

HERITAGE STATEMENT - ADDENDUM

PELHAM SOLAR FARM, BERDEN, ESSEX

JAC27783
Pelham Solar Farm
Heritage Statement -
addendum
1
21 November 2022



Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
01	Addendum	Susana Parker Georgie Pickett	Richard Smalley	Richard Smalley	21-11-2022

Approval for issue

Richard Smalley	2022-11-21
-----------------	------------

This report was prepared by RPS Consulting Services Ltd ('RPS') within the terms of its engagement and in direct response to a scope of services. This report is strictly limited to the purpose and the facts and matters stated in it and does not apply directly or indirectly and must not be used for any other application, purpose, use or matter. In preparing the report, RPS may have relied upon information provided to it at the time by other parties. RPS accepts no responsibility as to the accuracy or completeness of information provided by those parties at the time of preparing the report. The report does not take into account any changes in information that may have occurred since the publication of the report. If the information relied upon is subsequently determined to be false, inaccurate or incomplete then it is possible that the observations and conclusions expressed in the report may have changed. RPS does not warrant the contents of this report and shall not assume any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report howsoever. No part of this report, its attachments or appendices may be reproduced by any process without the written consent of RPS. All enquiries should be directed to RPS.

Prepared by:

Prepared for:

RPS Consulting Services Ltd

Stratera Energy Ltd

Susana Parker BA(Hons) MA PIEMA MCifA

Associate Director – Heritage

Georgie Pickett

Associate Director – Heritage



Contents

1	INTRODUCTION.....	3
2	ARCHAEOLOGY- DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS	4
3	BUILT HERITAGE - DESIGNATED HERITAGE ASSETS	9
4	ADDITIONAL ASSESSMENT AND VIEWPOINTS.....	16
5	SUMMARY.....	21
6	REFERENCES AND DOCUMENTS CONSULTED	22

Figures

Figure 1	Site location
Figure 2	Designated heritage assets within the defined study area
Figure 3	HER Plots within the defined study area
Figure 4	1777 Chapman & Andre
Figure 5	1783 Map of the Parish of Berden
Figure 6	1800 OSD
Figure 7	1839 Berden Tithe Map
Figure 8	1877 Ordnance Survey 1:10,560
Figure 9	1896-98 Ordnance Survey 1:10,560
Figure 10	1919-23 Ordnance Survey 1:10,560
Figure 11	1946-47 Ordnance Survey 1:10,560
Figure 12	1951-52 Ordnance Survey 1:10,560
Figure 13	1981 Ordnance Survey 1:10,000
Figure 14	1993 Ordnance Survey 1:10,000
Figure 15	Historic Landscape Characterisation
Figure 16	2020 Aerial Photograph (Google Earth)

Appendices

Appendix 1	Landscape and Visual Impact Assessment, Appendix C Photomontages by Sightline Landscape (revised)
Appendix 2	Additional Visualisations in “Heritage Setting Report” by Sightline Landscape
Appendix 3	Block Plan and Planting Plan (revised)

1 INTRODUCTION

- 1.1 This Heritage Statement addendum has been prepared by RPS Consulting Services Ltd, part of RPS Group plc, on behalf of Stratera Energy Ltd ('The Applicant').
- 1.2 It is intended that this addendum is read in conjunction with the main Heritage Statement in support of a planning application for a proposed solar photovoltaic (PV) farm and associated infrastructure on land adjacent to Pelham Substation, Park Green Lane, Berden, Essex, centred at NGR 546058, 229125 (TL42NW), see **Figure 1**.
- 1.3 The scheme has been altered to omit panels in the easternmost field in order to avoid potential impacts on below ground archaeology. Therefore, the red line has been altered to remove this land from the application (new area measurement is revised from 73 to 65.84 hectares), and this addendum addresses that change from the point of view of heritage.
- 1.4 This addendum also refers to statutory consultation on PINS ref. 62A/22/0006, and the parallel case opened by Uttlesford District Council (UDC) reference UTT/22/2046/PINS. Specifically, this addendum refers to consultation advice with regards to heritage assets and their settings, as set out in the following responses:
- Specialist Archaeological Advice by Place Services to UDC, dated 09.08.2022;
 - Historic Buildings and Conservation Advice by Place Services to UDC, dated 11.08.2022;
 - Historic England's Advice to the Planning Inspectorate, dated 26.08.2022; and
 - UDC's response to the Planning Inspectorate, dated 05.09.2022.

- 2.6 “The Crump” ringwork is a late example, dated to the twelfth century by finds from an excavation conducted by the owner in the 1950’s (**Figure 3**, HER 122). The significance of this Scheduled ringfort is primarily evidential and derived from the additional information which may be recovered through further detailed examination of the site’s physical remains.
- 2.7 There are only 200 recorded examples of ringwork fortifications, and less than 60 of them have baileys, which makes “the Crump” one of a limited number of this type of fortification, and rarity is one of the reasons why it is significant.
- 2.8 Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements, being usually built in an existing settlement or else form the nucleus of one. This ringwork appears to be isolated from known centres of population (past or present), although it may be associated with “The Rookery” (see below).

Setting and Contribution to Significance

- 2.9 Specifically with regards to “The Crump”, Historic England’s advice to the Planning Inspectorate states that *“The setting of the scheduled monument contributes to its significance, and the monument draws a considerable amount of significance from how it is experienced in the landscape.”*
- 2.10 “The Crump’s” earthworks cannot be seen or experienced as a distinct feature within the wider landscape, as they are located in the garden of Stocks Farm within a larger wooded area, which currently limits any appreciation of the monument’s aesthetic value from any distance.
- 2.11 The wider setting of the Scheduled Monument comprises the extensive agricultural landscape within which it is located and makes a positive contribution to its significance. The Site forms a small part of that extensive landscape.

Contribution of Site to Setting

- 2.12 “The Crump” cannot be easily perceived in the extensive agricultural landscape as a feature. The Site itself forms only a small part of this landscape.
- 2.13 The Site makes a neutral contribution to the setting and significance of “The Crump” Scheduled Monument due to distance, intervening vegetation, and a lack of any known historical or functional connection.
- 2.14 The Site makes a minor contribution to the setting and significance of “The Rookery”, a nearer non-designated heritage asset adjacent to the east of the Site (see below).

Non-designated Archaeological Asset - “The Rookery”

- 2.15 A strong circular feature is apparent from the results of geophysical survey c. 170m to the east of the Site (previously included within the Site boundary). This non-designated ringwork is identified in the HER (**Figure 3**, 3854) and named as “The Rookery” in a field historically known as “Cumber Hills”.
- 2.16 This monument was part excavated by G M Knocker in 1954 (**Figure 3**, EEX13885, EEX13884, EEX52369), who recorded finds dating to the twelfth century. As identified in previous Heritage Assessment, this moated enclosure is of similar construction and dimensions to “The Crump” Scheduled Monument. It is therefore possible that “The Crump” (scheduled) and “The Rookery” (non-designated) have an historic association as they are similar features of similar dates.
- 2.17 This possible ringfort is noted on historical maps from the eighteenth to the mid-twentieth century as a ring pond with trees in the centre (**Figures 4 to 14**). The earthwork had been ploughed out by



1966 and stops being depicted in Ordnance Survey maps, although as mentioned above, cropmarks indicate that subsurface deposits survive.

- 2.18 “The Rookery” can only be experienced from aerial / satellite images, and is not perceptible on the ground. The field within which “The Rookery” is located, adjacent to the south-east of the Site, is identified as ‘Post 1950 Boundary Loss’ (**Figure 15**, HEX14159), which represents the removal of field boundaries in the latter part of the twentieth century in order to establish a larger field, and resultant loss of above ground features which were ploughed out.
- 2.19 A detailed gradiometer survey within the Site identified regular linear features in the centre and south, which suggest separate phases of occupation, possibly Anglo-Saxon through to Medieval, and perhaps activity associated with the ringwork fortifications.
- 2.20 The view from the edge of the Site towards “The Rookery”, “The Crump” and the western end of the “Berden to Little London” historic lane is illustrated by **Viewpoint 8** of the additional visualisations, as presented in **Appendix 2** of this report. The change in boundary is depicted in these additional visualisations, showing that the Site no longer includes the field with “The Rookery” in the east (the foreground of this viewpoint).



- 2.21 Specifically with regards to “The Rookery”, a non-designated asset, Historic England’s advice to the Planning Inspectorate states:

We also note the archaeological remains of a ringwork within the proposed development area. This has been detected by the geophysical survey, air photography and it has been defined as a microtopographic feature. The ringwork was investigated by limited archaeological excavation in 1954.

At present, this is a non-designated heritage asset but a request has been submitted to assess it as a potential scheduled monument. In our view, this feature is a highly significant non-designated heritage asset with potentially equivalent significance to that of a designated heritage asset. The proximity of this ringwork to The Crump scheduled monument is unusual and, in our view, the visual and functional links of these ringworks adds to the significance of both, and this to the significance of the wider historic landscape.

- 2.22 Further to this advice, the Site boundary has been revised to exclude the field within which “The Rookery” non-designated ringwork is located. The revised boundary therefore excludes the possibility of any direct impacts from proposals on this “*non-designated heritage asset with potentially equivalent significance to that of a designated heritage asset*”. Potential impacts on the setting of this asset are considered below.

- 2.23 With regards to the remainder of the archaeological potential identified in the Heritage Statement, to which this addendum relates, Historic England’s advice recommends that advice is sought “*from the archaeological advisors to the LPA and would defer to their view on prior determination trial-trenched evaluation.*” Specialist Archaeological Advice by Place Services to UDC, dated 09.08.2022, recommends a planning condition is applied to any consent. This advice summarises the reasoning as follows:

A Heritage Statement has been submitted with the above application and has assessed the potential for archaeological remains. The assessment considers the potential for archaeological deposits being present within the development area exists for all periods, and in particular, there is high potential for deposits associated with late Iron Age to Roman occupation in the north of the site, and early Medieval to Medieval and later in the south and east of the site. This archaeological potential has been confirmed through a desk based assessment, aerial survey and geophysical survey and the Heritage Statement confirms that the nature and extent of these deposits should be assessed through a programme of trial trenching evaluation. This would be followed by a programme of archaeological investigation or preservation in situ.

Setting and Contribution to Significance

- 2.24 The wider setting of “The Rookery” comprises the extensive agricultural landscape within which it is located and makes a positive contribution to its significance. The Site forms a small part of that landscape.

Contribution of Site to Setting

- 2.25 “The Rookery” cannot be easily perceived in the extensive agricultural landscape as a feature. The Site itself forms only a small part of this landscape.
- 2.26 The Site therefore makes a minor contribution to the setting and significance of “The Rookery”.

Historic Lane between Berden and Little London

- 2.27 Historic England’s advice to the Planning Inspectorate also raises the possibility of impact on the “Berden to Little London” historic lane UTTLANE32, to the east of the Site.
- 2.28 Although this area falls within the Site’s zone of “theoretical visibility”, only fields to the north and south of the historic lane can occasionally be glimpsed through the mature historic hedgerow which lines both sides of it, and which lend the lane part of its enclosed historic character.
- 2.29 The view westwards from the Berden end of the lane (the nearest point between this historic lane and the Site) is illustrated in **Viewpoint 6** of the revised figures in the **LVIA** and corresponding photomontage (included here in **Appendix 1**). It is worth noting once again that the change in boundary is not illustrated here, in that the Site no longer includes the field with “The Rookery” in the east (nearest to the viewpoint and marked with an orange star below).



Viewpoint Location

Setting and Contribution to Significance

- 2.30 The smaller Medieval field boundaries outside the wooded area which occupied the south of the Site have been much altered with the later post-Medieval enclosures. Therefore, although some elements of the earlier Medieval landscape survive, such as the general openness and a small number of original boundaries, overall, the historic landscape is post-Medieval.
- 2.31 There is no known historical or confirmed functional association between the Site and the historic lane between Berden and Little London, and the Site only forms a small part of its extensive agricultural setting.

Contribution of Site to Setting

- 2.32 This historic lane is distanced between 450 m (at its nearest) and 1.3 km away from the Site towards Little London. The tall hedgerow either side is a recognisable historic landscape feature in the extensive agricultural landscape which forms its setting. The Site forms only a small part of this landscape, and no hedgerows or field boundaries within the Site would be affected by proposals, which are largely reversible after 40 years.

