

SYNTHETIC ISSUES - OAA ASSESSMENT

The Wider Envelope: 5-10 km

1. The following Conservation Areas lie within 5-10 km of the proposed development at Low Spinney:

Blaby District

Aston Flamville SP 463926
 Blaby SP 565978
 Cosby SP 545950
 Countesthorpe SP 585954
 Enderby SP 537995
 Narborough SP 540 975
 Wigston Parva SP 610992

Harborough District

Arnesby SP 617923
 Claybrooke Parva SP 497879
 Husbands Bosworth SP 645845
 Laughton SP 660892
 North Kilworth SP 616833
 Saddington SP 658920
 Shawell SP 543797
 Shearsby SP 624910
 Swinford SP 570794
 Theddingworth SP 668857
 Ullesthorpe SP 500874

Hinckley & Bosworth

Earl Shilton SP 472982

Oadby & Wigston

South Wigston SP 586985

Rugby

Churchover SP 511808
 Easenhall SP 465795
 Monks Kirby SP 463832

2. This envelope also includes the following Listed Buildings:

	C of E church	Non-Conformist chapel	other
Grade I	5		1
Grade II*	26		7
Grade II	13	9	385

3. The higher grade Listed Buildings are as follows:

Grade I

Church of St. Edith, Monks Kirby (Rugby), No. 308833, SP 46327 83141; tower; western side of rural village, 105 m AOD.

- Screen, Gates and Gatepiers, Newnham Paddock Park, Monks Kirby (Rugby). No. 308886, SP 47994 83483; 114 m AOD
- Church of St. Peter, Whetstone (Blaby). No.468675, SP 55767 97526; tower with spire; centre of large urbanised village; 70 m AOD.
- Church of All Saints, Blaby (Blaby). No.188871, SP 57030 97857; tower with spire; eastern edge of large urbanised village; 70 m AOD.
- Church of All Saints, Wigston (Oadby and Wigston). No.187568, SP 60409 98648; tower with spire; centre of large urban area; 90 m AOD.
- Church of St. Peter, Claybrooke Parva (Harborough). No.392522, SP 49614 87913; tower; small linear village; 107 m AOD.

