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# Yorkshire Green Energy Enablement (GREEN) Project

**Volume 5**

**Document 5.3.7F ES Chapter 7 Appendix 7F - Technical Note for  
Beningbrough Hall**

**Final Issue A**

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**Infrastructure Planning (Applications: Prescribed Forms and  
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# Technical note:

## Yorkshire Green: Beningbrough Hall

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### 1. Introduction

- 1.1.1 This technical note has been produced for the purpose of informing consultation with National Trust on the potential effects of the Yorkshire Green Scheme on the significance of Beningbrough Hall (Grade II designated Park and Garden NHLE 1001057, Grade I Beningbrough Hall (NHLE 1150998) and associated listed buildings and non-designated heritage assets. It aims to provide a description of the perceptual change in the setting of the heritage assets and will inform, but not duplicate the assessment that will be set out in the Environmental Statement technical chapter that will be submitted as part of the DCO application.

### 2. Sources of information

- 2.1.1 This technical note is based on the results of desk-based research and an initial site visit carried out as part of the development of the PEI for the scheme. The accompanied site visit undertaken on Friday 25 February by John Mabbitt (Wood), Neil Furber (Wood), and Bethany Kington (National Grid), accompanied by Natasha Rowland and Caroline Hill of the National Trust.
- 2.1.2 Description of the proposed development is taken from Design Freeze 3 (issued 12 May 2022).
- 2.1.3 The initial site visit was undertaken by David Astbury (Wood) and considered only ground-level views from locations within the registered garden. The accompanied site visit and considered ground level views from within the gardens to the south and east of the House, and visibility from elevated viewpoints at each floor level of the house and on the roof. These viewpoints were identified by the National Trust as being of concern due to potential visibility of the proposed overhead line infrastructure, particularly in views towards York Minster.
- 2.1.4 Marked-up photographs from the accompanied site visit were shared with the National Trust on 9 March 2022 and are appended as Appendix A.

## 3. Summary of changes

### 3.1 General Comments

- 3.1.1 Change in the setting of Beningbrough Hall is likely to arise only from visual change; it is not considered that construction noise would be sufficient to give rise to any change that would affect the significance of the assets. Consequently, this note considers only the changing visual appearance of the overhead line infrastructure in the vicinity of Beningbrough Hall.
- 3.1.2 Likewise, it is not anticipated that pylons would be visible in any views of the Hall or individual listed structures within the registered park with sufficient prominence to give rise to any change to significance, and this note considers only the views towards the proposed development from the Hall itself. Any EIA assessment will have regard to the aspects of the setting of Beningbrough Hall that would not be affected by the proposed development in addition to those where change would be experienced.
- 3.1.3 The extent of the changes considered in this note relates to the dismantling of the existing XCP overhead line between towers XCP014 (near Stripe Lane, Skelton) and the existing XC428 (nr East Lane, Moor Monkton) and its replacement by a new overhead line between the proposed 400kV substation at Overton Road, Overton and the proposed XCP429 (nr East Lane, Moor Monkton).
- 3.1.4 It is not considered that visibility of other elements of the proposed development would be sufficient to give rise to any change in the setting of Beningbrough Hall.

### 3.2 Permanent change

- 3.2.1 The permanent changes can be summarised as:
- Pylon XC428 will be replaced by pylon XC429, slightly to the south and west of the existing tower, which would be 5.3m taller than existing.
  - Towers XCP001 to XCP007 will be replaced with pylons on a slightly more southerly alignment (XC428-422). These towers will be marginally (between 50 and 150m) more distant from the Hall but will be on a broadly equivalent spacing. These pylons would be between 9.7m taller (XC428 vs XCP001) and 2m shorter (XC422 vs XCP007).
  - Towers XCP008 to XCP013 will be replaced with pylons on a more northerly alignment and a wider spacing, leading north-east towards the 400kV substation at Overton (XC421-417). This will bring towers XC421 to XC417 closer to Beningbrough Hall than existing by between 280m and 700m.

### 3.3 Construction Sequence

- 3.3.1 In order to maintain supply during construction, the existing XCP overhead line will be carried on temporary pylons between XCP004 and XCP007 and at XC428; construction of these pylons will start with foundations works in November 2025, and, from April 2025, two pylons will be visible at the same time at each of these locations for approximately

one year to May 2026. At the end of this period, the permanent XC pylons will be erected and the temporary and original pylons removed. This process will take place in May and June 2026. The exact working method is yet to be established, but it is possible that during this period, three pylons may be visible at one or more of these locations for short periods while the temporary and existing pylons are dismantled.