Other Archaeological Deposits

- 2.33 Several clusters of Medieval settlement are identified in the Historic Environment Records in this area, as set out in the main Heritage Statement document, but none in close proximity to either ringfort. Below ground archaeology within the southern part of the Site may have a functional association with “The Rookery”. This potential can be adequately explored and addressed through a planning condition, as set out in specialist archaeological advice by Place Services to UDC, dated 09.08.2022 (see above).
- 2.34 Although the overall significance of archaeological deposits within the Site will depend on their condition, it is anticipated that they would be of no more than local (low) evidential value overall.

3 BUILT HERITAGE - DESIGNATED HERITAGE ASSETS

3.1 The following built heritage assets are proximate to the Site. These are listed below and divided into geographic groups for analysis:

- Church of St Nicholas (NHLE: 1170264)
- Berden Hall Group
 - Berden Hall (NHLE: 1112468)
 - Granary North-East of Berden Hall (NHLE: 1306141)
- The Crump and Former Barn (Now Room) Adjoining to North-West (NHLE: 1112471)
- Dewes Green Road Group
 - Rose Lane Cottage (NHLE: 1170320)
 - The Old King’s Head (NHLE: 1112473)
- Berden Group
 - Martin’s Green (NHLE: 1170281)
 - The Forge Cottage (NHLE: 1322441)
 - White House Farmhouse (NHLE: 1112469)
 - Post Office and Store (NHLE: 1170276)
 - Rose Cottage (NHLE: 1322442)
- Brick House Lane Group
 - Rose Garth (NHLE: 1322443)
 - Brick House (NHLE: 1170302)
- Crabb’s Green Group
 - Crabb’s Green Farmhouse (NHLE: 1101863)
 - Barn at Crabb’s Green Farm (NHLE: 1176566)
 - The Cottage (NHLE: 1101862)
 - Crabb’s Green Conservation Area
- Ginns Road Group
 - Bennills (NHLE: 1101865)
 - Longcroft (NHLE: 1347751)
- Crabb’s Lane Group
 - White Hart Farmhouse (NHLE: 1347752)
 - Barn at White Hart Farm (NHLE: 1176596)
 - Silver Birches (NHLE: 1176548)
 - Cockswood Farm (NHLE: 1176585)
- Rectory Group



- The Old Rectory (NHLE: 1101864)
- Old Rectory Cottage (NHLE: 1176574)
- Stockings Farmhouse (NHLE: 1347750)
- Berden Priory Group
 - Berden Priory (NHLE: 1112470)
 - Wellhouse and Treadmill to north of Berden Priory (NHLE: 1170289)

Church of St Nicholas (NHLE: 1170264)

- 3.2 The Church of St Nicholas is a Grade I listed building which was added to the Statutory List on 21 February 1967. The church is constructed from flint rubble with stone dressings. The nave has principally 12th century origins but also includes the remains of Saxon long and short work in the west angle of the nave. The chancel and transepts date to the 13th century, but the chancel was partly rebuilt in the 19th century. The west tower was constructed in the 15th century, it is modest in height and relatively plain, with no buttresses or other architectural detail. The roof of the tower is pyramidal and set behind a castellated parapet. The List Entry records that the church was “Graded for its architectural and historical value”. The significance of the building is therefore derived from both its historic and architectural interest; historic due to the age of its construction and the role the church would have played at the heart of the community, and architectural due to the many phases of its construction and evidence of the styles of those periods.

Setting and Contribution to Significance

- 3.3 The immediate setting of the church is formed by its church yard and open views towards The Street along Church Drive. The immediate setting of the church makes a positive contribution to its significance by denoting its use and importance as a place of worship at the heart of the community.
- 3.4 The extended setting of the church is formed by the built form of Berden to the east and north, Berden Hall to the south and open, arable land to the west. The setting of the church to the north and east has changed over time due to the expansion of the village; however, the setting to the south and west remain comparatively unaltered. Immediately west of the church lies the former vicarage, and beyond that grassland meadows (which had been cut for hay at the time of visiting in May 2022). Views looking directly east, back to the church, can be obtained from this area, but mature hedging and trees screen the majority of the views from the north-west and south-west of the church. Beyond the meadow area lies cultivated arable farmland. Some views can be obtained from this area back towards the church, but due to the low height of the tower, it sits within the tree line and is therefore not prominent in these views.

Contribution of Site to Setting

- 3.5 The Site comprises the arable land which forms part of the extended setting of the church. Views of the church can be obtained from the northern half of the Site, but from the southern half any potential intervisibility is severed by the mature trees along the western edge of the village. Again, views of the church tower from the northern half of the Site show it within (not rising above) the trees, limiting the prominence of the tower in these views (Fig. 1). The Site nevertheless makes a moderately positive contribution to the setting of the church by virtue of its openness and rural character.

Berden Hall Group

- 3.6 Berden Hall is a Grade II* listed building which was added to the Statutory List on 26 November 1951. The building dates to the 16th century and is a red brick house of two storeys plus attics. The rainwater heads bear the date of 1655. The building comprises a U-plan which has been partially infilled by a 17th century addition to the rear. The windows were also altered at this time. Each side of the building has three gables which have moulded copings and finials. The ground floor retains some of the 17th century mullioned and transomed windows with leaded lights. The significance of the property is derived from its historic interest as the manorial property of the village, and architectural interest as a 16th century high-status dwelling of brick construction.
- 3.7 The granary at Berden Hall is a Grade II listed building which may have had 16th century origins but was either substantially altered or rebuilt in the late 17th century or early 18th century. As with Berden Hall it is constructed from red brick with dovescote opening in the gable. The significance of the building is derived from its architectural and historic interest as a complementary building to the Hall and wider estate, constructed in a similar palate of materials with similar detailing in places.

Setting and Contribution of Site

- 3.8 The Hall and granary are set within an extensive plot including formal and informal gardens, courtyard garden and entrance drive. The property is well set back from The Street with the land east of the Hall (either side of the driveway) having a parkland quality. Mature planting obscures views from The Street. To the north of the Hall lies the church, to the south lies cultivated arable land and to the west are the grassland meadows, with arable land beyond. The Hall is principally experienced within its domestic plot, but glimpsed views are also achieved from the grassland to the west. Longer views from the surrounding landscape cannot be achieved. The setting of the hall makes a positive contribution towards its significance.
- 3.9 The Site is located west of the hall, beyond the grassland meadows which are boarded by mature trees. Due to the extent and maturity of this planting, there is no intervisibility between the Hall, its barn, and the Site (Fig. 1). Historically, the land that forms the Site was in the same ownership as Berden Hall, resulting in an historic connection between the Site and the listed buildings. However, as described above this relationship is not a visual one, and the Site therefore makes a limited contribution to the significance of the Hall and barn by virtue of the historic connection between the two and the retained open character of the Site.

The Crump and Former Barn (Now Room) Adjoining to North-West (NHLE: 1112471)

- 3.10 'The Crump' is a Grade II listed building which was formerly a farmhouse dating from the 16th or 17th century. It is a timber framed and plastered house of one storey plus attics with a thatched roof. The former barn has been converted for residential use and is not physically connected to the main house via a modern extension. The significance of the building is derived from its historic interest as a vernacular farmhouse and barn group, which retains historic interest despite later alterations.

Setting and Contribution of Site

- 3.11 The Crump sits within a well-defined residential plot. It is surrounded on all sides by arable land and small areas of woodland. This contributes to the rural character of the property and makes a positive contribution towards its significance.

- 3.12 The Site forms part of the arable land to the west of The Crump, but the Site boundary has been altered and now sits some 600m from the crump, following an existing hedged and treed boundary. While previously some limited long-distance views of the roof of the property could be obtained from within the Site, these are now largely obscured, preventing any real appreciation of the listed building's architectural interest. There is no known historical or functional association between the Site and The Crump, as such, the Site makes a neutral contribution to the setting and significance of The Crump.

Dewes Green Road Group

- 3.13 Rose Lane Cottage and The Old King's Head are both Grade II listed buildings on Dewes Green Road, west of the village of Berden. Both buildings were added to the Statutory List in February 1980. Rose Lane Cottage is a 17th or 18th century timber framed cottage, and The Old King's Head was an Inn that dates from the same period. Both buildings are thatched. Their significance is derived from their architectural interest as 17th or 18th century vernacular buildings.

Setting and Contribution of Site

- 3.14 The settings of the buildings are formed by their domestic plots which are well enclosed by mature hedging and trees. The buildings are accessed by tracks from Dewes Green Lane, further reinforcing their rural character. The settings of the buildings contribute positively towards their significance.
- 3.15 These assets are separated from the Site by intervening 20th century development, they have no known historical or functional relationship with the Site, nor any intervisibility with it. Therefore, the Site does not form part of their settings and makes no contribution towards their significance.

Berden Group

- 3.16 These buildings are all listed at Grade II and were added to the Statutory List in February 1967, with the exception of Forge Cottage which was added in February 1980. The buildings are timber framed and plastered and date from the late 16th to the early 18th century. The properties form the historic core of Berden village. The significance of the buildings is derived from their architectural significance as post-medieval vernacular dwellings and their historic interest as forming the historic core of Berden Village.

Setting and Contribution of Site

- 3.17 The buildings all sit within their own plots fronting onto Ginns Road or The Street. The group is located centrally within the village of Berden and form the village's historic core. There has been expansion of the village in the 20th century which has resulted in residential development to the south-west of the assets, blocking any views between them and the Site. As there is also no known historical or functional relationship between the assets and the Site, the Site does not form part of the setting of this group of assets, nor does it contribute towards their significance.

Brick House Lane Group

- 3.18 Rose Garth and Brick House are two Grade II listed cottages which date to the late 16th or early 17th century. The cottages are timber framed and plastered but, as the name suggests, Brick House was refaced in brick in 1670. The significance of the cottages is derived from their architectural interest as post-medieval vernacular dwellings.

Setting and Contribution of Site

- 3.19 The cottages sit within well-defined residential plots which form their settings. The plots are enclosed by mature treed boundaries limiting any long-distance views from/to them. As such their settings make a positive contribution towards their significance.
- 3.20 The properties are located over 0.5km south-east of the Site and are visually separated by mature tree belts and small areas of woodland. There is also no known historical or functional relationship between the buildings and the Site, as such, it does not form part of the settings of the buildings.

Crabb’s Green Conservation Area

- 3.21 The Crabb’s Green Group comprises three Grade II listed buildings, all of which are located within the Crabb’s Green Conservation Area. No other buildings within the Conservation Area are noted as being of merit within the Conservation Area Appraisal.
- 3.22 The listed buildings all date from the 17th century and are timber framed. The cottage is plastered and thatched while the farmhouse features weatherboarding and tiled roofs. The Barn appears to have been converted as an ancillary residential use and is weatherboarded with a corrugated metal roof. The significance of the properties lies in their architectural interest as post medieval residential and agricultural buildings.

Setting and Contribution of Site

- 3.23 The buildings are all located within their own plots, set around a green which runs east-west. The cottage is located on the northern edge of the green and the farmhouse and barn are on the eastern side. To the north, east and south, the green and the hamlet are enclosed by substantial mature tree planting, preventing any views out of the hamlet in those directions (Fig. 3). South of the planting lies the Herts and Essex Electrical Transfer Station, and east of the planting lies a substation. The settings of the buildings around the green therefore contribute positively to their significance.
- 3.24 As discussed above, the hamlet and Conservation Area are well enclosed to the north, east and south by substantial mature tree planting and hedging. This prevents any intervisibility between the Site and the assets, nor is there any functional relationship. As such the Site does not form part of the setting of the listed buildings.
- 3.25 The Conservation Area Appraisal defines the special interest of Crabb’s Green Conservation Area as:
 - A historic hamlet with buildings overlooking a large open green. The surrounding landscape is largely farmland underlining the rural past of the hamlet.
 - The public realm is of a rural character.
 - The hamlet is quite visually enclosed by surrounding trees with the important long views being across the green. Views of the surrounding countryside unfold to the west.
- 3.26 This demonstrates how enclosed the Conservation Area is to the east, where the Site is located, preventing any visual relationship between the Site and the Conservation Area (Fig. 3). The Conservation Area is inward focussing and draws its special interest from the green and the arrangement of the buildings around it, rather from external sources. The Site does not contribute to the significance of the Conservation Area.



Ginns Road Group

- 3.27 Bennills and Longcroft date to the 18th and 17th centuries, respectively. They are Grade II listed buildings located to the east of Stocking Pelham on Ginns Road. Both buildings are timber framed and rendered, Bennills is thatched and Loncroft is tiled. The significance of the buildings lies in their architectural interest as vernacular dwellings.