Grade II*

- Church of St. Simon and St. Jude, Earl Shilton (Hinckley and Bosworth). No.188150, SP 47116 98198; tower with spire; northern side of large village, 110 m AOD.
- Church of St. Michael, Stoney Stanton (Blaby). No.189042, SP 48955 94789; tower with spire; centre of rural village; 80 m AOD.
- Church of St. Leonard, Willey (Rugby). No.308896, SP 49664 84802; tower; eastern edge of rural village; 120 m AOD.
- Church of All Saints, Thurlaston (Blaby). No.188988, SP 50210 99072; tower; western edge of rural village; 95 m AOD.
- Church of St Nicholas, Frolesworth (Harborough). No.191178, SP 50315 90614; tower; southern edge of rural village; 105 m AOD.
- Church of the Holy Trinity, Churchover (Rugby). No. 408940, SP 51044 80811; tower with spire (northern edge of rural village, 115 m AOD).
- Coton House, Churchover (Rugby). No. 408937, SP 52122 79519; 500 m from M6; façade facing southeastwards towards Rugby.
- Church of St. Mary, Cotesbach (Harborough). No.191406, SP 53899 82421; tower; northern edge of rural village; 115 m AOD.
- Cotesbach Hall, Cotesbach (Harborough). No.191408, SP 53910 82375; Main Street (south side), opposite church; 115 m AOD.
- Church of All Saints, Narborough (Blaby). No.188972, SP 54083 97538; tower; southern edge of large urbanized village; 95 m AOD.
- Church of All Saints, Shawell (Harborough). No.191454, SP 54138 79676; tower; isolated position southwest of the village; 120 m AOD.
- Church of St Michael and All Angels, Cosby (Blaby). No.189002, SP 54799 94859; tower with spire; within southern half (core) of enlarged village; 80 m AOD.
- Church of All Saints, Swinford (Harborough). No.191472, SP 56946 79428; tower; within centre of rural village; 120 m AOD.
- Church of St .Thomas, Wigston (Oadby and Wigston). No.187565, SP 58646 98346; tower with spirelet; southern edge of large conurbation; 85 m AOD.
- Conservatory attached to North Kilworth House, North Kilworth (Harborough). No.191448, SP 60220 83420; 146 m AOD
- Church of St. Bartholomew, Kilby (Blaby). No.188907, SP 60336 94997; tower; isolated, deserted Medieval village of Foston; 98 m AOD.
- Workshop to Rear of Number 44 Bushloe End, Wigston (Oadby and Wigston). No.187570, SP 60341 98750; urban.
- 42 and 44 Bushloe End, Wigston (Oadby and Wigston). No.187569, SP 60361 98739; urban.
- Church of St. Nicholas, South Kilworth (Harborough). No.191461, SP 6043 98189; tower with spire; central to small rural village; 120 m AOD.
- Church of St. Andrew, North Kilworth (Harborough). No.191441, SP 61604 83192; tower with spire; southern edge of village; 145 m AOD.
- Church of St. Peter, Arnesby (Harborough). No.191230, SP 61718 92170; tower; eastern edge of small rural village; 120 m AOD.
- Church of St. Mary Magdalene, Shearsby (Harborough). No.191308, SP 62324 90989; tower; northern edge of small rural village; 120 m AOD.
- Church of St. Luke, Wistow (Harborough). No. 191147, SP 63997 96713; tower; isolated position near manor house, south or river, south of Newton Harcourt; 90 m AOD.
- Church of St. Mary, Welford (Daventry). No. 403313, SP 64123 80336; tower; central to village; 150 m AOD.
- Wistow Hall, including Flats, and, in wing, Brown's Flat, Dairy Cottage, Laundry Cottage, Brew House, Forge Cottage, Wistow (Harborough). No. 191140, SP 64162 95822; 96 m AOD.
- Church of St. Wistan, Wistow (Harborough). No. 191139, SP 64370 95980; tower; isolated, deserted Medieval village, south of Hall; 93 m AOD)
- Church of All Saints, Husbands Bosworth (Harborough). No. 191264, SP 64452 84374; tower with spire; eastern side of the village; 155 m AOD.
- Chapel of St. Mary, Husbands Bosworth (Harborough). No. 191280, SP 64643 84407; no tower; eastern side of the village; 155 m AOD.

Church of St. Nicholas, Mowsley (Harborough). No.191293, SP 64706 89072; no tower; within centre of rural village; 150 m AOD.
Bosworth Hall, Husbands Bosworth (Harborough). No.191279, SP 64728 84382; eastern edge of the village; 148 m AOD.
Church of St. Nicholas, Fleckney (Harborough). No.191257, SP 64744 93436; no tower; centre of large rural village; 130 m AOD.
Church of St. Cuthbert, Great Glen (Harborough). No.191050, SP 65220 97772; tower; western edge of rural village; 110 m AOD.
Church of St. Helen, Saddington (Harborough). No. 191301, SP 65815 91781; tower; central-south side of tiny rural village; 130 m AOD.

3. All these assets were examined on present and historical OS mapping and on available aerial photograph and satellite coverage, and were compared with the ZTV mapping from the Low Spinney proposal. The experience for the inner (5 km radius) survey was also brought to bear on the matter of likely visual relationships.
4. On the precautionary principle, certain assets (discussed below) were identified as potential borderline cases and were therefore subjected to field proving. In particular, assets more likely to involve formal designed views were included in this proving.
5. Wistow Hall (Grade II* LB) has a (private) designed view across the park and lake towards the southeast; the lower, annex buildings are shielded on the down-slope northeast side of the main house. There is a garden façade on the southwestern side but the ground rises quite strongly in this direction, towards the proposed development, and the close horizon (at the top of the park) is capped by dense planting (including evergreens) providing an effective screen, even in winter. The church (Grade II* LB) lies on even lower ground, surrounded by trees.
6. Arnesby (CA with Registered Village Greens) is sufficiently screened from the proposed development by intervening, slightly higher land, capped by trees. Arnesby Windmill (Grade II LB No.191223; Fig.1) stands only 500 m from the church (Grade II* LB), the two assets being visible in the same view from several directions.
7. Knaptoft Church (Grade II LB, No.191285, SP 62736 89572), built in the 13C but partially destroyed in the 17C, lies within quite a large Scheduled Monument (No. 17103, SP 6267 8950 & SP 6310 8941); the building stands as wall stubs within what is now a garden of remembrance, although the site is still dedicated (with services once a month). The ruins are well screened to the west by modern farm buildings (Hall Farm, possibly on the site of the original manor house) and, to the south and southwest, by boundary trees and shrubs, such that the garden has an enclosed feel, even in winter. Other elements of the Scheduled Monument (on the dropping ground to the south) include the earthworks of a deserted Medieval village and fishponds; on the eastern side of the settlement, there is also a windmill mound.

