3.5 Step 5: Make and document the decision and monitor outcomes

3.5.1 The outcomes cannot be considered until after the application has been determined and therefore this is outside the scope of this assessment.

⁷⁸ Historic England 2017a, op. cit., p.14

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5 Photographs



Photograph 1: Aerial image of Segelocum Roman Town (NHLE 1003669) and the Roman fort south of Littleborough Lane (NHLE 1004935) Scheduled Monuments on either side of the river Trent.



Photograph 2: View south-west from the south-western corner of the small scheduled area of Segelocum Roman Town across the river Trent towards West Burton 3.



Photograph 3: View south-east from the river dyke c.50m east of the easternmost point of the main settlement at Segelocum Roman Town across the river Trent towards Marton and West Burton 3.



Photograph 4: View south-east from the southern corner of the main settlement area of Segelocum Roman Town.



Photograph 5: View south-east from the westernmost point of the main settlement of Segelocum Roman Town.



Photograph 6: View north-west from the PROW along the western edge of the Scheduled Roman fort south of Littleborough Lane (NHLE 1004935) towards Segelocum Roman Town.



Photograph 7: View south-east from the western extent of the Roman fort south of Littleborough Lane towards Marton and West Burton 3.



Photograph 8: Zoomed view as above.



Photograph 9: Aerial view of the village of South Carlton and the designated heritage assets within it.



Photograph 10: View east/north-east from the scarp slope of the Lincoln Cliff (Middle Street) across South Carlton Shrunken Village towards the Order Limits.



Photograph 11: View north-west across South Carlton Shrunken Village, which illustrates the layering effect of the trees in the middle distance.



Photograph 12: Aerial view of the village of Torksey and the designated heritage assets within it.



Photograph 13: View north from Torksey Lock, which forms the southern boundary of the Scheduled site of medieval town (NHLE 1004991). Note the built remains of the Grade I Listed Torksey Castle (NHLE 1064079) further to the north.



Photograph 14: View south-east from the PRow on the western bank of the river Trent towards the Torksey medieval town Scheduled Monument (NHLE 1004991).



Photograph 15: View south from Torksey Viaduct of the Scheduled (NHLE 1005065) and Grade I Listed (NHLE 1064079) remains of Torksey Castle.



Photograph 16: View east from the PRoW on the western bank of the river Trent towards Torksey Castle.



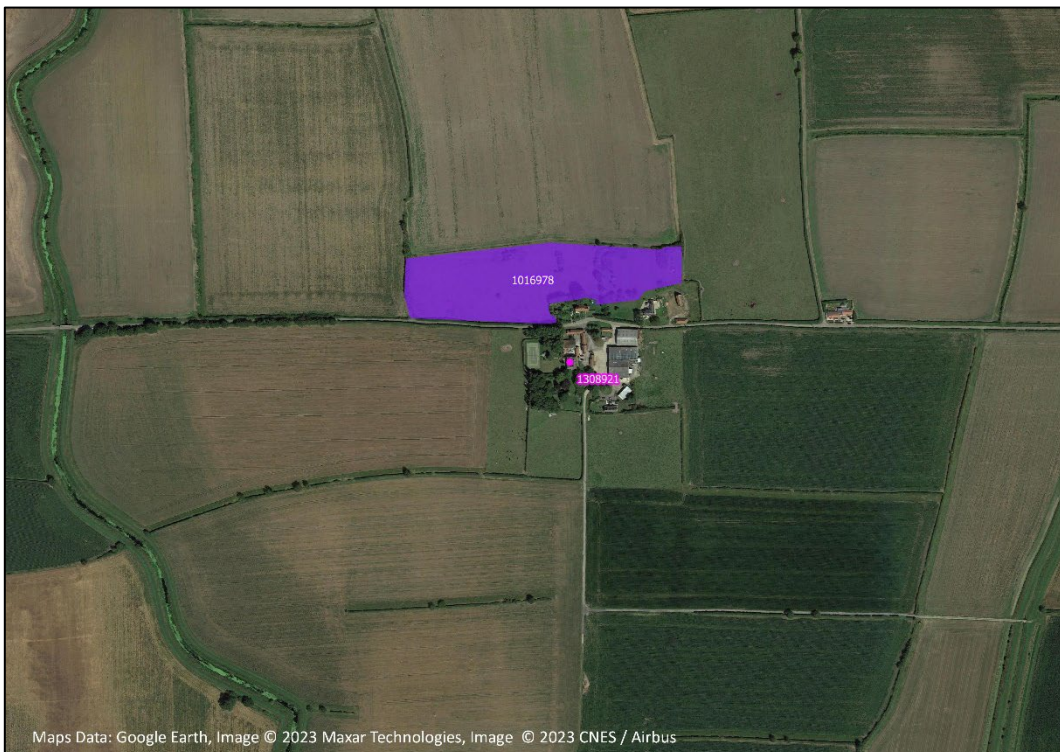
Photograph 17: Aerial view of the Scheduled Fleet Plantation moated site (NHLE 1008954) and the designated heritage assets within the village of Rampton located south and south-east of Cottam Power Station.



Photograph 18: Aerial image of the village of Stow and the designated heritage assets within it.