Setting and Contribution of Site

- 3.28 The buildings sit within well-defined residential plots which are enclosed by mature tree and hedge planting. These plots form their settings, with the enclosure of their plots limiting any longer views along Ginns Road. The settings of the buildings therefore contribute positively to their significance by evidencing their residential use.
- 3.29 The enclosure of the buildings' individual plots, along with the further mature tree and hedge planting along either Side of Ginns Road, prevents any intervisibility between the Site and the assets. Additionally, there is no known historical or functional relationship between the assets and the Site. Therefore, the Site does not form part of their settings or contribute to their significance.

Crabb's Lane Group

- 3.30 The Crabb's Lane group comprises four Grade II listed buildings within Stocking Pelham, east of the Site. The properties date from the 17th and 18th centuries, all being timber framed and finished in a mixture of render and weatherboarding. The roofs of the buildings are finished in a variety of materials, including thatch, plain tiles and, unusually for this area, slate. The significance of the buildings lie in their architectural interest as vernacular residential and agricultural buildings.

Setting and Contribution of Site

- 3.31 The buildings all sit within well-defined, spacious plots, with White House Farmhouse and barn adjacent to each other within the same plot, and therefore sharing group value. These plots are enclosed by mature planting limiting views of the properties being achieved from Ginns Road/Crabb's Lane only and not from the surrounding countryside. As such, their settings are limited to their plots and relationships with these roads, which make a positive contribution to their understanding.
- 3.32 The Site is located to the east of the group, with several well treed boundaries between the assets and the Site. As such, there is no visual relationship between the assets and the Site. The county boundary between Hertfordshire and Essex also lies between the Site and the assets, and also appears to have been an historic field boundary. There is no known historical or functional relationship between the assets and the Site, as such, the Site does not form part of their settings.

Rectory Group

- 3.33 The Old Rectory is a former rectory, dating to the 17th century with 18th century additions which sits on a partially moated site. The building is timber framed and plastered with a part tile and part slate roof. Rectory Cottage is an 18th century cottage which is timber framed and finished in combination of plaster, weatherboard and brick. The significance of the buildings lies in their architectural interest as vernacular dwellings.

Setting and Contribution of Site

- 3.34 The buildings sit adjacent to each other in their own plots. The buildings share intervisibility, but their combined plot is well defined and bound by mature trees and hedging. This combined plot

comprises the settings of the buildings and contributes positively to their understanding as residential dwellings.

- 3.35 The buildings are located in the north of Stocking Pelham, north of Ginns Lane. As such they are separated from the Site by intervening development and substantial belts of mature tree planting. Consequently, there is no visual relationship between the Site and assets, nor is there any known historical or functional relationship. Therefore, the Site does not form part of the setting of the assets, nor contributes to their significance.

Stockings Farmhouse (NHLE: 1347750)

- 3.36 Stockings Farmhouse is a Grade II listed building located to the north-west of the Site. The building dates to the 17th century and is timber framed over a brick plinth, finished in decorative plasterwork. The roof is half hipped and finished in plain tiles. There is a modern addition to the north of the building which is of a matching design with a projecting gable. The significance of the building is derived from its architectural interest as a post-medieval vernacular farmhouse.

Setting and Contribution of Site

- 3.37 The farmhouse sits within a substantial plot which is open to the north and east but enclosed by mature trees to the south and west, terminating any views in those directions. There are some agricultural buildings immediately east of the farmhouse. The setting of the farmhouse contributes positively to its significance by evidencing its rural domestic character in association with an agricultural use.
- 3.38 The Site is located just under 0.5km south-east of the listed building, with many mature tree belts in between the two, in addition to the built form of Stocking Pelham. As such, there is no intervisibility between the two, nor is there any known historical or functional relationship between the two. Therefore, the Site does not form part of the setting of the listed building, nor contribute to its significance.

Berden Priory Group

- 3.39 The Berden Priory Group comprises the former priory building and associated well house, which are listed at Grade II*. The group is located over 0.5km north of the Site and now sits alongside the Berden Priory Farm group off Dewes Road. The former priory building is a 16th century timber framed building constructed on an L-plan. Alterations have been made to the building in the 17th and 20th centuries. The well house houses a well some 120 ft deep and a donkey wheel which, at the time of listing in 1967, was in working order. The significance of the group is derived from its historic and architectural interest as a former priory and associated building.

Setting and Contribution of Site

- 3.40 The immediate setting of the group is formed by the domestic plot in which it sits, which includes gardens and a tennis court. Beyond this lies arable land with the farm buildings located to the west of the former priory. The setting of the group has changed from that on an isolated rural building to one forming part of a farm group, albeit retaining a domestic character. As such, the setting of the group makes a moderate contribution towards its significance.
- 3.41 The Site is located over 0.5km to the south of the group and is well screened by intervening mature tree belts and woodland, in addition to the undulating topography adding further screening. As such there is no intervisibility between the group and the Site. There is also no known historical or functional relationship between the two. Therefore, the Site is not considered to form part of the setting of the Berden Priory Group.

4 ADDITIONAL ASSESSMENT AND VIEWPOINTS

Proposals

- 4.1 A revised Block Plan and Planting Plan for the proposed development are presented in **Appendix 3**. These show the areas proposed for solar PV panels along with associated infrastructure, and landscape mitigation.
- 4.2 The proposals consist of:
1. Installation of photovoltaic solar panels mounted on tables which will have a front edge at around 0.9m above ground and the rear edge 2.5m (a twenty-degree slope). Rows will run west to east, following the existing contours of the ground with the panels facing south. Spacing between rows will vary between 7.9m and 9.8m, depending on topography.
 2. Ten inverter units distributed among the panels and accessed via a combination of existing and proposed farm tracks (formed from crushed stone). Inverter units are typically the size of standard shipping containers.
 3. A small substation protected with a palisade fence will be built in the southwest corner, adjacent to the battery storage facility. It will be accessed via the internal track network from the main access to the solar farm on the Pelham Road.
 4. Deer fencing around each field to exclude large mammals and humans from the facility. Gates to allow the passage of small mammals such as badgers and foxes will be provided at intervals along the fence.
 5. Existing footpaths will be retained along their same routes, typically within corridors 10 – 15 m wide between existing hedge lines and the proposed deer fence. A hedge will be planted in front of the deer fence to reduce the visual impact of the solar farm from view, reducing the corridor by 3 m (allowing for growth of the hedge).
 6. A permissive path will be established just inside the landholding on the south side of the Stocking Pelham Road. This path will establish a pedestrian link between Stocking Pelham and Berden (currently there is no footway along the highway).
 7. A community woodland will be created in the northeast corner of the Site. As well as providing recreational and wildlife benefits it will also screen the solar farm from a residential area of Berden which lies immediately to the north. The permissive path will pass through the woodland. The remaining area of arable field (2.7 hectares) will be sown as a wildflower meadow.
 8. 1.7 hectares of woodland will be planted overall, providing screening, landscape and wildlife benefits.
- 4.3 No trees or hedges will need to be removed to build of the solar farm.
- 4.4 When decommissioning, at the end of its operational life or as set by a planning condition, the solar farm will be removed including all fencing, piles and underground cabling and the access tracks (apart from those that will assist in the ongoing agricultural management of the land). The substation and inverters will be removed, and the land returned to agriculture. The trees, hedges and woodland planted as part of the development will be retained, forming a beneficial long-term legacy, enhancing landscape character, sequestering carbon and increasing ecological biodiversity (see Landscape and Ecology Management Plan).

Archaeological Assets - Designated and Non-designated

4.5 Three viewpoints illustrate the potential impact from the proposals on the setting of the designated and non-designated archaeological assets considered in this addendum.

“The Crump”, “The Rookery”, and the historic lane between Berden and Little London

4.6 **Viewpoint 6 (Appendix 1)** illustrates the view from the western end of the historic lane between Berden and Little London (UTTLANE32). It shows the view to the west of The Street and the open fields which separate the closest parts of the Site from this end of the historic lane, with some glimpses of the Site afforded through existing hedgerow, beyond a dip in the topography.

4.7 **Viewpoint 7 (Appendix 1)** illustrates the view towards the application Site from the area of “The Crump” Scheduled Monument (c. 60 m to its south-west). It shows the view to the west of The Street and the open fields which separate the Site from the Scheduled ringwork. The nearest part of the monument lies beyond a dip in topography with hedgerow with gaps beyond that, providing some screening, although some glimpses of the Site are still visible in the medium distance.

4.8 The LVIA sets out the proposed mitigation as planting native hedge along the eastern edge of the solar farm, on the far side of the existing hedge gaps. This planting will, once established to a height of 2.5 m, further screen the panels. The visualisations at year 1 and years 7-10 growth show the strengthening of the hedgerow and the additional screening effect it will provide (**Appendix 1**).

4.9 The internal hedges within the Site will be strengthened with new planting and new hedges will be planted alongside the existing public footpaths through the site (**Appendix 3**). Once established this planting will further screen the solar panels from view.

4.10 **Viewpoint 8 (Appendix 2)** depicts the location of both “The Crump” (Scheduled), and “The Rookery” (non-designated) from the opposite direction. This viewpoint looks across both monuments to the east of the Site, and illustrates the distance, intervening vegetation, and apparent lack of visual connection, with the cropmark monument being located beyond a ridge in the topography, and the further Scheduled ringfort being located in the far distance in wider wooded area.

4.11 The presence of the solar panels would represent a small change in the extensive agricultural setting of “The Crump” (scheduled), “The Rookery” (non-designated), and the historic lane between Berden and Little London (historic landscape).

4.12 This change would be perceptible at a local level, affecting a relatively small area of countryside already significantly influenced by electrical infrastructure. The change in the setting would not substantially prevent the appreciation and understanding of the significance the archaeological assets considered in this addendum.

4.13 Overall, the level of harm to the significance of “The Crump” (scheduled), “The Rookery” (non-designated), and the historic lane between Berden and Little London (historic landscape) as a result of the change within its setting would be ‘less than substantial’ and nuanced towards the lower end of the scale of ‘less than substantial’ in each instance. The change would be fully reversible and no field boundaries would be removed in order to construct, operate or decommission the proposed development.

Other archaeological deposits

- 4.14 There is potential for archaeological deposits of all periods to be present within the Site, and in particular, there may be deposits associated with late Iron Age to Roman occupation in the north of the Site, and early Medieval to Medieval and later in the south and east.
- 4.15 Whilst the potential for archaeological deposits has been confirmed through desk-based assessment, itself informed by analysis of historic aerial photography and geophysical survey, the significance of any archaeological deposits that may survive will also depend on their condition. This condition can only be ascertained through further (intrusive) evaluation.
- 4.16 The equipment plans and sections are illustrated in **Figure 8** of the **LVIA**. This includes details of installation of solar panels, the proposed Inverter and Transformer Units and fencing / gates. Although individual impacts of each component are limited, the presence of archaeological deposits of unknown depth across some areas of the site could also be impacted by the installation and decommissioning activities. There would therefore be irreversible direct impacts on non-designated archaeological deposits within the Site.
- 4.17 A Written Scheme of Investigation has been prepared setting out a programme of archaeological evaluation in areas of archaeological potential as identified in this assessment. This evaluation would be undertaken ahead of the construction of the proposed development.
- 4.18 Should areas of significant archaeological remains be identified as a result of this further work, options to avoid or reduce any impact on such remains could include the use of concrete bases as a means of fixing the panels to the ground rather than a more intrusive foundation design. This approach would be in line with the guidance provided by Historic England (HE, 2021, paragraph 68).

Built Heritage - Designated Heritage Assets

- 4.19 With regard to built heritage, the Site does not form part of the settings of the following groups of listed buildings. Additionally, the proposed additional planting proposed would serve to further separate the Site and the assets, strengthening the existing visual barriers. Therefore, the proposed development of the Site with PV Panels will have no impact on their significance:
- Dewes Green Road Group
 - Berden Group
 - Brick House Lane Group
 - Crabb's Green Group
 - Ginns Road Group
 - Crabb's Lane Group
 - Rectory Group
 - Stockings Farmhouse
 - Berden Priory Group
- 4.20 The following heritage assets share a limited degree of intervisibility with the Site and the proposed development has the potential to affect their settings and significance. The potential effects are assessed below.