8. Husbands Bosworth (CA with Registered Village Greens) drops westward, all the way down the High Street (which itself is quite tightly screened by continuous built-form), with the church (Grade II* LB) at the bottom. The Hall, with its main façade to the westnorthwest, is also satisfactorily screened (by local planting, built-form and, through the village, rising ground) in views (private) and low in the direction of the proposed development (as suggested by the borderline ZTV).
9. The Conservatory (Grade II* LB) at North Kilworth House (included as a Grade II LB for group value, now a hotel, with main façades facing westsouthwest and southsoutheast) has a designed view to the southsoutheast and is wholly 'embraced' by the buildings (including the main house to the west) around it on the other sides. The up-slope views (private) from the grounds to the south, back towards the proposed development, are fully screened by built-form and rising ground (as suggested by the borderline ZTV).
10. Cotesbach is not a CA but does have historic assets, particularly towards its northeastern end, although there are also modern houses at this extremity. The Hall (Grade II* LB) faces northnorthwest and there is close tree screening (including evergreens) around the house (Fig.2), as well as screening from built-form and further trees across the road in the direction of the proposed development. The church (Grade II* LB) is a marvel of 'time depth', its patchwork a monument to the sheer persistence of the generations responsible for its survival (Fig.3). The church is normally viewed from the road (below) or from points around the old churchyard; all such views are completely screened by evergreens in the direction of the proposed development. There is one open point, at the extreme northeastern corner of the recent graveyard extension, from which there is a good, distant view of the tower of Lutterworth Church (Fig.4). The proposed Low Spinney turbines would lie well to the right of this tower and, at this remove, would most probably be lost in the far horizon features, behind the line of electricity pylons. Reversing this view, Cotesbach Church itself is not visible (due to the intervening evergreens) from this corner of the graveyard extension, although the bench placed looking southsoutheast clearly defines the (modern) designed view (which include glimpses of the Hall framed by the churchyard cedar).
11. Ullesthorpe (CA) occupies a significant ridge, with most of the old village core on the southwestern slope. All points within the village are fully screened in the direction of the proposed development by the Ashby Parva rise (crowned by planting and built-form). At the highest point just north of Main Street, Ullesthorpe Windmill (Grade II LB, No. 392599) still dominates the centre of the village (Fig.5).
12. Claybrooke Parva (CA, Scheduled Moated Site No. 17049) is fully screened in the direction of the proposed development by the Ashby Parva rise. The view rises to a wooded skyline, such that, even in

winter, the tower of Ashby Parva Church is not visible; the view from the southwest porch of Claybrook Parva Church (Grade I LB) is representative (Fig.6). Ullesthorpe Windmill would have been prominent in view from Claybrooke, when it still had its sails. The tower of Claybrook Parva church is visible in very long distance views from the west; for instance, in ES Viewpoint 13, the tower is below the horizon (with a wooded backdrop) at bearing 105°, some 20° right of the even more distant position of the Low Spinney turbines.

13. Monks Kirby (CA with Registered Village Green) and its church (Grade I LB) indeed lie too low to be affected by the proposed development, as suggested by the borderline ZTV.
14. It is therefore confirmed that the proposed development at Low Spinney will cause no harm to historic assets in the wider envelope.