- 3.3.2 Other new-build XC pylons will be built in the initial construction phase (March and April 2025), meaning that two pylons will be visible at each location from XCP001 to XCP003 until these are dismantled in June-September 2026.
- 3.3.3 The absolute worst-case visibility would persist for a maximum of approximately one month, although overhead line works will be discernible at XC428 throughout 2025 and until the temporary diversion is finally removed by the end of September 2026.
- 3.3.4 This timetable is summarised at Table 3.1

Table 3.1 Construction Sequence XC416-XC430

Start of Construction Works	Jan 2025 - March 2025		Gap in schedule for reconductoring works and erection of other routes	April - May 2026		June - Sept 2026		Final	
XC430		XC430				XC430		XC430	
XC429T		XC429T		Dismantle	XC429T				
XC428T		XC428T			XC428T	Dismantle	XC428T		
XCP001		XCP001			XCP001	Dismantle	XCP001		
XCP002		XCP002			XCP002	Dismantle	XCP002		
XCP003		XCP003			XCP003	Dismantle	XCP003		
XCP004		XCP004		Dismantle	XCP004				
XCP005		XCP005		Dismantle	XCP005				
XCP006		XCP006		Dismantle	XCP006				
XCP007		XCP007		Dismantle	XCP007				
	Build Offline	XC430T			XC430T	Dismantle	XC430T		
	Build Offline	XCP004T			XCP004T	Dismantle	XCP004T		
	Build Offline	XCP005T			XCP005T	Dismantle	XCP005T		
	Build Offline	XCP006AT			XCP006AT	Dismantle	XCP006AT		
	Build Offline	XCP006BT			XCP006BT	Dismantle	XCP006BT		
	Build Offline	XC416			XC416		XC416		XC416
	Build Offline	XC417			XC417		XC417		XC417
	Build Offline	XC418			XC418		XC418		XC418
	Build Offline	XC419			XC419		XC419		XC419
	Build Offline	XC420			XC420		XC420		XC420
	Build Offline	XC421			XC421		XC421		XC421
				Build Online	XC422		XC422		XC422
				Build Online	XC423		XC423		XC423
				Build Online	XC424		XC424		XC424
				Build Online	XC425		XC425		XC425
				Build Offline	XC426		XC426		XC426
				Build Offline	XC427		XC427		XC427
				Build Offline	XC428		XC428		XC428
				Build Online	XC429		XC429		XC429

- 3.3.5 While works are planned to the XC overhead line south of XC429, this will comprise reconductoring works that will be short term and transitory, involving relatively short periods of at-height work that would be difficult to discern. It is not, therefore, considered that these works would contribute to any adverse effect.
- 3.3.6 Similarly, the distance and angle of view to works at Overton substation and to the north proposed YN line north of Overton means that these works are considered to be sufficiently distant and well-screened from the Hall to not contribute to any adverse effect.

## 4. Key views (to be read in conjunction with Appendix A)

### 4.1 Roof Leads

#### Current view and contribution to significance

- 4.1.1 These views present a panoramic sweep across the Vale of York extending round all sides of the Hall. Views to the south are part of a wider sequence of views, and include existing overhead line infrastructure additional to the XC and XCP overhead lines. The view towards York also includes landmark structures, such as the Minster, Holgate Water Tower and the Foss Islands Chimney.
- 4.1.2 The roof is not generally accessible, although it can be accessed and historically is likely to have been used as an occasional viewing platform. The height of this viewpoint allows the viewer to see over the majority of the screening planting around the Hall, although attention is primarily drawn to the composed plan from of the registered parkland, and longer views primarily serve to locate the Hall in its geographical and landscape context.
- 4.1.3 This view contributes to the historic interest of the Hall through allowing it to be seen in a wider and regionally distinctive landscape context. It contributes to architectural interest by allowing the garden design to be seen in this context, affording a clearer appreciation of the garden design, and particularly how it is integrated with the immediately surrounding landscape. This contribution should be seen in the context of the panoramic nature of these views, which include a number of views allowing the overall design scheme of the parkland, and the dramatic vistas northwards to the edge of the Howardian Hills and the North Yorkshire Moors to be appreciated.