Church of St Nicholas (NHLE: 1170264)

- 4.21 The Site makes a moderately positive contribution to the setting of the church by virtue of its openness and rural character. The proposed planting plan shows the additional planting proposed within the Site, including the new hedge and tree line along the eastern edge of the PV parcels and new species rich meadow in the part of the Site closest to the Church. While these views are extremely limited at present and the church is typically experienced amongst mature planting which restricts views, the additional planting will serve to largely screen any intervisibility between the Site and the Church. However, it must be remembered that setting is not solely defined by a visual relationship. Nevertheless, as the openness of the Site will be retained, it is considered that overall, the proposals would have a neutral impact on the significance of the church.

Berden Hall Group

- 4.22 The Site makes a very limited contribution to the significance of the Berden Hall group by virtue of its shared historical ownership and retained openness and rural character. There is currently no visual relationship between the two, which would not be altered by the proposals as the mature tree belts and grassland buffer would not be affected. In addition, the PV panels are relatively low lying and so would not intrude into views from the Hall and its surroundings.
- 4.23 While the arable character of the Site would change as a result of the proposed development, its openness would not be altered, and it is this openness which currently makes the limited contribution towards the significance of the Hall. Overall, it is considered that that the proposals would have a neutral impact on the significance of the Berden Hall Group due to the retained openness of the Site, the lack of intervisibility between the Site and the Hall ensuring there would be no visual impact and that the ability to appreciate the Hall and its significance would not be affected.

The Crump and Former Barn (Now Room) Adjoining to North-West (NHLE: 1112471)

- 4.24 The Site makes a neutral contribution to the significance of The Crump. The Site boundary has changed and now sits some 600m from The Crump, nevertheless, the Site would continue to make a neutral contribution to the significance of The Crump. The proposed installation of PV Panels on the Site would retain the sense of openness and the verdant nature of the Site, which are the factors which contribute positively to the understanding and appreciation of The Crump. Overall, the proposals would have a neutral impact on the significance of The Crump.

Examination against legislation and national planning policy

- 4.25 The identified 'less than substantial' harm to the significance of the Scheduled Monument ('The Crump: a ringwork 600m south of Berden') means that the application should be considered against the balancing process identified in paragraph 202 of the NPPF, which states: '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal....*'. The public benefits are clearly identified in the Planning Statement submitted in support of the application and the balancing process is also presented within that document.
- 4.26 The changes within the setting of the listed buildings identified above, along with the assessed neutral impact on the significance of these heritage assets, do not require the planning decision-maker to engage duties under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990).

- 4.27 The identified (reversible) change to the character of the historic landscape, along with the potential limited harm to the significance of below-ground archaeological deposits, means that the application should be considered against the balancing process identified in paragraph 203 of the NPPF, which states: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or non-directly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

5 SUMMARY

- 5.1 This Heritage Statement addendum has been prepared with regard to a proposed development at land in the vicinity of Berden in the county of Essex.
- 5.2 It is intended that this addendum is read in conjunction with the main Heritage Statement in support of a planning application for a proposed solar photovoltaic (PV) farm and associated infrastructure on land adjacent to Pelham Substation, Park Green Lane, Berden, Essex.
- 5.3 This addendum refers to statutory consultation on PINS ref. 62A/22/0006, and the parallel case opened by Uttlesford District Council (UDC) reference UTT/22/2046/PINS.
- 5.4 The scheme has been altered to omit panels in the easternmost field in order to avoid potential impacts on below ground archaeology further to this consultation.
- 5.5 This addendum has been prepared with regard to appropriate guidance and in accordance with paragraph 194 of the NPPF. Sections 2 and 3 of this report identify those heritage assets that could be affected by the proposed development and describe their significance, including any contribution made by their setting. In Section 4 of the report, the impacts and effects (of the current application) on the significance of the heritage assets are assessed, along with the subsequent level of harm that may occur.
- 5.6 There would be indirect impacts from the proposals on the setting of several designated and non-designated assets (reversible), and direct impacts on non-designated archaeological deposits within the site (irreversible).
- 5.7 No designated heritage assets would be physically impacted by any part of the proposed development. There would be 'less than substantial' harm to the significance of one Scheduled Monument, as a result of change within its setting. The harm would be fully reversible. The application should therefore be considered against the balancing process identified in paragraph 202 of the NPPF.
- 5.8 The proposed development would result in a relatively small change to the character of the historic landscape, including a historic lane between Berden and Little London, although such change would be fully reversible.
- 5.9 Potential impacts on archaeological deposits, can be addressed through a programme of archaeological investigation and recording, as recommended by the advisors, and as set out in a separate Written Scheme of Investigation.
- 5.10 The application should therefore be considered against the balancing process identified in paragraph 203 of the NPPF.
- 5.11 As discussed in the Heritage Statement (main document), and above, the significance of the majority of the built heritage assets proximate to the Site will not be affected by the proposed development. There are two built heritage assets which may be affected by the proposals, The Crump and Former Barn (Now Room) Adjoining to north-west (NHLE: 1112471) and the Church of St Nicholas (NHLE: 1170264). However, due to the limited contribution of the Site towards the significance of these assets and that the Site will retain its open character, combined with the additional planting proposed within the Site the proposals are considered to result in a neutral impact on the significance of these two assets.

6 REFERENCES AND DOCUMENTS CONSULTED

General

Essex Historic Environment Record

Hertfordshire Historic Environment Record

Internet

Historic England: The National Heritage List for England

<http://www.historicengland.org.uk/listing/the-list/>

National Planning Policy Framework – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Chartered Institute for Archaeologists, 2021, *Code of conduct: professional ethics in archaeology*

Chartered Institute for Archaeologists, *Standard & Guidance for historic environment desk-based assessment* 2014, updated 2020.

Department for Digital, Culture, Media & Sport, 2013, *Scheduled Monuments & nationally important but non-scheduled monuments*

Essex County Council, March 2012. *Uttlesford Protected Lanes Assessment*

HE, 2017, *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*, 2nd edition, Historic England.

HE, 2021, *Historic England Advice Note 15: Commercial Renewable Energy and the Historic Environment*, February 2021.

Historic England (formerly English Heritage), *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Landscape Institute, 2013, *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition, Landscape Institute and Institute of Environmental Management and Assessment.

Ministry of Housing, Communities & Local Government, 2021, *National Planning Policy Framework*

Ministry of Housing, Communities & Local Government *Planning practice guidance*, 2019, Historic environment

Sightline Landscape, May 2022. *Solar Farm near Stocking Pelham - Landscape and Visual Impact Assessment* (Appendix C - revised)

Sightline Landscape, February 2022. *Solar Farm near Stocking Pelham Landscape and Ecology Management Plan*, revision B



Appendices





Appendix 1

Landscape and Visual Impact Assessment, Appendix C Photomontages by Sightline Landscape (revised)



PELHAM SOLAR

APPENDIX 5.1, PART 1: PHOTOMONTAGES

November 2022





VIEWPOINT 2: View from PRoW 5/27 as it heads north along the access drive to the Pelham Substation

THE [REDACTED] VIEW

Direction of view: Northeast
 Distance to nearest site boundary: 5 m
 Elevation: 124 m AOD
 Grid reference: TL 45708 29178
 Date photo was taken: 20.01.2022

The photomontages have been produced in accordance with the Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals 17 September 2019. The image is an accurate representation of as the eye sees the view if the page is printed at A1 length and held 400 - 500 mm in front of the eye. The image can be curved to reflect the rotation of the head when taking in the view. The photograph was taken using a Sony Alpha Camera which has a full frame sensor, set in panoramic portrait mode with a Zeiss FE 24 lens set at a focal length of 50mm.



Viewpoint Location



VIEWPOINT 2: View from PRow 5/27 as it heads north along the access drive to the Pelham Substation

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED, WITH [REDACTED] ND HEDGE PLANTING SHOWN AS YEAR 1



VIEWPOINT 2: View from PRow 5/27 as it heads north along the access drive to the Pelham Substation

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED ONCE THE TREE AN [REDACTED] PLANTING HAS ESTABLISHED



View 5: from PRow 5/21 as it passes through

the Site THE EXISTING VIEW

Direction of view: West
Distance to nearest site boundary: 0 m
Elevation: 111 m AOD
Grid reference: TL 46174 29182
Date photo was taken: 16.10.2018



Viewpoint Location



View 5: from PRow 5/21 as it passes through the Site

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED, WITH
TR [REDACTED] DGE PLANTING SHOWN AS YEAR 1



View 5: from PRow 5/21 as it passes through the Site

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED
ON [REDACTED] TREE AND HEDGE PLANTING HAS ESTABLISHED



View 6: from field gate on The Street by Easingwell Pond

THE EXISTING VIEW



Direction of view: West
 Distance to nearest site boundary: 250 m
 Elevation: 108 m AOD
 Grid reference: TL 46842 29212
 Date photo was taken: 20.01.2022



Viewpoint Location



View 6: from a field gate on The Street by Easingwell Pond

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED, WITH TREE AND HEDGE PLANTING SHOWN AS YEAR 1





View 6: from a field gate on The Street by Easingwell Pond

**WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED SHOWING
7 TO 10 YEARS GROWTH**





View 7: from the southern end of The Street near the Crump (a dwelling with a nearby Scheduled Ancient Monument of the same name).

TH [REDACTED] G VIEW

Direction of view: West northwest
 Distance to nearest site boundary: 354 m
 Elevation: 120 m AOD
 Grid reference: TL 46919 28893
 Date photo was taken: 20.01.2022



Viewpoint Location



View 7: from the southern end of The Street near the Crump (a dwelling with a nearby Scheduled Ancient Monument of the same name).

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED, WITH TREE AND HEDGE PLANTING SHOWN AS YEAR 1



View 7: from the southern end of The Street near the Crump (a dwelling with a nearby Scheduled Ancient Monument of the same name).

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED SHOWING 7 TO 10 YEARS GROWTH



PELHAM SOLAR

APPENDIX 5.1, PART 2: PHOTOMONTAGES

November 2022





View 8: View from PRow 5/21 as it leaves the edge of Berden

THE EXISTING VIEW

Direction of view: West southwest
 Distance to nearest site boundary: 245 m
 Elevation: 104 m AOD
 Grid reference: TL 46766 29363
 Date photo was taken: 20.01.2022

The photomontages have been produced in accordance with the Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals 17 September 2019. The image is an accurate representation of as the eye sees the view if the page is printed at A1 length and held 400 - 500 mm in front of the eye. The image can be curved to reflect the rotation of the head when taking in the view. The photograph was taken using a Sony Alpha Camera which has a full frame sensor, set in panoramic portrait mode with a Zeiss FE 24 lens set at a focal length of 50mm.





View 8: View from PRow 5/21 as it leaves the edge of Berden

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED, WITH TREE AND HEDGE PLANTING SHOWN AS YEAR 1





View 8: View from PRow 5/21 as it leaves the edge of Berden

**WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED ONCE THE TREE
AND HEDGE PLANTING HAS ESTABLISHED**





View 10: View from the Pelham Road where it is met by PRoW 5/62, also the location of the existing farm access

THE EXISTING VIEW

Direction of view: Southeast
Distance to nearest site boundary: 11 m Elevation: 114 m AOD
Grid reference: TL 46172 29672
Date photo was taken: 20.01.2022





View 10: from the Pelham Road where it is met by PRow 5/62, also the location of the existing farm access

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED, WITH TREE AND HE [REDACTED] TING SHOWN AS YEAR 1



View 10: from the Pelham Road where it is met by PRow 5/62, also the location of the existing farm access

WI [REDACTED] PROPOSED SOLAR FARM PHOTOMONTAGED ONCE THE TREE AND HEDGE PLANTING HAS ESTABLISHED



View 11: from the Pelham Road east of View 10

THE EXISTING VIEW

Direction of view: Southwest
Distance to nearest site boundary: 12 m Elevation: 112 m AOD
Grid reference: TL 45913 29565
Date photo was taken: 20.01.2022





View 11: from the Pelham Road east of View 10

WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED, WITH TREE AND HEDGE PLANTING SHOWN AS YEAR 1





View 11: from the Pelham Road east of View 10

**WITH THE PROPOSED SOLAR FARM PHOTOMONTAGED ONCE THE TREE AND HEDGE
PLA █████ AS ESTABLISHED**



View 14: from PRoW 5/29 which crosses slightly elevated ground south of the site

THE EXISTING VIEW

Direction of view: South southeast
Distance to nearest site boundary: 432 m
Elevation: 116 m AOD
Grid reference: TL 45761 29946
Date photo was taken: 20.01.2022





View 14: from PRow 5/29 which crosses slightly elevated ground south of the site

WIT [REDACTED] PROPOSED SOLAR FARM PHOTOMONTAGED, WITH TREE
AN [REDACTED] E PLANTING SHOWN AS YEAR 1



View 14: from PRow 5/29 which crosses slightly elevated ground south of the site

WIT [REDACTED] PROPOSED SOLAR FARM PHOTOMONTAGED, WITH TREE
AN [REDACTED] PLANTING SHOWN AS YEAR 1



Appendix 2

Additional Visualisations in *Heritage Setting Report* by Sightline Landscape



BERDEN HALL FARM SOLAR

APPENDIX 5.2: ILLUSTRATIVE MATERIAL FOR ASSESSING THE EFFECT OF THE SOLAR FARM ON HERITAGE ASSETS

November 2022



INTRODUCTION

This report provides further illustrative material to allow the effect of the Proposed Solar Farm on key historical assets to be assessed, in particular:

- 1) Church of St Nicholas (NHLE: 1170264) Grade I listed.
- 2) Berden Hall (NHLE: 1112468) Grade II*.
- 3) Granary North-East of Berden Hall (NHLE: 1306141) Grade II
- 4) The Crump and Former Barn (now a room) adjoining to North-West (NHLE: 1112471)
- 5) BERDEN PRIORY (NHLE: 1112470) Grade: II*
- 6) Ring fort discovered during archaeological survey work as part of the application.