Photograph 19: View south illustrating the screening afforded by the built environment on the western side of the Site of a college and Benedictine Abbey, St Mary's Church, Stow (NHLE 1012976).



Maps Data: Google Earth, Image © 2023 Maxar Technologies, Image © 2023 CNES / Airbus

Photograph 20: Aerial image of the designated heritage assets within Thorpe in the Fallows.



Photograph 21: View south from within the western half of Scheduled Thorpe Medieval Settlement (NHLE 1016978) showing the screening afforded by the hedgerow.



Photograph 22: Aerial image of Coates medieval settlement and moated site (NHLE 1016979) and the Grade I Listed Church of St Edith (NHLE 1146742).



Photograph 23: Aerial image of the village of Brattleby and its designated heritage assets.



Photograph 24: View south-west from within the Grade II Listed Church of St. Cuthberts (NHLE 1063378) churchyard showing the dense vegetation which surrounds these designated assets.*



Photograph 25: Aerial image of the village of Kettlethorpe and its designated heritage assets.



Photograph 26: Aerial image of the village of Cammeringham and the location of its Grade II Listed Buildings.*



Photograph 27: Aerial image of the Grade II Listed Church of St Mary, Knaith (NHLE 1064050) and its wider landscape.*



Photograph 28: View south-east from the southern elevation of the Church of St Mary, Knaith.



Photograph 29: Aerial image of the village of North Carlton showing the Grade I and II Listed Buildings.*



Photograph 30: Aerial image of the village of Saxilby with Ingleby and its designated heritage assets.



Photograph 31: View north-east within the south-western corner of the Grade II Church of St Peter, Torksey churchyard.*



Photograph 32: View north-east from the eastern elevation of the Church of St Peter towards West Burton 3.



Photograph 33: Aerial image of the village of Gate Burton and its designated heritage assets.



Photograph 34: Aerial view of Scampton illustrating the extent of the screening afforded by the vegetation and built environment views to the south and south-west from these designated heritage assets.



Photograph 35: View north of the southern elevation of the Grade I Listed Church of St Nicholas (NHLE 1216860).



Photograph 36: View south-east from the southern elevation of the Church of St Nicholas towards West Burton 3.



Photograph 37: View north-west from the PRoW along the eastern bank of the river Trent, with the gabled bellcote of the Church of St Nicholas visible through the foliage.



Maps Data: Google Earth, Image © 2023 Maxar Technologies, Image © 2023 CNES / Airbus

Photograph 38: Aerial image of the Grade I Listed Church of St Peter (NHLE 1233511) within the village of Church Laneham.



Photograph 39: View north-west from the western elevation of the Church of St Peter.



Photograph 40: Aerial image of the village of Thorney showing the vegetation and built environment between the Church of St Helen and the Order Limits.



Photograph 41: View west towards the former eastern support of the railway bridge over Gainsborough Road, at the eastern extent of the Grade II Listed Torksey Viaduct (NHLE 1359456).*



Photograph 42: View north-east Torksey Viaduct towards the West Burton 3 Site.



Photograph 43: View north towards Torksey Viaduct from the PRoW along the western bank of the river Trent.



Photograph 44: Aerial image illustrating the positions of the Listed Buildings within the village of Marton in relation to West Burton 3 to the east and the cable route corridor to the south.



Photograph 45: General view east from the churchyard of the Church of St Margaret of Antioch (NHLE 1359484) showing the screening afforded by the surrounding built environment.



Photograph 46: View south along the High Street (A156) from the churchyard of the Church of St Margaret of Antioch towards the cable route corridor.



Photograph 47: View north along the High Street (A156) from the churchyard of the Church of St Margaret of Antioch towards the High Street/Stow Park Road junction.



Photograph 48: View south-south-west from the bridge over the Till on Broxholme Lane looking towards the Church of St Botolph, Saxilby with Ingleby (NHLE 1359490) visible in the trees on the left. Panels are proposed in the far field to the right of the road.



Photograph 49: View north-west from the Church of St John the Baptist and Monson Mausoleum, South Carlton (NHLE 1359493).



Photograph 50: Zoomed in as above, illustrating the layering effect of the trees in the middle distance.



Photograph 51: Aerial image showing the Grade II Listed Buildings within the village of Brampton, which directly abuts the south-western corner of West Burton 3.



Photograph 52: View north along Brampton Lane from south of the Grade II Listed The Beeches, Richard-Havercross Cottages, and The Hermitage.



Photograph 53: View north along Bampton Lane of the Grade II Listed Priory Cottage and Manor Farmhouse within the northern part of the village.



Photograph 54: View east from above the northern boundary wall of Manor Farmhouse, Bampton (NHLE 1064084) towards West Burton 3.



Photograph 55: Aerial view of the village of Broxholme illustrating the location of the Scheduled Broxholme medieval settlement and cultivation remains (NHLE 1016797) and Grade II Listed Buildings.



Photograph 56: View west from the eastern end of Church Lane, immediately adjacent the western boundary of West Burton 1.



Photograph 57: View south-west from LVIA Viewpoint 7 towards The Church of All Saints, Broxholme (centre). The hedgerow runs along the northern edge of the West Burton 1 Site.