#### Predicted Change to Views

- XCP012 will be replaced by XC417, located approximately 700m closer to the viewpoint, and approximately 9m taller than existing. XC417 would be located to the north-east of the existing tower and consequently would not appear in this particular image, although it would remain visible in the wider view.
- XCP011 will be replaced by XC418, located approximately 620m closer to the viewpoint and approximately 5m taller than existing. XC418 would be located to the north-east of the existing tower consequently would not appear in this particular image, although it would remain visible in the wider view.
- XCP010 would be replaced by XC419, located approximately 540m closer to the viewpoint and approximately 7m taller than existing. In this view, it would be broadly in line with the existing XCP014 and consequently would not appear in this particular view, although it would remain visible in the wider view.

- XCP009 would be replaced by XC420, located approximately 440m closer to the viewpoint and approximately 5m taller than existing. In this view, it will be visible on broadly the same line as the existing XCP011.
- XCP008 would be replaced by XC421, located approximately 280m closer to the viewpoint and approximately 8m taller than existing. In this view, it will be visible on a line between the existing XCP008 and XCP009.
- XCP007 would be replaced by XC422 located in broadly the same location and approximately 1.5m shorter than existing. During construction, two (and possibly for a brief period) up to three pylons would be visible in this location. XCP006BT would be the same height as the proposed pylon.
- XCP006 would be replaced by XCP006AT and then XC423, either located in broadly the same location and approximately the same height as existing. During construction, both pylons would be visible in this location.
- *XCP005 and XCP004 are not shown in the photography but would be replaced by XCP004T and XCP005T and then XC424 and XCP425, located in broadly the same locations and approximately 3m and 7m taller than existing respectively. During construction, up to two pylons would be visible in each location.*
- XCP003 would be replaced by XC426 located approximately 60m further from the viewpoint and approximately 6m taller than existing. During construction, both pylons would be visible in this location.
- *XCP002 and XCP001 are not visible in the photography as visibility was obscured by the large mature trees in the south garden. These pylons would be replaced by XC427 and XC428 located 100 and 150m further from the viewpoint and approximately 9m taller than existing. It is not considered likely that this would lead to these pylons being visible in views in which they are not already readily visible. During construction, up to two pylons would be visible in each location.*
- The existing XC428 would be replaced by XC429, which will be located approximately 220m further from the viewpoint than existing and will be approximately 5m higher than existing. During construction, both pylons will be visible.

## 4.2 Second Floor

### Current view and contribution to significance

- 4.2.1 The second floor comprises rooms which were most likely servants' quarters, children's rooms or other ancillary uses. This historical use is mirrored by their present use as office and staff rooms. Visibility is limited to a series of tightly framed views as a result of the restricted visibility. Visibility to York is not immediately apparent, but is a feature of some interest that while visible only to a viewer who is aware of the view or actively searches for it, is regularly pointed out to others by viewers who are familiar with the view.
- 4.2.2 This view is one of a number of relatively tight and constrained views framed by the small, recessed, windows. Many of these views are further restricted by planting, but afford

glimpses to the gardens and into the wider landscape beyond. The contribution of these views partly comes from the restricted nature of these views, reflecting the design purposes of these windows, principally to provide light and ventilation for these ancillary rooms, and where views are available these reflect a more individual and fortuitous experience of the architectural relationship of house, garden and landscape than the more composed set-piece views from the lower floors.

- In these views, XCP007 would remain visible and would be replaced by XC422 located in broadly the same location and approximately 2m shorter than existing. During construction, up to two pylons would be visible in this location while the replacement XC overhead line is being built and commissioned. Temporary pylon XCP006BT would be the same height as the proposed pylon.
- XCP010 is just visible in views from the east, but is not discernible in the photography. The new pylons XC420 and XC421 would not be visible in these views.
- In views to the south, comments on the visibility of the proposed pylons made as for the views from the roof apply, though only relatively small sections of line are visible from any single viewpoint.