The relationship of these assets to the Proposed Solar Farm is illustrated in Figure 1.

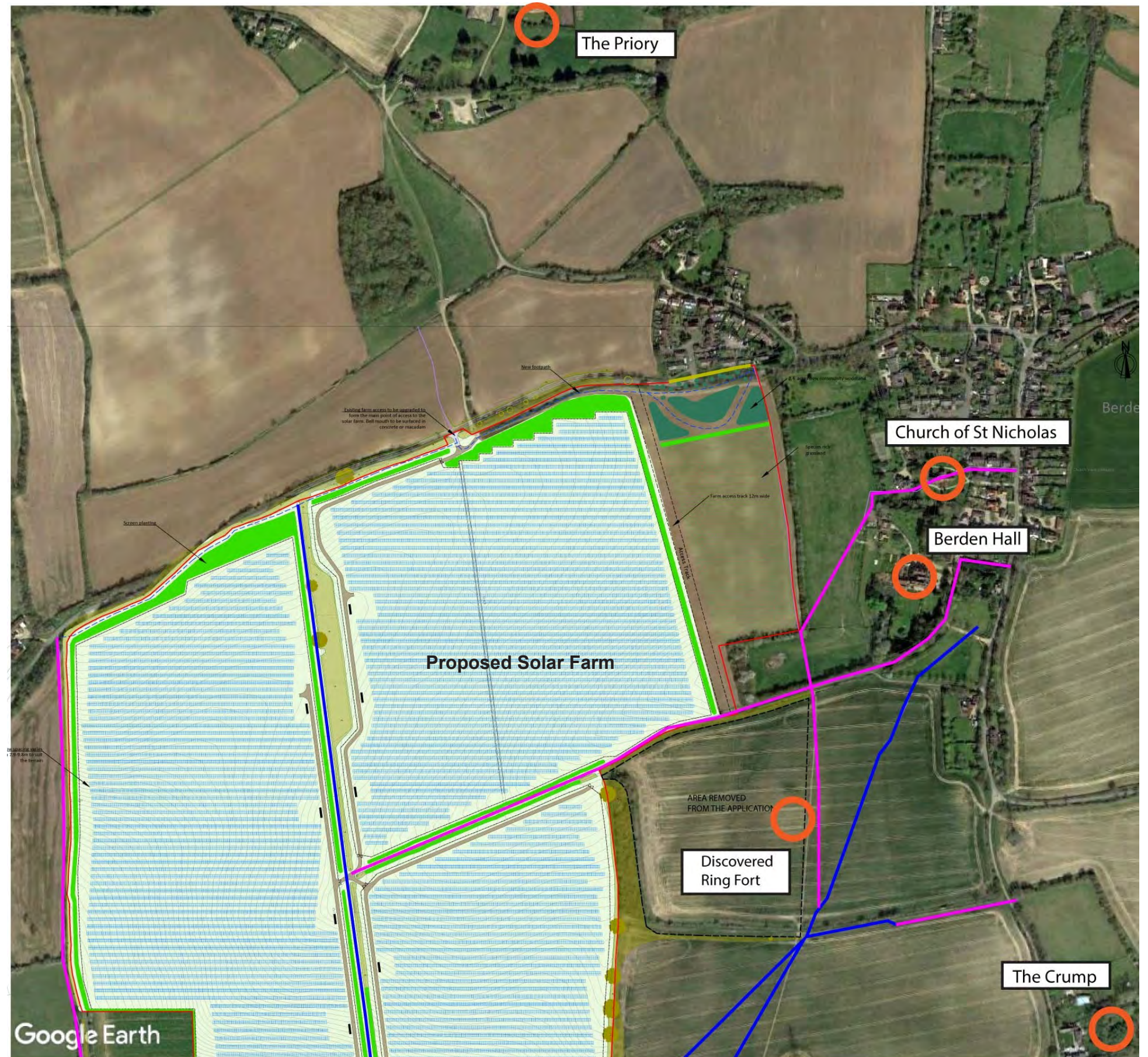


Figure 1: Location Plan



The Church of St Nicholas: View 1 from the east side of the church yard looking west

The church is separated from the solar farm by:

- A line of tree cover on the west side of the churchyard.
- A detached dwelling with tree cover on its west boundary.
- A 100m wide field with a mature hedge west of the dwelling.
- A 122m wide field and a proposed native hedge with trees along the east side of the solar farm.

As a result, the setting of the church is protected by multiple layers of screening., as the following photographs and photomontages illustrate.

Note:

Photographs in this report were taken on the 29th September 2022 using a Sony Alpha camera, set at a height of 1.5m above ground level. The camera has a full frame sensor and was set in panoramic mode, 50mm focal length, in portrait, to show the context of the setting.





This photograph from the adjacent field to the west (not the field in which the solar farm is proposed, which is further west) illustrates how the church is set behind a detached dwelling within tree cover, which restrict views from the churchyard.



The view illustrates how the hedge on the west side of the field screens the field in which the solar farm will lie from view. The solar farm will be set 122m back from the hedge, separated by a proposed native hedge with trees.



The solar farm will lie behind the hedge, out of view. It has been photomontaged in outline (blue dashed line) to show its massing and extent beyond the hedge. A further layer of screening will be provided by native hedge and tree planting.





A plantation of birch trees provides substantial protection to the settings of the church and Berden Hall and this will increase as the trees gain stature.



The view from the western edge of the birch plantation which protects the setting of Berden Hall. The fields in which the solar panels will be located are screened in summer by mature hedge and tree cover.



The solar farm will be screened in summer by the vegetation and will be barely visible in winter. The wire frame overlay indicates the extent and scale of the solar farm behind the hedges.



Illustrating the level of screening provided by the hedge. The solar farm will be visible through the gap in the hedge, but not from the curtilage of the hall.





The church and hall are not visible. The panels will extend across the ploughed field as far as the grass unploughed section.



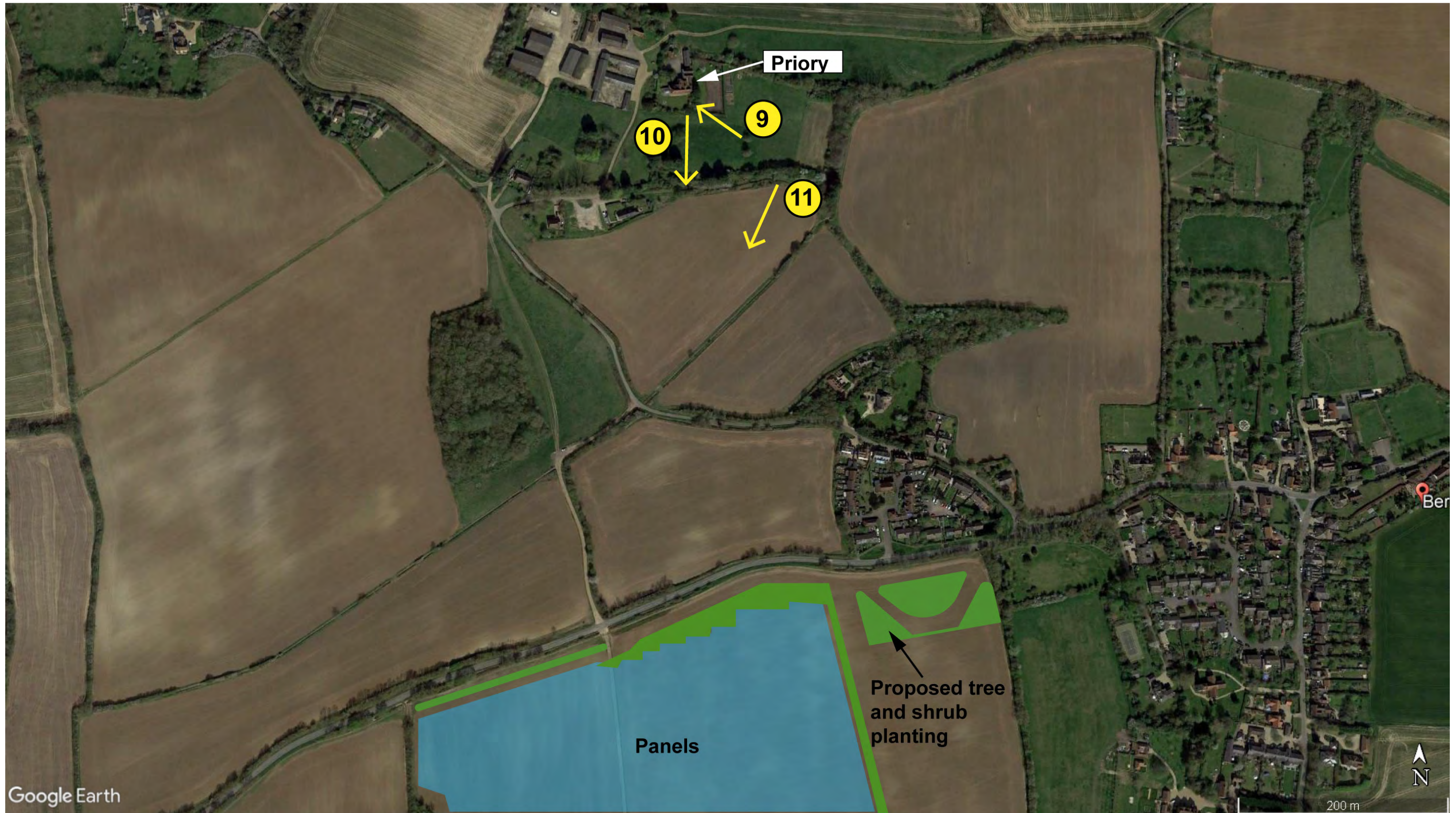
The outline of the panels is superimposed across the field. It is proposed to plant a native hedge in front of the panels to screen them from view.





The Crump is an earthwork which lies behind a dwelling called 'The Crump', and is shrouded in the trees that grow over and around it. In this view it is also screened by hedgerow trees. The Crump is not visible as a feature from the surrounding countryside.

The ring fort lies within the foreground field but has been ploughed over for many years and only exists below ground. It is not a visible feature within the landscape. This field has been removed from the application as a result of the discovery to avoid any adverse effects that might otherwise have arisen as a result of the solar farm.







The proposed solar farm will lie 490m to the south of the priory, screened by tree cover and rising ground.