Photograph 58: View north-east from Main Street towards Boontown Cottage (NHLE 1147027) just visible within the south-western corner of a clump of woodland (centre of photo).



Photograph 59: View north-east from Main Street towards Manor Farmhouse and the Farm Buildings of Manor Farm. Fields within the West Burton 1 Site are visible to the right in the distance.



Photograph 60: View south from the Carlton Lane farm access towards the northern elevation of the Grade II Listed Cornhill Farmhouse (NHLE 1064096).



Photograph 61: View north from Carlton Lane at Cornhill Farmhouse illustrating the layering effect of the hedgerows and trees within the landscape towards West Burton 1.



Photograph 62: Aerial image showing the built environment present north and north-east of the Grade II Buildings within Fenton.



Photograph 63: View north from Clay Lane of the Grade II Listed Gateway to Gate Burton (NHLE 1064086) and the Grade II Listed Gate Burton Hall (NHLE 1359458) beyond.*



Photograph 64: View SSE from Gainsborough Road, west of the Gate Burton Old Rectory (NHLE 1359457).



Photograph 65: View south-east of the Grade I Listed Church of St. Margaret of Antioch and the Grade II Listed Cross (NHLE 1146582) within the churchyard.



Photograph 66: View south-east of No 21 and Attached Barn to Rear (NHLE 1146594) at the junction of High Street and Stow Park Road within Marton.



Photograph 67: View south along High Street of the Grade II Listed Thornleigh House and 25 Gainsborough Road.



Photograph 68: View north-west of the Ingleby Arms Public House fronting Gainsborough Road.



Photograph 69: View east along Wapping Lane towards the Grade II Listed Berfoston Cottage (NHLE 1064060) and Wapping Lane Farmhouse and Attached Outbuilding (NHLE 1146611).



Photograph 70: View south-east from the Grade II Listed Windmill (NHLE 1064059).



Photograph 71: Aerial image showing the Grade II Listed Stow Park Station (NHLE 1064058) and Signal Box (NHLE 1146606) on either side of the rail line bisecting West Burton 3, and the Grade II Listed Gallows Dale Farmhouse (NHLE 1146780) to the east of West Burton 3.



Photograph 72: View from Till Bridge Lane south-west towards Stow Park Station (NHLE 1064058) and West Burton 3 beyond.



Photograph 73: View south-east from Till Bridge Lane towards the Signal Box at Stow Park Station (NHLE 1146606).



Photograph 74: Aerial image of Ingleby and the locations of the Scheduled Deserted village of North Ingleby (NHLE 1003570) and the Grade II Listed Ingleby Chase (NHLE 1147263) and Barn at Bransby House for Retired Horses (NHLE 1359487).



Photograph 75: View south from Cowdale Lane towards the Grade II Listed Ingleby Chase (NHLE 1147263) north of West Burton 2.



Photograph 76: Aerial image showing the Grade II Listed Till Bridge Cottages (NHLE 1064075) and the agricultural landscape towards West Burton 1.



Photograph 77: View from the PRoW south of Till Bridge Cottages towards West Burton 1, illustrating the layering effect of the intervening vegetation.



Photograph 78: Aerial image showing the locations of the Grade II Listed buildings within the parish of Sturton by Stow



Photograph 79: View SSW from Marton Road/Mill Lane towards Subscription Mill (NHLE 1064067).



Photograph 80: View south-east from within West Burton 3, south of the Scheduled bishop's palace (NHLE 1019229) towards the Subscription Mill.



Photograph 81: View south from the PRoW south of Thorpe in the Fallows Farmhouse (NHLE 1308921) towards West Burton 1, which illustrates the layering effect of the hedgerows across the intervening landscape.



Photograph 82: View west of the Grade II Listed Torksey Lock and Footbridge (NHLE 1147315) on the Foss Dyke.



Photograph 83: LiDAR mapping for North Ingleby illustrating the extents of the surrounding medieval earthwork remains extending beyond the Scheduled Monument (demarcated in purple).



Photograph 84: Broxholme c. 1600 - Broxholme Estate map (courtesy of Lincolnshire Archives)