## 4.3 First Floor

### Current view and contribution to significance

- 4.3.1 Views south and east from the east front are available but these are heavily screened by planting. Likewise, views south beyond the garden are increasingly screened by the planting along the banks of the River Ouse at the southern boundary of the garden, and it is XC428 that is most clearly visible. These views are in rooms that would normally be accessible to the public and were historically used by the family and for entertaining, and these views can be considered as part of the architectural set-piece presented by the interaction of house and garden to the south.
- 4.3.2 While the focus of these views is very much into the south garden, the more public nature of these rooms and the increased scope of views afforded by the larger windows means that these views are part of that architectural relationship between house,
- The existing XC428 would be replaced by XC429, which will be located approximately 220m further from the viewpoint than existing and will be approximately 5m higher than existing. During construction, up to two pylons will be visible.
  - Visibility of other pylons is generally limited to glimpsed and intermittent views of the upper elements of XCP001 to XCP004 over Red House Wood. While up to three pylons would be visible at XCP004 during construction, the existing screening provided by tree planting means that these would not be readily apparent.

## 4.4 South Garden

- 4.4.1 Visibility from the south garden is limited by the planting within the garden and at its fringes, which still serve a design purpose of obscuring the distinction between parkland

and adjacent agricultural land, forming part of a picturesque scene. As the viewer passes southwards through the clump planting, the effectiveness of the planting along the banks of the River Ouse increases, and visibility of pylons is limited to glimpsed and intermittent views of upper elements of pylons over Red House Wood, except for XCP428, which is more clearly visible. Visibility from the steps to the south face of the house are limited.

4.4.2 These views are readily accessible to most visitors, although the viewers attention is drawn primarily to the overall composition of the garden.

4.4.3 Visibility of pylons would remain intermittent, with XCP428 being the clearest, and others being visible only above Redhouse Woods and between breaks in the planting.

### 4.5 Other parts of the garden (not illustrated)

There is very limited, if any visibility of the existing or proposed overhead lines from the majority of the gardens, except for a very short stretch of the main access from New Road to the east of the Hall, from where XCP428 can be seen as a distant feature.

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### Document revisions

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No.	Details	Date

# Beningbrough Hall

25 February 2022

Roof Leads



York Minster  
(10.7km)

Holgate Water Tower  
(9.2km)

Chimney,  
Foss Islands  
(11.7km)

XCP026 (Poppleton substation)  
(7.3km)

Overton Wood

XCP012  
(4.7km)

XCP011  
(4.3km)

XCP010  
(4.0km)

XCP009  
(3.8km)

XCP008  
(3.6km)

XCP007  
(3.3km)

XCP006  
(3.1km)

Red House Wood



XCP003  
(2.4km)



XC428  
(1.8km)

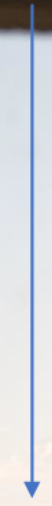


Second Floor

York Minster  
(10.7km)



Holgate Water Tower  
(9.2km)



XCP007  
(3.3km)







First Floor

XCP026 (Poppleton substation)  
(7.3km)



XCP007  
(3.3km)



XCP006  
(3.1km)





XC428  
(1.8km)



XC428  
(1.8km)

South Garden



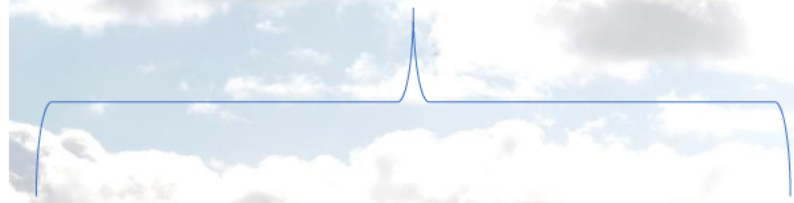
Red House Wood  
(1.1km – 1.8km)

XCP006  
(3.1km)

XCP005  
(2.8km)

Barn at Laund House Farm  
(1.0km)

Red House Wood  
(1.1km – 1.8km)



XCP001  
(2.0km)

XC428  
(1.8km)

Red House Wood  
(1.1km – 1.8km)

Laund House Farm  
(1.0km)

XCP001  
(2.0km)

XC428  
(1.8km)





XC428  
(1.8km)



Photographic locations



# Key Plan

Line of sight to  
Red House  
Woods (west  
end)

XC428

XCP004

Line of sight  
to Red House  
Woods (east  
end)

XCP014

XCP026

Line of sight to  
York Minster

Line of sight to  
Holgate Water  
Tower

Line of sight to chimney,  
Foss Islands



XC428

XCP001

XCP002

XCP003

XCP005

XCP006

XCP007

XCP009

XCP011

XCP013

XCP014

Line of sight to Red House Woods (west end)

Line of sight to chimney, Foss Islands

Line of sight to Red House Woods (east end)

Line of sight to Holgate Water Tower

Line of sight to York Minster

Google Earth



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