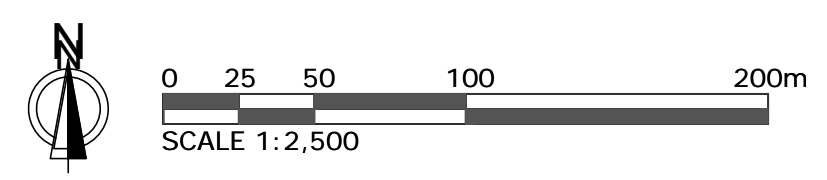
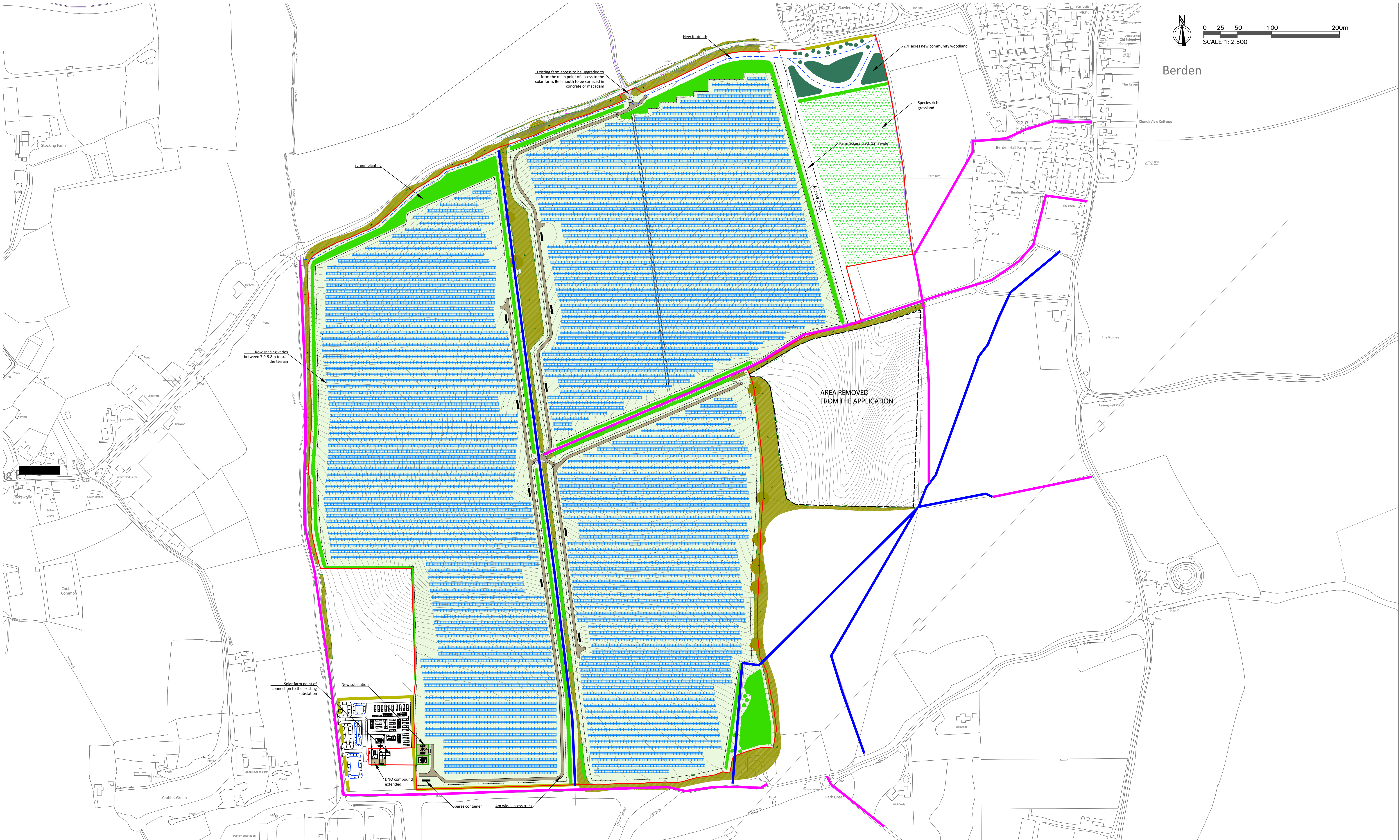
This is the view from the south side of the hedge and tree cover in front of the Priory, illustrating how there will be no inter-visibility between the Priory and the proposed solar farm.



Appendix 3

Block Plan and Planting Plan (revised)





Berden

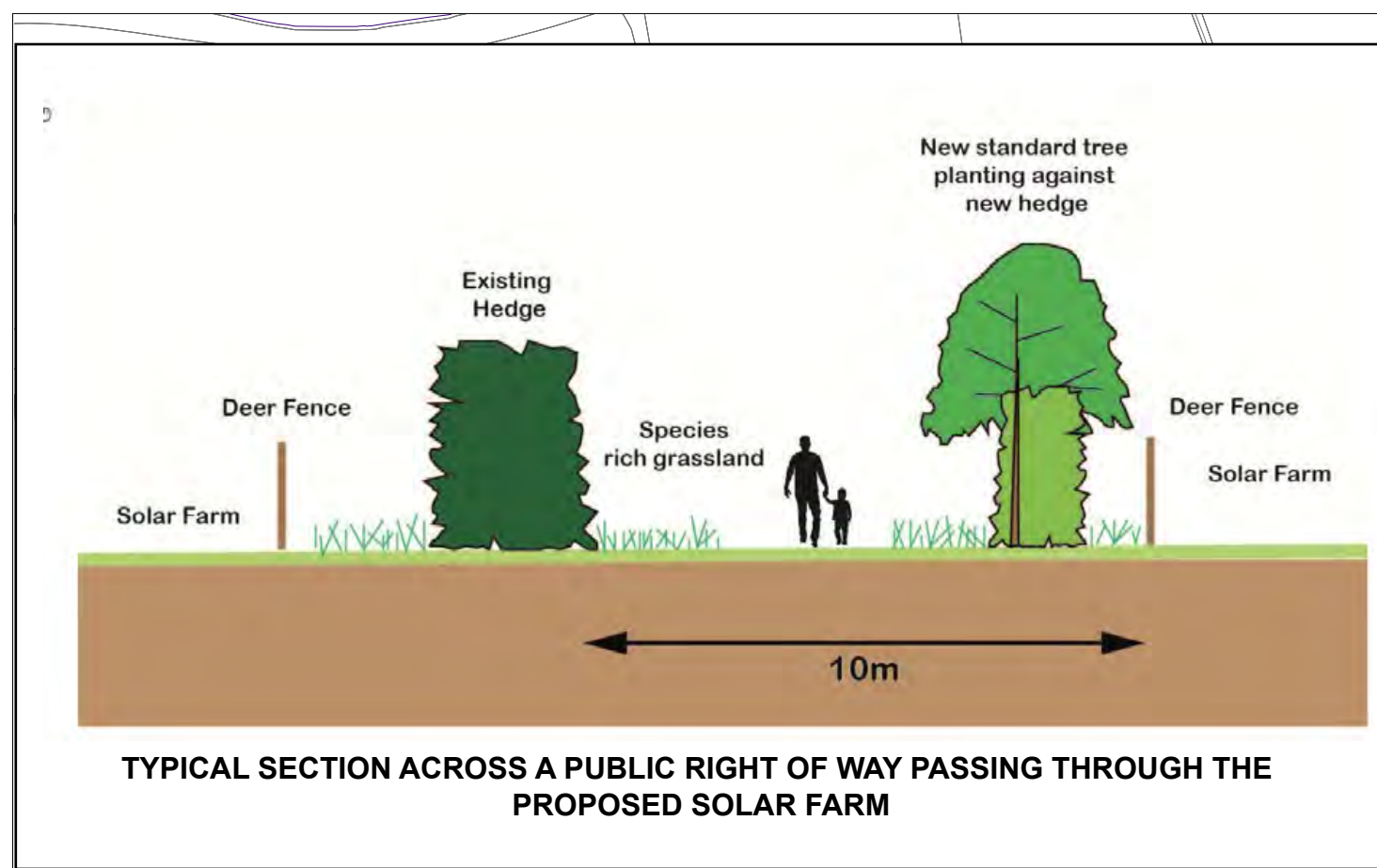


- | | | | | |
|----------------------------------|---------------------------------------|-----------------------------|---------------------------------------|------------------|
| Site boundary | Existing woodland and hedges | New woodland and hedges | Wildflower meadow grassland | Footpath |
| Proposed solar panels | New woodland and hedges | Wildflower meadow grassland | Area of land omitted from application | Restricted Byway |
| Public Right of Way | Proposed stone access tracks | New public footpath | | |
| 2m high post and wire deer fence | Transformer substation (10 no. total) | | | |

Revision	Date	Comment
A	06.10.22	Definitive Rights of Way highlighted
B	02.11.22	The scheme has been altered to omit panels in the easternmost field to avoid potential impacts on buried archaeology and the red line has been altered to remove this land from the application.

ON BEHALF	
Statera	
DATE	28th January 2022
SCALE	1 : 2,500 @ A1
DWG No	375_MP_03_Rev B
APPROVED	CMcD

PROJECT	
Proposed Solar Farm, Stocking Pelham, Essex	
TITLE	
Block Plan	



TYPICAL SECTION ACROSS A PUBLIC RIGHT OF WAY PASSING THROUGH THE PROPOSED SOLAR FARM

SWARD ESTABLISHMENT

The sward inside the deer fence is to be sown with a Solar Park Permanent Grassland – Low Maintenance (Ref: MIXSPGG) at a rate of 25 Kg per hectare, available from Cotswold Grass Seeds Direct (<https://www.cotswoldseeds.com>) or similar mix from another supplier to approval.

The woodland areas are to be sown with PIAB1 The Operation Pollinator Mix (Just Legumes) Ref: MIXOPANTS at a rate of 12.5 Kg per hectare, available from Cotswold Grass Seeds Direct or another supplier of a similar product to approval.

All areas outside the deer fence but within the Site are to be sown with: Chalk & Limestone Soil Mixture (Ref: Ref: MIXCHA) at a rate of 25 Kg per hectare available from Cotswold Grass Seeds Direct or another supplier of a similar product to approval.

ESTABLISHMENT AND MAINTENANCE

The contractor shall follow the tasks set out in the Landscape and Ecological Management Plan (Sightline Landscape 2022) for the establishment and maintenance of the trees, woodland, hedges and swards.

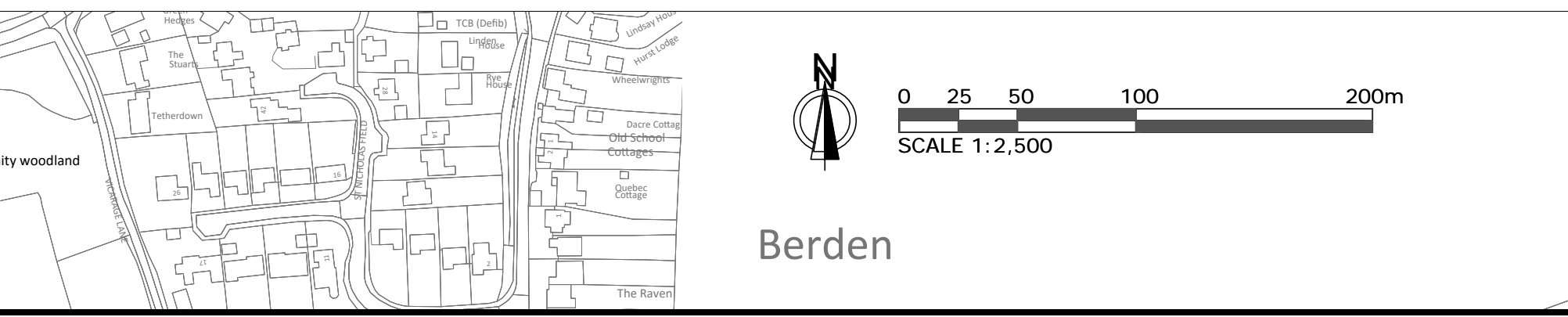
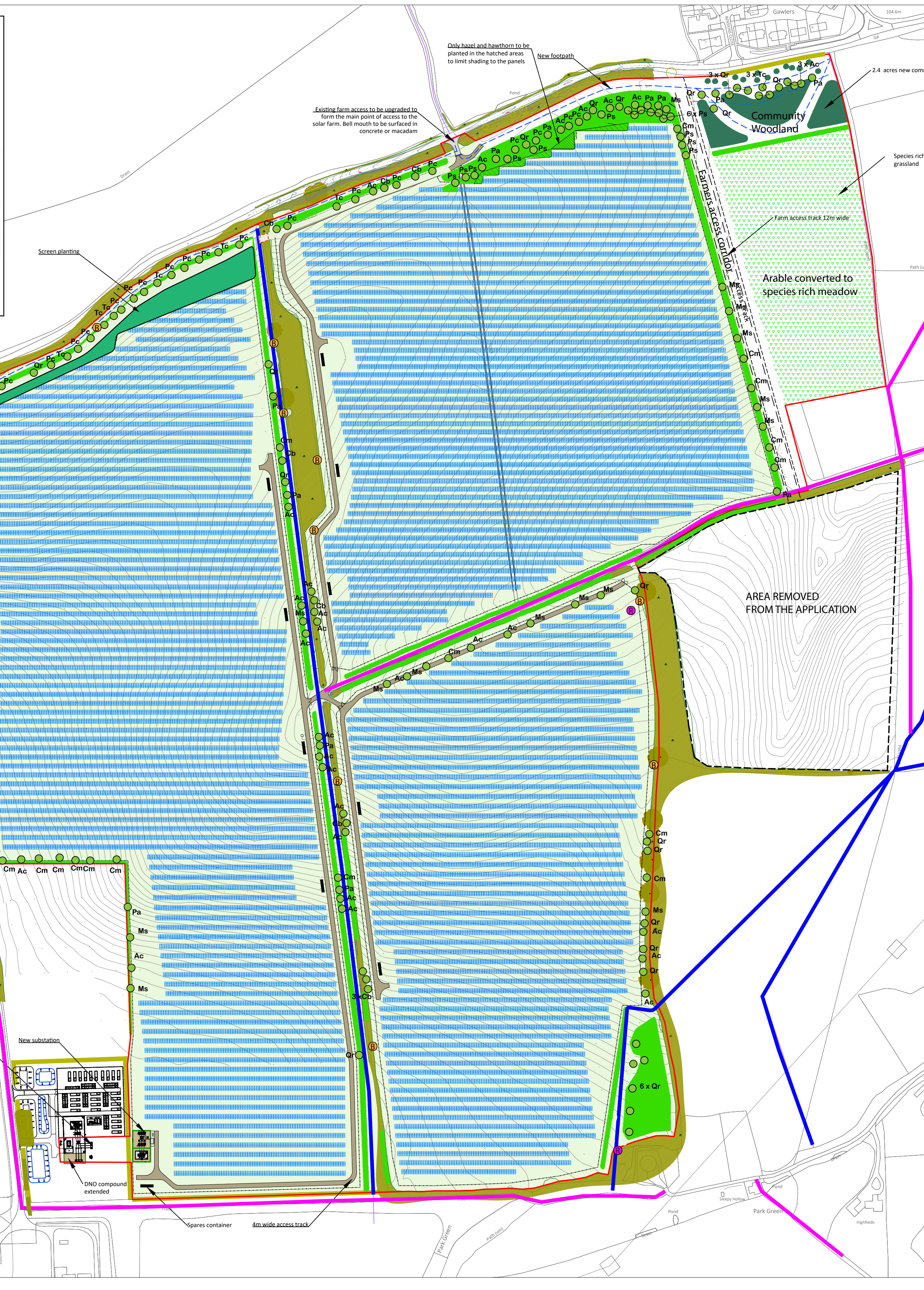