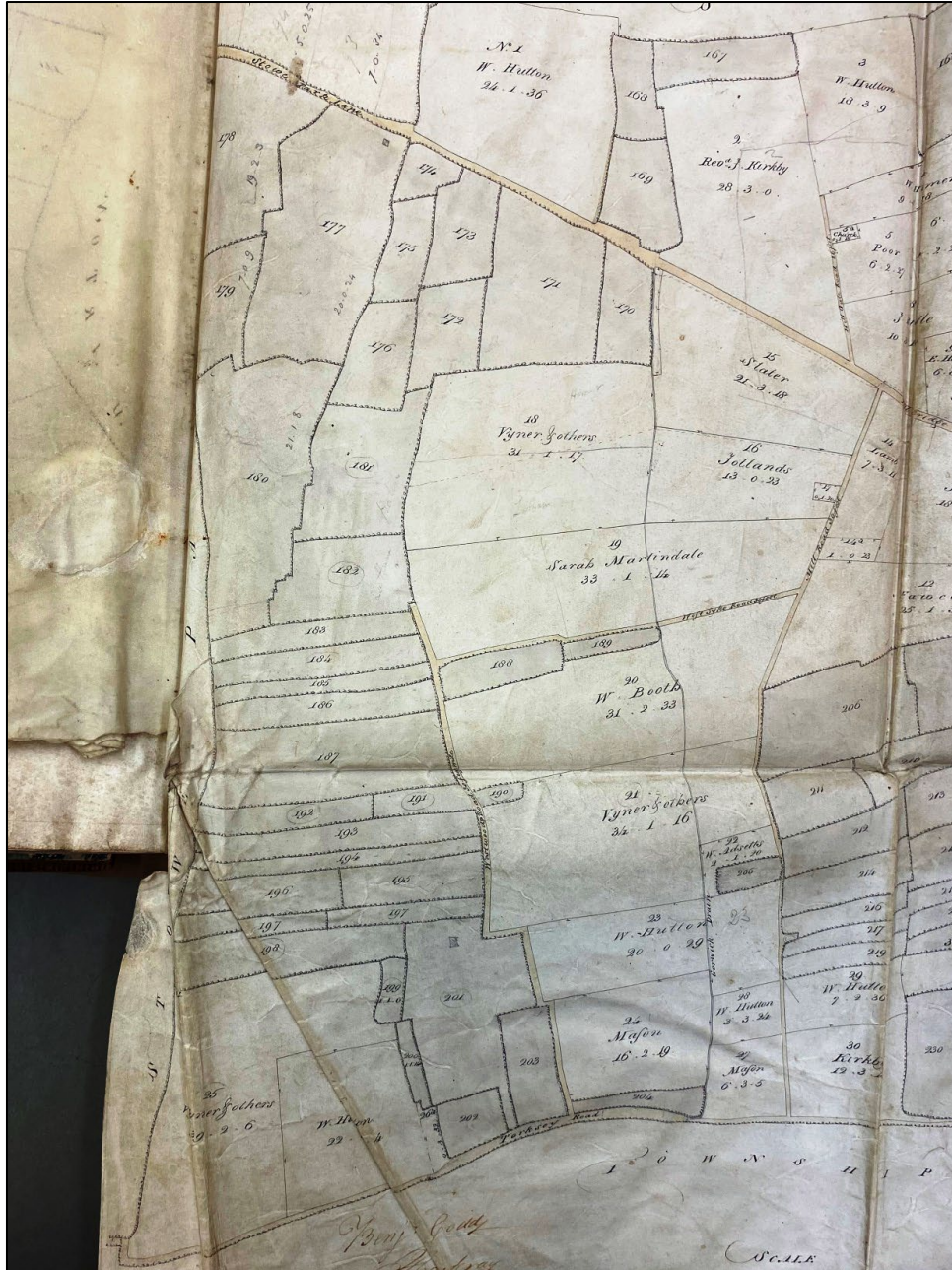
Photograph 85: c.1868-72 Broxholme estate map illustrating the replanning of the village undertaken at the behest of the Robinson family.



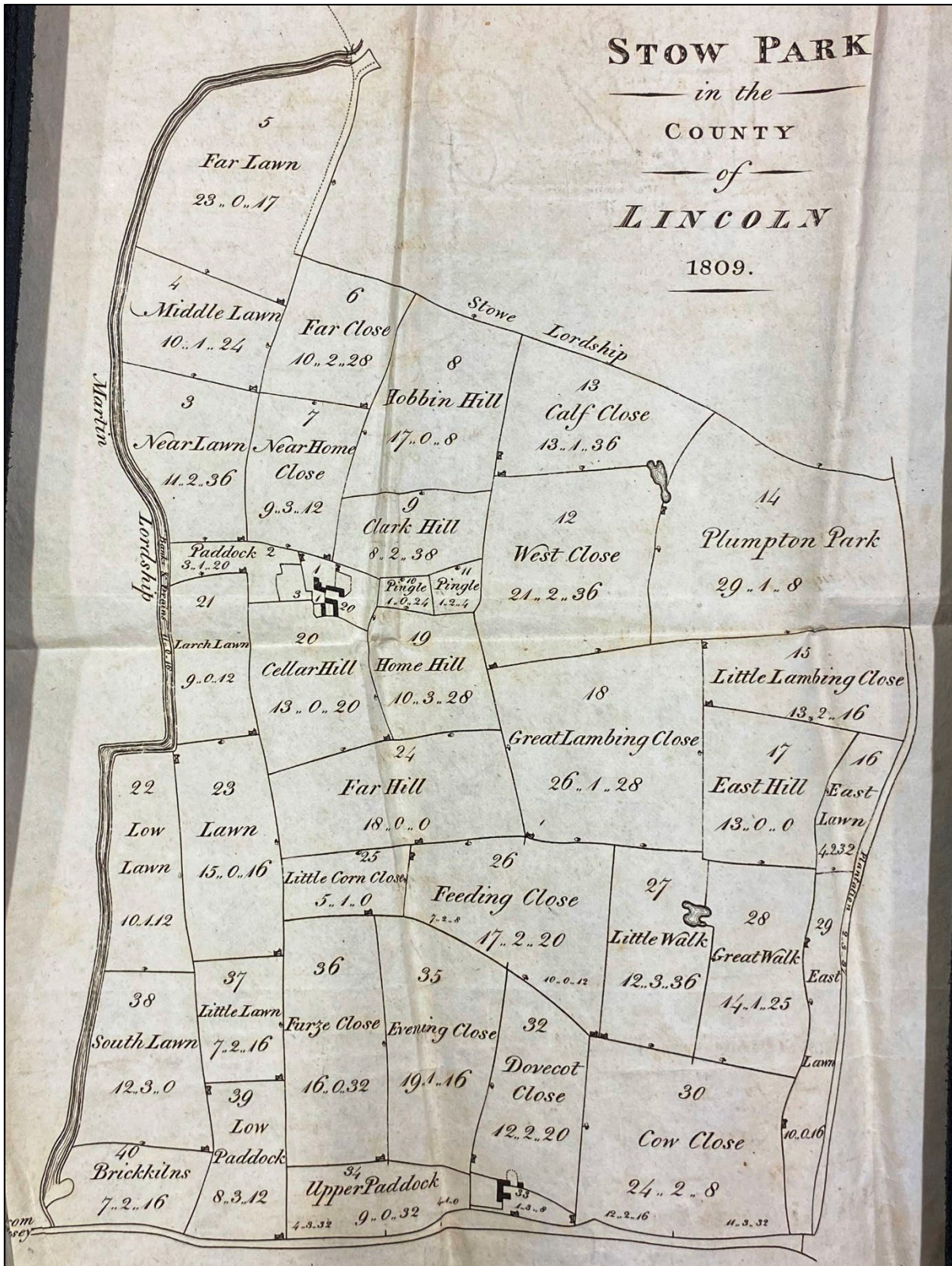
Photograph 86: LiDAR mapping for Broxholme illustrating the extents of the medieval earthwork remains within the Scheduled Monument (outlined in purple).