Cumulative Effects

15. Harborough District Council has requested that the proposed wind farm (three turbine) development at Gartree (Application No. 09/01220/FUL) be included in the analysis of cumulative effects for the Low Spinney proposal.
16. The Cultural Heritage chapter of the Gartree Environmental Statement has been examined in this context and checked against standard databases ¹. There are no Listed Buildings, Scheduled Monuments or Conservation Areas that are common to the Gartree Assessment and the present Low Spinney assessment. This is not unexpected, given the separation of over 14 km between the two projects. The Gartree proposal site is wholly outside the 'blade-tip height' ZTV for Low Spinney (cf. also the Cumulative ZTV); the high 'divide' between the two proposal sites (for 'blade-tip' and even more so for 'hub' heights, more plausible as an adjustment for the additional effects of built-form and planting) lies well within the 10 km radius for Low Spinney. None of the assets on the eastern side of the Low Spinney wider envelope (5-10 km) shows any likely negative effect (not even of 'minor magnitude') from the Low Spinney proposal (see above) and therefore could not suffer any undesirable cumulative contribution when considered with the Gartree proposal.
17. It is concluded that, were the Gartree turbines to be already present, in addition to already permitted wind developments, the addition of the Low Spinney turbines would not of itself create a significant negative impact upon the setting of local cultural heritage interests.

¹ LBO, MAGIC and District Lists.

18. The Swinford proposal was included in the cumulative sections of the Low Spinney ES. On the 3rd December 2009, the Secretary of State issued a decision ², allowing the Swinford appeal and granting conditional Planning permission. Since the Secretary of State concurred with the Planning Inspector over cultural heritage matters, it is appropriate, as a further check on cumulative effects, for the findings to be reviewed here. The Inspector found that Stanford Hall RHP&G constitutes the setting of Stanford Hall (LB I); he found no harm from the Swinford proposal but, in passing, he noted that the Swinford turbines would be visible above Rookery Wood from the Hall. The Low Spinney (bear ground) blade-tip ZTV shows visibility stopping north of Rookery Wood. The Inspector found that, due to historic associations and landscape form, the setting of Stanford Hall RHP&G extends north of the Rugby Road, along the shallow valley between Hovel Hill and Gravel Hill, along with its sloping valley side, up to Verney Spinney; he further found that one of the Swinford turbines would cause harm to this setting. The Low Spinney (bear ground) blade-tip ZTV shows that there would be no visibility in the area indicated. The inspector found that Stormsworth Deserted Medieval Village (SM) had wide agricultural associations but that the Swinford proposals would cause no harm. The Low Spinney (bear ground) blade-tip ZTV shows that there would be no visibility in the vicinity of the Stormsworth DMV. The Inspector found no visibility of the Swinford turbines in association with the LB I Church of St. Nicholas, Stanford-on-Avon, and some visibility but no harm with respect to the spire of the LB I Church of St. Nicholas, South Kilworth. These churches stand very close the edge of the Low Spinney (bear ground) blade-tip ZTV and, more importantly, they lie in (non-interfering) directions such that truly distant effects (if any) could not reasonably be taken to produce a significant cumulative effect between the two projects. The Inspector also considered the remaining cultural heritage assets (other Listed Buildings, Swinford Conservation Area and Grand Union/Oxford Canal Conservation Area) and found no harm.
17. It is confirmed that, assuming the Swinford turbines to be in place, in addition to other already permitted wind developments, the addition of the Low Spinney turbines would not of itself create a significant negative impact upon the setting of local cultural heritage interests, as analysed in the Swinford Inspector's Report and as agreed by the Secretary of State. In addition, it should be noted that the Swinford proposal took the Low Spinney proposal into account in its assessment of cumulative impact, including potential cultural heritage impact; the granting of Planning permission for Swinford via the Appeal process validates the same finding 'in reverse' as set out in the Low Spinney ES.

² APP/F2415/A/09/2096369/NWF.



Fig.1 – Arnesby – Arnesby Windmill – SP 61593 92407 \pm 5 m, bearing 310° narrow [OAA 6269]



Fig.2 - Cotesbach – Cotesbach Hall (from raised churchyard) - SP 53900 82411 \pm 5 m, bearing 148° OAA 6320]



Fig.3 - Cotesbach - Church of St. Mary - SP 53891 82399 \pm 6 m, bearing 023° wide [OAA 6318]



Fig.4 - Cotesbach - Church of St. Mary (towards Lutterworth) - SP 53921 82474 \pm 5 m, bearing 020° wide [OAA 6325]



Fig.5 - Ullesthorpe - Ullesthorpe Windmill - SP 50641 87736 \pm 5 m, bearing 024° wide [OAA 6282]



Fig.6 - Claybrooke Parva - Church of St. Peter - SP 49617 87905 \pm 6 m, bearing 074° wide [OAA 6284]