LANDSCAPE STRATEGY

Visual analysis indicates that the proposed solar farm will be well screened by existing tree and hedge cover which lies to the south and west. The more open areas to the east will be screened by hedge and tree planting. The most significant views will be from Ginns Road and higher ground further north. For this reason, it is proposed to plant woodland buffers along the northern edge to augment the existing roadside tree cover and a new hedge which has recently been planted by the landowner. As well as the woodland planting some individual fast-growing trees have been specified to ensure the views from the north are screened as rapidly as possible. Blocks of woodland planting along the eastern edge will screen the solar farm from Berden, nearby footpaths and in long distant views from high ground to the east.

The public rights of way which will pass through the solar farm will be maintained on their current alignment, set within 10 m wide corridors, within which native hedge planting will screen the solar farm from view when in leaf (see inset above). Tall stature trees will be planted where space and shading issues allow, while on other boundaries smaller stature species such as hawthorn and field maple will be planted. The proposed planting will leave a legacy of tree and hedge cover across the Site once the solar farm has been decommissioned.

The slight north facing slope means that the panels will be spaces sufficiently far apart, which combined with the short solar farm grass mix, will provide good nesting opportunities for skylark nesting. The grass sward will also allow sheep grazing within the solar farm if appropriate/practical. Species rich grassland will be specified around the margins and 2.7 hectares of permanent meadow will be established on land outside the array to the east.



PLANTING SCHEDULES AND SPECIFICATIONS

WOODLAND PLANTING				
Latin Name	English Name	Size	Specification	%
<i>Acer campestre</i>	Field Maple	60 - 80 cm high	Bare root	10
<i>Acer campestre</i>	Field Maple	1.2 - 1.5 m high	Bare root feathered tree	5
<i>Carpinus betulus</i>	Hornbeam	0.9 - 1.5 m high	Bare root feathered tree	4
<i>Carpinus betulus</i>	Hornbeam	60 - 80 cm transplant	Bare root 1+1	7
<i>Corylus avellana</i>	Hazel	60 - 80 cm high	Bare root 1+1	25
<i>Crataegus monogyna</i>	Hawthorn	45 - 60 cm high	Bare root 1+1	17
<i>Malus sylvestris</i>	Crab apple	60 - 80 cm transplant	Bare root transplant 1+1	4
<i>Prunus avium</i>	Cherry	0.9 - 1.2 m high	Bare root feathered tree	4
<i>Prunus avium</i>	Cherry	60 - 80 cm transplant	Bare root 1+1	5
<i>Quercus robur</i>	Oak	0.9 - 1.2 m high	Bare root feathered tree	2
<i>Quercus robur</i>	Oak	45 - 60 cm transplant	Bare root 1+1	8
<i>Tilia cordata</i>	Small leaved lime	0.9 - 1.2m high	Bare root feathered tree	4
<i>Tilia cordata</i>	Small leaved lime	60 - 80 cm transplant	Bare root 1+1	5
				100

HEDGE PLANTING				
Latin Name	English Name	Size	Specification	%
<i>Acer campestre</i>	Field maple	60 - 80 cm high	Bare root 1+1	30
<i>Crataegus monogyna</i>	Hawthorn	45 - 60 cm high	Bare root 1+1	25
<i>Carpinus betulus</i>	Hornbeam	60 - 80 cm high	Bare root 1+1	13
<i>Cornus sanguinea</i>	Dog wood	60 - 80 cm high	Bare root 1+1	7
<i>Corylus avellana</i>	Hazel	60 - 80 cm high	Bare root 1+1	12
<i>Lonicera periclymenum</i>	Honeysuckle	60 - 90cm high	2 litre container grown	1
<i>Ilex aquifolium</i>	Holly	20- 40 cm high	2 litre Container grown	2
<i>Rosa canina</i>	Dog Rose	60 - 80 cm high	Bare root 1+1	5
<i>Viburnum opulus</i>	Guelder Rose	60 - 80 cm high	Bare root 1+1	5
				100

INDIVIDUAL TREE PLANTING				
Latin name	English Name	Size	Specification	Code
<i>Acer campestre</i>	Field Maple	Standard Tree	8 - 10 cm girth 2.5 - 3.0m high	Ac
<i>Crataegus monogyna</i>	Hawthorn	Standard Tree	8 - 10 cm girth 2.5 - 3.0m high	Cm
<i>Carpinus betulus</i>	Hornbeam	Standard Tree	8 - 10 cm girth 2.5 - 3.0m high	Cb
<i>Malus sylvestris</i>	Crab apple	Standard Tree	8 - 10 cm girth 2.5 - 3.0m high	Ms
<i>Prunus avium</i>	Cherry	Standard Tree	8 - 10 cm girth 2.5 - 3.0m high	Pa
<i>Populus canadensis 'Robusta'</i>	Poplar	Standard Tree	2.5 - 3.0 m high feathered tree	Pc
<i>Quercus robur</i>	Oak	Standard Tree	8 - 10 cm girth 2.5 - 3.0m high	Qr
<i>Tilia cordata</i>	Small leaved lime	Standard Tree	8 - 10 cm girth 2.5 - 3.0m high	Tc
<i>Pinus nigra</i>	Scots Pine	Specimen	1.25 - 1.5 m high container grown	Ps

EXISTING VEGETATION

Any necessary works being undertaken within close proximity to the retained tree and hedgerows should be carried out in accordance with BS 3998:2010 Tree work and Recommendations, BS 5837:2012 Trees in Relation to Design Demolition and Construction and NJUG 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees and in consultation with the Tree Protection Plan for the Site. Tree and hedgerow protection measures shall be put in place prior to the start of the main construction works.

PREPARATION

On completion of the construction of the solar farm infrastructure all deleterious construction materials and waste products shall be removed from site. Liaise with the main contractor operator on health and safety requirements, particularly in relation to any excavations near buried electrical cables.

Make good any damaged/disturbed areas by infilling with topsoil previously stripped from hardstanding areas within the site, grading out and cultivating to marry in with existing levels. Areas to be planted shall have a minimum depth of 350 mm topsoil. If less than this, make up the deficit with topsoil from the site strip. By mechanical means, relieve any compaction or areas of poor drainage arising from the construction works

PROPOSED PLANTING

Planting to be supplied in accordance with BS 3936-1:1992 Nursery Stock. specification for trees and shrubs, BS 3936-4:2007 Nursery Stock, BS 8545:2014 Trees: from nursery to independence in the landscape. All landscaping works to be in accordance with BS4428:1989 "General Landscaping Works." All planting should be UK grown and, where possible, sourced from local provenance certified stock. Planting to take place during the months of November to March, preferably before January and at a time when the soil is not frozen or waterlogged.

Trees and hedges will be planted into arable farmed soil. Transplants to be notch planted and trees to be pit planted with the pit being the depth of the rootball and 20% wider than the rootball. Backfill with existing site soil.

WOODLAND PLANTING

Transplants and feathered trees for the woodland area shall be planted in a loose grid at 2.25m centres. Species shall be randomly mixed and feathered trees and transplants to be evenly distributed across the woodland area. Transplants to be protected with biodegradable, staked deer shelters. Feathered trees are to be fixed to a 50 mm dia. stake, driven in until firm. Once the woodland has been planted it is to be sown with a legume rich seed mix designed for pollinators, such as AB1 The Operation Pollinator Mix (Just Legumes) Ref: mixopants available from Cotswolds Grass Seeds Direct or another supplier to approval.

HEDGE PLANTING

Hedges are to comprise three staggered rows of plants. The first row is to be planted 2.5 m from the deer fence and the rows are to be 400mm apart with plants within rows at 600 mm centres. Species are to be randomly mixed along the lengths. Protect transplants with spiral rabbit guards and a cane.

INDIVIDUAL TREE PLANTING

Trees are to be planted in the positions shown with the specific species as indicated on the plan. Trees are to be double staked either side of the rootball with a looped webbing with spacers between the stakes and tree. Stakes to be driven in until firm and typically 0.9 – 1.2 metres above ground.

<ul style="list-style-type: none"> Site boundary Proposed solar panels Public Right of Way 2m high post and wire deer fence 	<ul style="list-style-type: none"> Existing woodland and hedges New woodland and hedges Proposed stone access tracks Transformer substation (10 no. total) Area of woodland on the northern edge where only hazel and hawthorn to be planted to prevent shading to panels 	<ul style="list-style-type: none"> New community woodland Wildflower meadow grassland New public footpath Area of land omitted from application 	<ul style="list-style-type: none"> Footpath Restricted Byway 1.5 x 1.5 x 0.75 m high pile of dead wood from the site to enhance the habitat for reptiles and invertebrates A bird box is to be installed at these locations. The exact position to be determined by an ecologist. Qr Individual standard trees (See Schedule for tree species codes)
---	---	--	--

Revision	Date	Comment
A	08.11.22	Definitive Rights of Way highlighted. The scheme has been altered to omit panels in the easternmost field to avoid potential impacts on buried archaeology and the red line has been altered to remove this land from the application. Skylark plots removed and replaced with off site plots as mitigation.