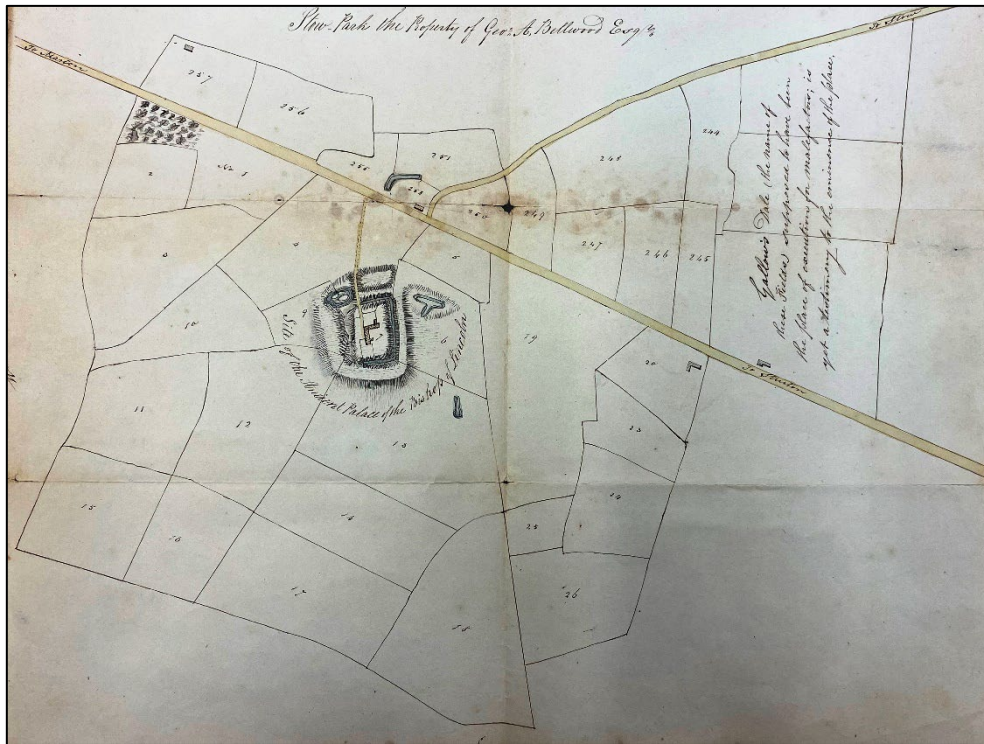
Photograph 87: An extract from Armstrong's map of Lincolnshire showing an imparked area surrounding 'Ruins' to the south of a pond feeding a stream.



Photograph 88: The 1808 Sturton and Bransby Enclosure map, showing the eastern boundary of Stow Park along the left edge. Note 'old inclosures' nos. 177-180 depicted to the east of the Stow Park boundary and apparently in Sturton township at this time (courtesy of Lincolnshire Archives).



Photograph 89: 1809 sale plan of Stow Park Estate (courtesy of Lincolnshire Archives).



Photograph 90: Early 19th century plan of the northern Stow Park estate surrounding the site of the Bishop's Palace (courtesy of Lincolnshire Archives).



Photograph 91: Detail of the site of the Bishop's Palace on the 1839 Sturton tithe map (courtesy of Lincolnshire Archives).



Photograph 92: Stow Park Township as depicted on the 1839 Sturton tithe map (courtesy of Lincolnshire Archives).



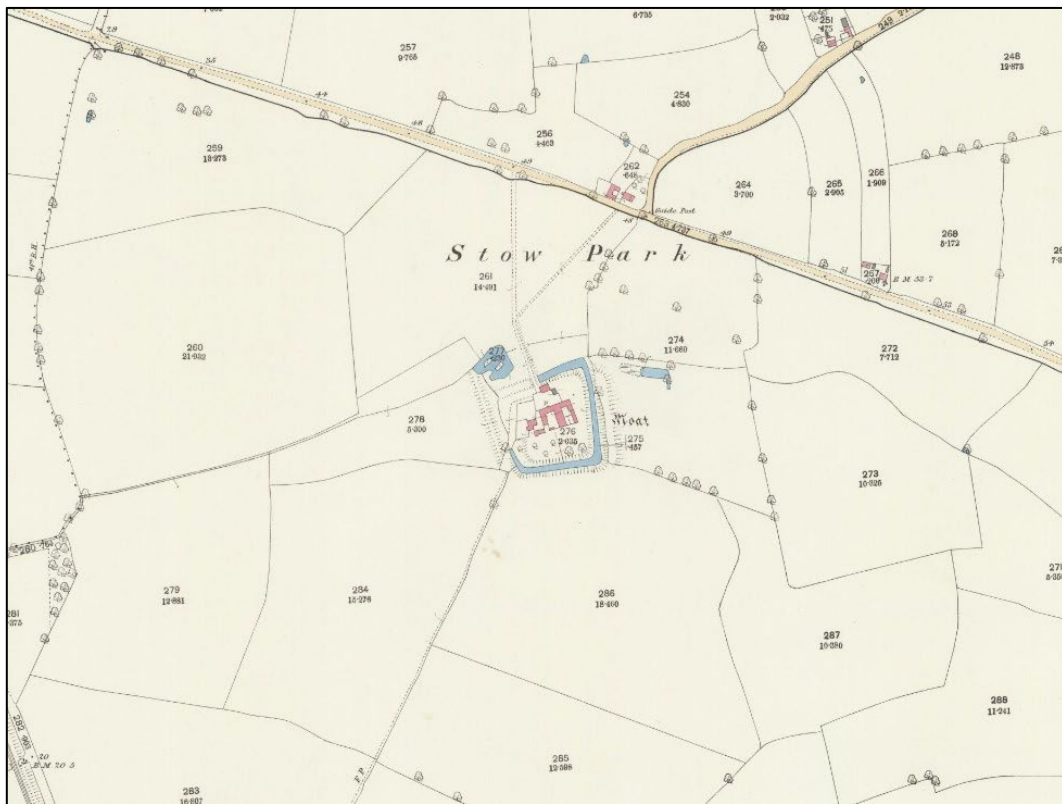
Photograph 93: An extract from the Ordnance Survey Old Series map of 1824.



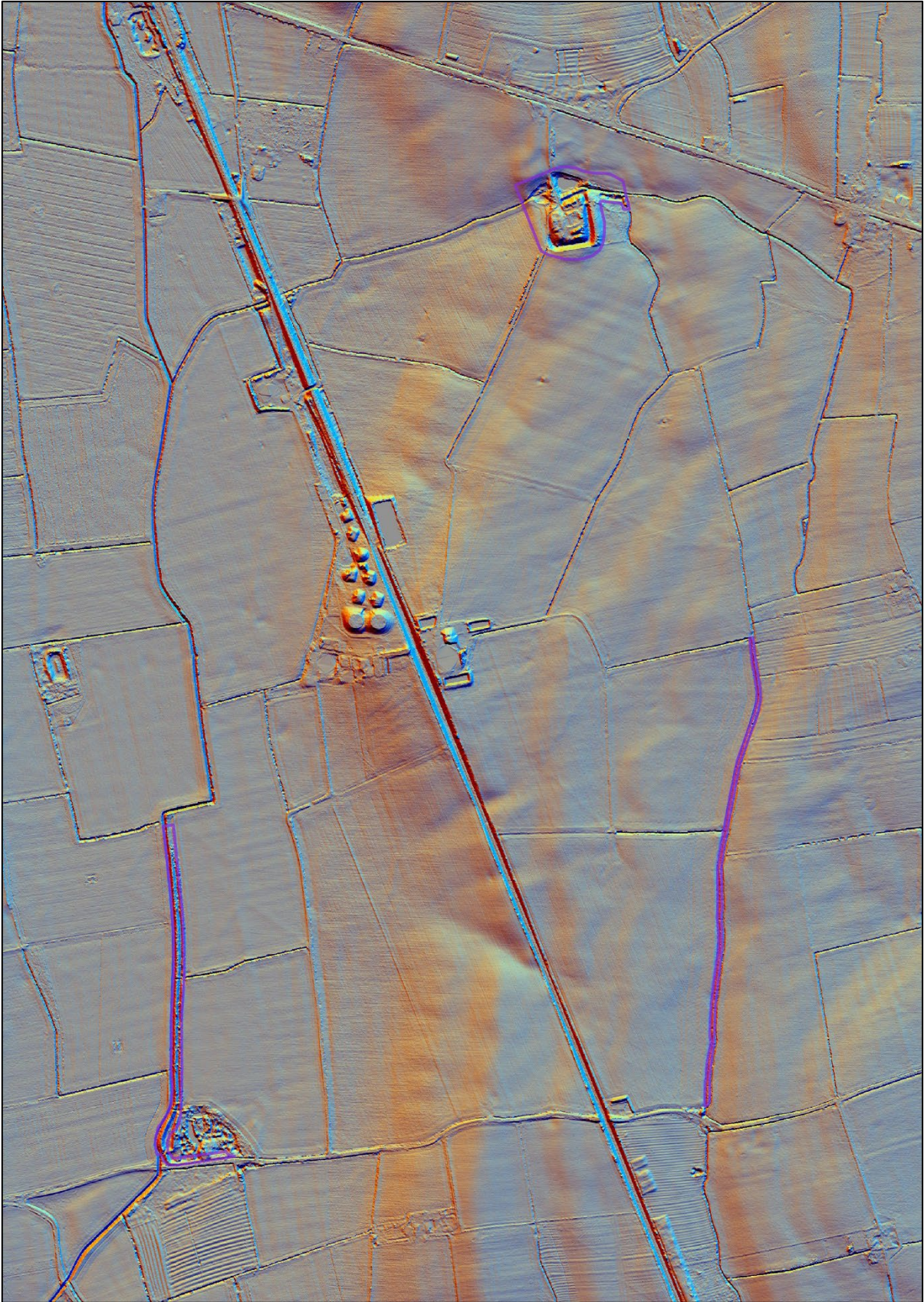
Photograph 94: An extract from Bryant's 1828 map of Lincolnshire (Reproduced with the permission of the National Library of Scotland).



Photograph 95: An extract from the Greenwoods' 1830 map of Lincolnshire, surveyed in 1827-1828 (Reproduced with the permission of the National Library of Scotland).



Photograph 96: An extract from the Ordnance Survey 25-inch 1st edition map of 1886 (Reproduced with the permission of the National Library of Scotland).



Photograph 97: LiDAR Digital Terrain Model (DTM)



Photograph 98: View west from the southern entrance to Stow Park Farm. Looking along the southern boundary of the former deer park towards the wooded area containing brick kilns and scheduled area of the western park pale.



Photograph 99: View as above, in winter.



Photograph 100: View north-west from the same location.



Photograph 101: View as above, in winter.



Photograph 102: View west towards the scheduled western park pale along the boundary formerly dividing 'The Lawn' and 'Low Lawn' to the right and 'Little Lawn' and 'South Lawn' to the left.



Photograph 103: View west from the same location towards the northern part of the scheduled western park pale.



Photograph 104: View north-west towards the northward (unscheduled) continuation of the park pale.



Photograph 105: View west towards the more diminutive hedge along the north-western boundary of the former deer park (from the western edge of the MoD PSD).



Photograph 106: View north-west towards hedge along the north-western boundary of the former deer park and the depot/farm buildings adjacent to the railway line.



Photograph 107: View north from the southern end of the eastern area of scheduling along park pale.



Photograph 108: View north-west towards the scheduled section of the eastern park pale.



Photograph 109: View south from the northern end of the scheduled eastern park pale.



Photograph 110: View north from the same location as above along the possible continuation of the park pale (unscheduled) towards the site of the Bishop's Palace (in the trees centre left).



Photograph 111: View west along the southern boundary of the former deer park from its south-eastern corner. The railway cutting is immediately beyond the beyond the hedge line on the horizon.



Photograph 112: View east along the southern boundary of the former deer park from the farm track to Stow Park Farm. The hedgerow on the horizon runs along the railway cutting.



Photograph 113: Similar view to as above, in winter.



Photograph 114: View north-west from the edge of the scheduled area surrounding the site of the Bishop's Palace towards Till Bridge Lane.



Photograph 115: View south-west from the southern edge of the scheduled area surrounding the Bishop's Palace towards the eastern park pale running along the horizon.



Photograph 116: Zoomed view as above. The pylon fortuitously marks the transition from the scheduled section of park pale (to the right) to the unscheduled continuation which follows the boundary of Stow Park as depicted on the 1808 enclosure map.



Photograph 117: View north-east towards the tree-covered site of the Bishop's Palace.



Photograph 118: View south-west from the western edge of the scheduled area surrounding the site of the Bishop's Palace along the stream/drainage ditch which possibly preserves the course of the park pale.



Photograph 119: View south-west from the farm track to Moat Farm across the infilled pond within the north-western part of the scheduled area surrounding the site of the Bishop's Palace.



Photograph 120: View north-east across the pond to the north of the moat surrounding the site of the Bishop's Palace, towards Till Bridge Lane.



Photograph 121: View east-south-east along the northern edge of the pond to the north of the site of the Bishop's Palace and on to the stream or drain beyond.



Photograph 122: View south-east from the northern edge of the scheduled area surrounding the site of the Bishop's Palace, looking across the eastern drain and the site of the spring which fed the moat and ponds.



Photograph 123: View east along the eastern drainage ditch from the eastern edge of the scheduled area surrounding the site of the Bishop's Palace.



Photograph 124: View north across the entrance causeway into the site of the Bishop's Palace/Moat Farm.



Photograph 125: View east across the central area of the site of the Bishop's Palace now occupied by hardstanding and derelict buildings associated with Moat Farm.



Photograph 126: View south-east towards the farm building associated with Moat Farm within the site of the Bishop's Palace.



Photograph 127: View south across the hardstanding associated with Moat Farm which occupies the central area of the site of the Bishop's Palace.



Photograph 128: View north-west from the access road adjacent to the MoD Petroleum Storage Depot.



Photograph 129: View south-east from the access road adjacent to the MoD Petroleum Storage Depot.



Photograph 130: View west towards the former depot in the north-western area of the former deer park.



Photograph 131: View north-west along the railway line from the southern boundary of the former deer park.



Photograph 132: View north towards Stow Park Farm.



Photograph 133: View west across field N5 from the B1241 Sturton Road as it curves around the southern edge of the South Ingleby earthworks. Panels are proposed beyond the telegraph poles crossing the field in the middle distance.



Photograph 134: View south-west across Field N9 from the Farm track leading to Ingleby Hall Farm, near to the western edge of the North Ingleby Scheduled Monument. Panels are proposed in this field beyond the tree on the right.



Photograph 135: View west across from Sturton Road adjacent to the North Ingleby DMV Scheduled Monument. The panels in Field N10 of West Burton 2 would be beyond the far hedgerow.



Photograph 136: View east across the Scheduled Monument at North Ingleby looking towards Field N19 (beyond the far hedgerows).



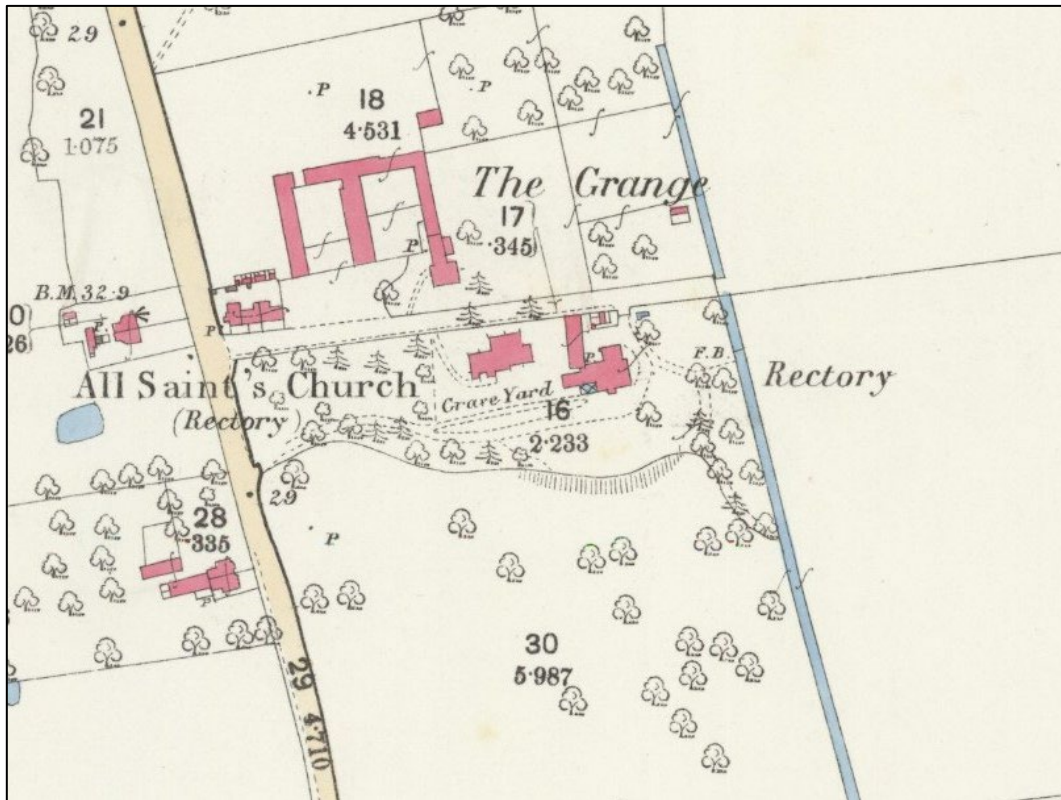
Photograph 137: Zoomed view as above showing the gaps near hedge line and the greater screening afforded by the far hedge on the western boundary of Field N19.



Photograph 138: View east across the Scheduled Monument at North Ingleby looking towards Field N20 (beyond the far hedgerows).



Photograph 139: View north-west from Sturton Road across the earthworks associated with South Ingleby towards the shelter belt along the eastern edge of the DMV.



Photograph 140: An extract from the Ordnance Survey 25-inch 1st edition map of 1886 (Reproduced with the permission of the National Library of Scotland).



Photograph 141: View south-west towards Saxilby from Sturton Road adjacent to the south-western edge of the earthworks at South Ingleby.



Photograph 142: Zoomed view as above with the Church of St. Botolph visible in the trees (centre)



Photograph 143: View north-west towards the Subscription Mill and the West Burton 3 Site from Viewpoint 31.

6 Figures