ON BEHALF
Statera

DATE 28th January 2022
SCALE 1 : 2,500 @ A1
DWG No 375_MP_04_Rev A
APPROVED CMcD

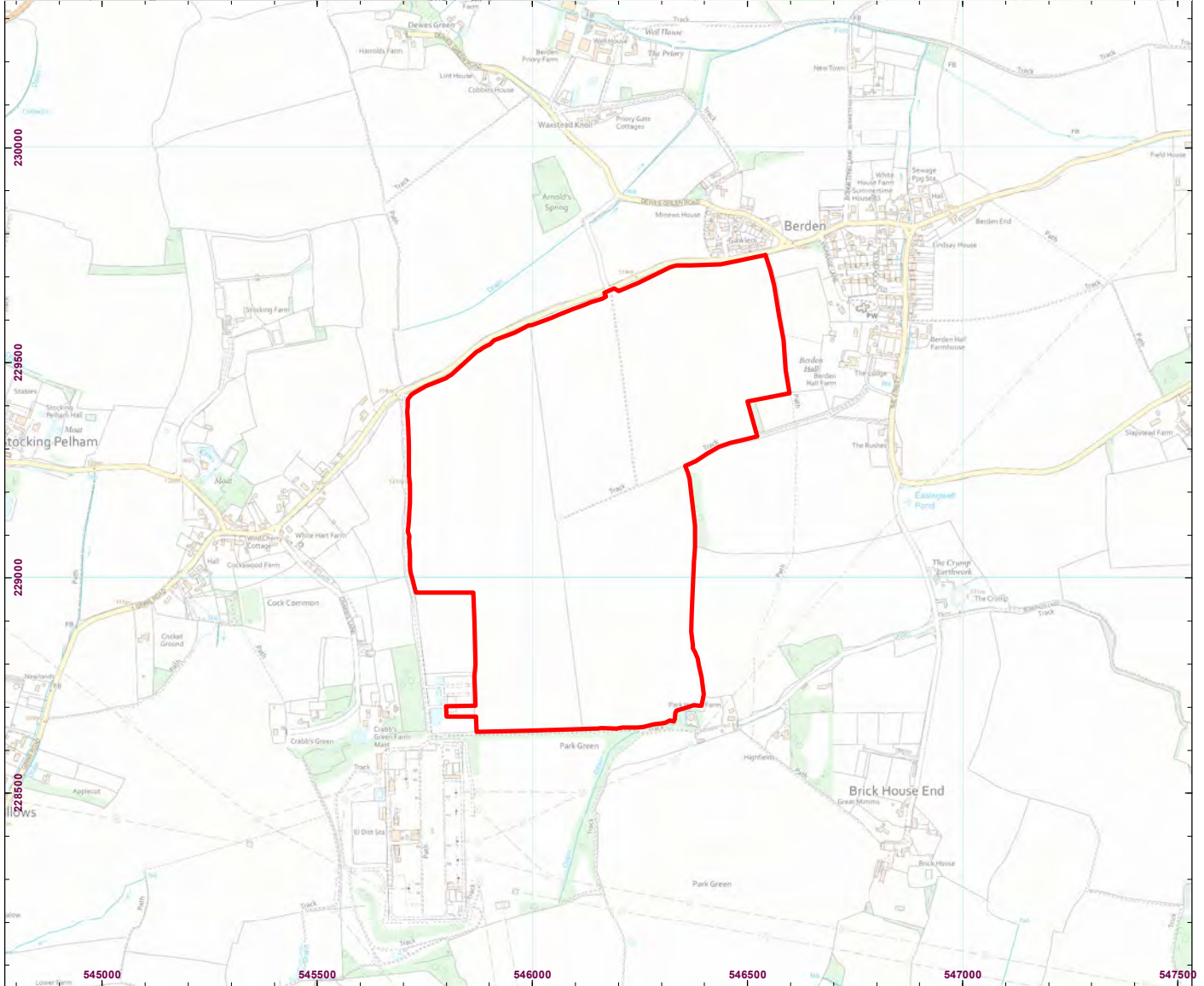
PROJECT
Proposed Solar Farm, Stocking Pelham, Essex

TITLE
Planting Plan

Figures (revised)

Figure 1	Site location
Figure 2	Designated heritage assets within the defined study area
Figure 3	HER Plots within the defined study area
Figure 4	1777 Chapman & Andre
Figure 5	1783 Map of the Parish of Berden
Figure 6	1800 OSD
Figure 7	1839 Berden Tithe Map
Figure 8	1877 Ordnance Survey 1:10,560
Figure 9	1896-98 Ordnance Survey 1:10,560
Figure 10	1919-23 Ordnance Survey 1:10,560
Figure 11	1946-47 Ordnance Survey 1:10,560
Figure 12	1951-52 Ordnance Survey 1:10,560
Figure 13	1981 Ordnance Survey 1:10,000
Figure 14	1993 Ordnance Survey 1:10,000
Figure 15	Historic Landscape Characterisation
Figure 16	2020 Aerial Photograph (Google Earth)





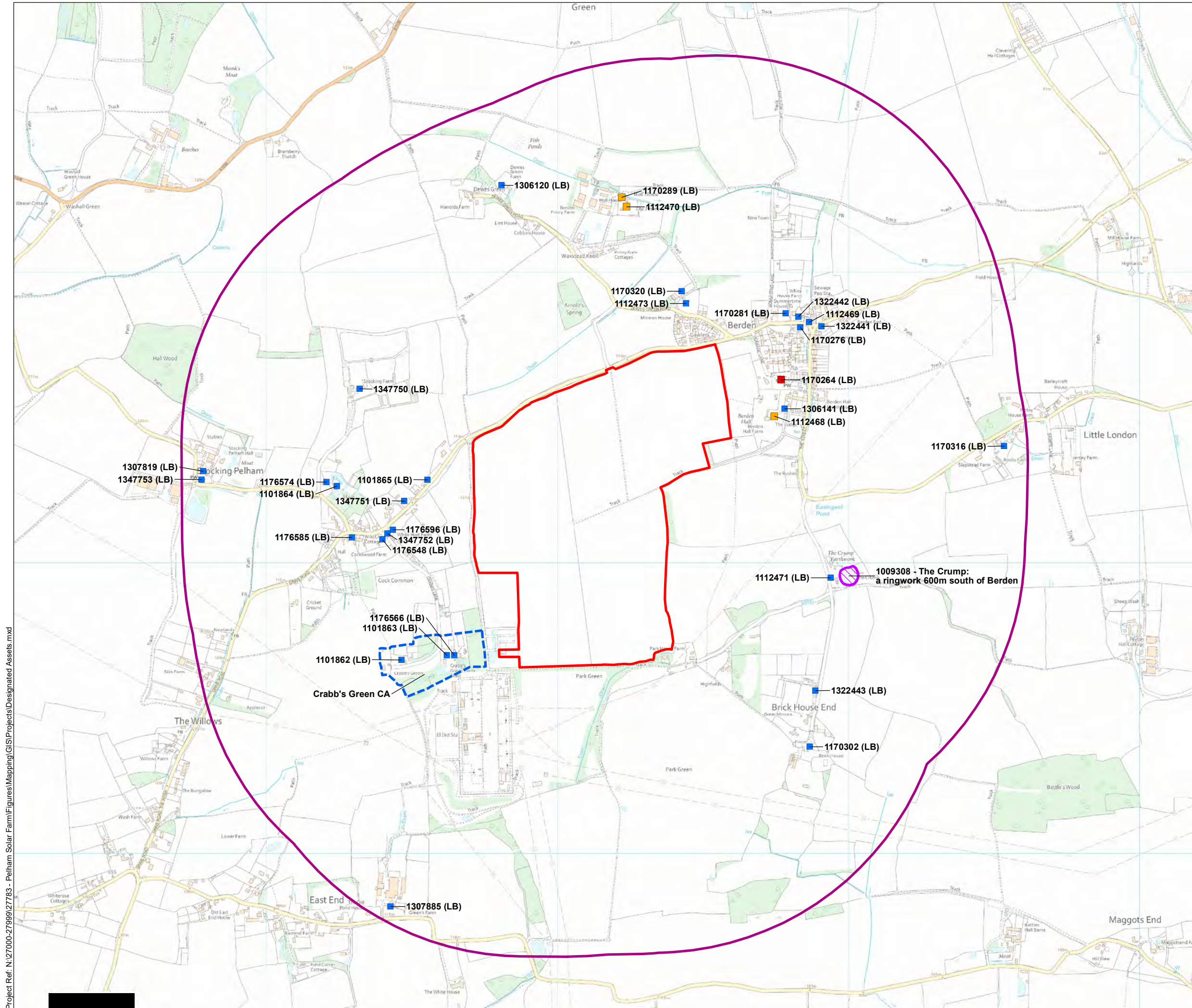
 Site Boundary



0 200 400m
Scale at A4: 1:15,000



Figure 1
Site Location



Legend

- Site Boundary
- Search Radius 1km
- Designated Heritage Assets:**
- Scheduled Monument
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area

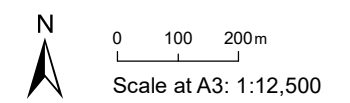
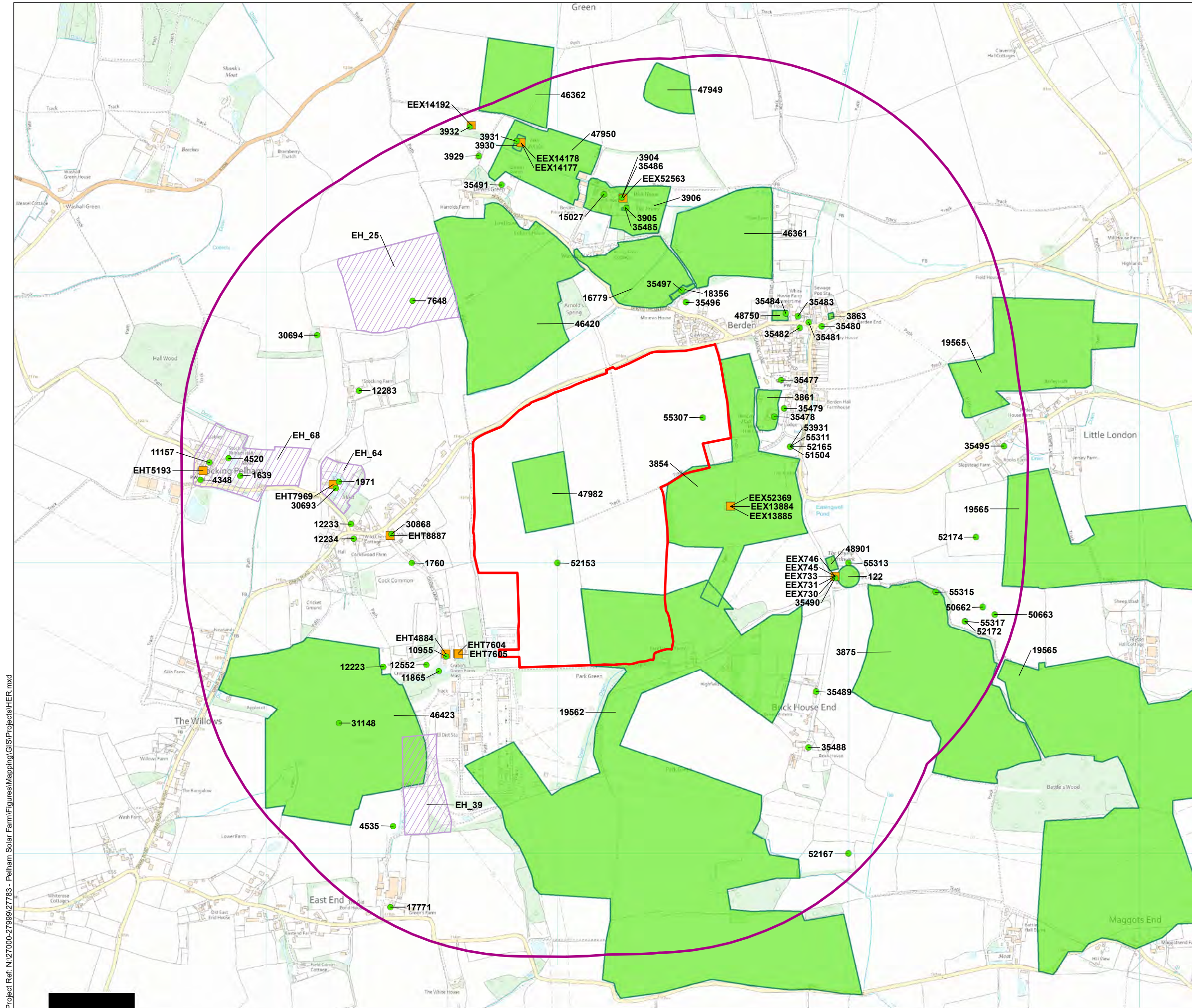


Figure 2
Designated Heritage Assets

Project Ref: N:\27000-27999\27783 - Pelham Solar Farm\Figures\Mapping\GIS\Projects\Designated Assets.mxd



Legend

- Site Boundary
- Search Radius 1km
- Non-designated Heritage Assets:**
- Area of Archaeological Significance (HERts)
- HER Feature (Point)
- HER Feature (Polygon)
- Previous Archaeological Work:**
- HER Event (Point)

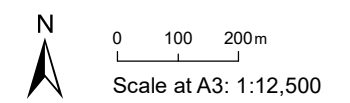
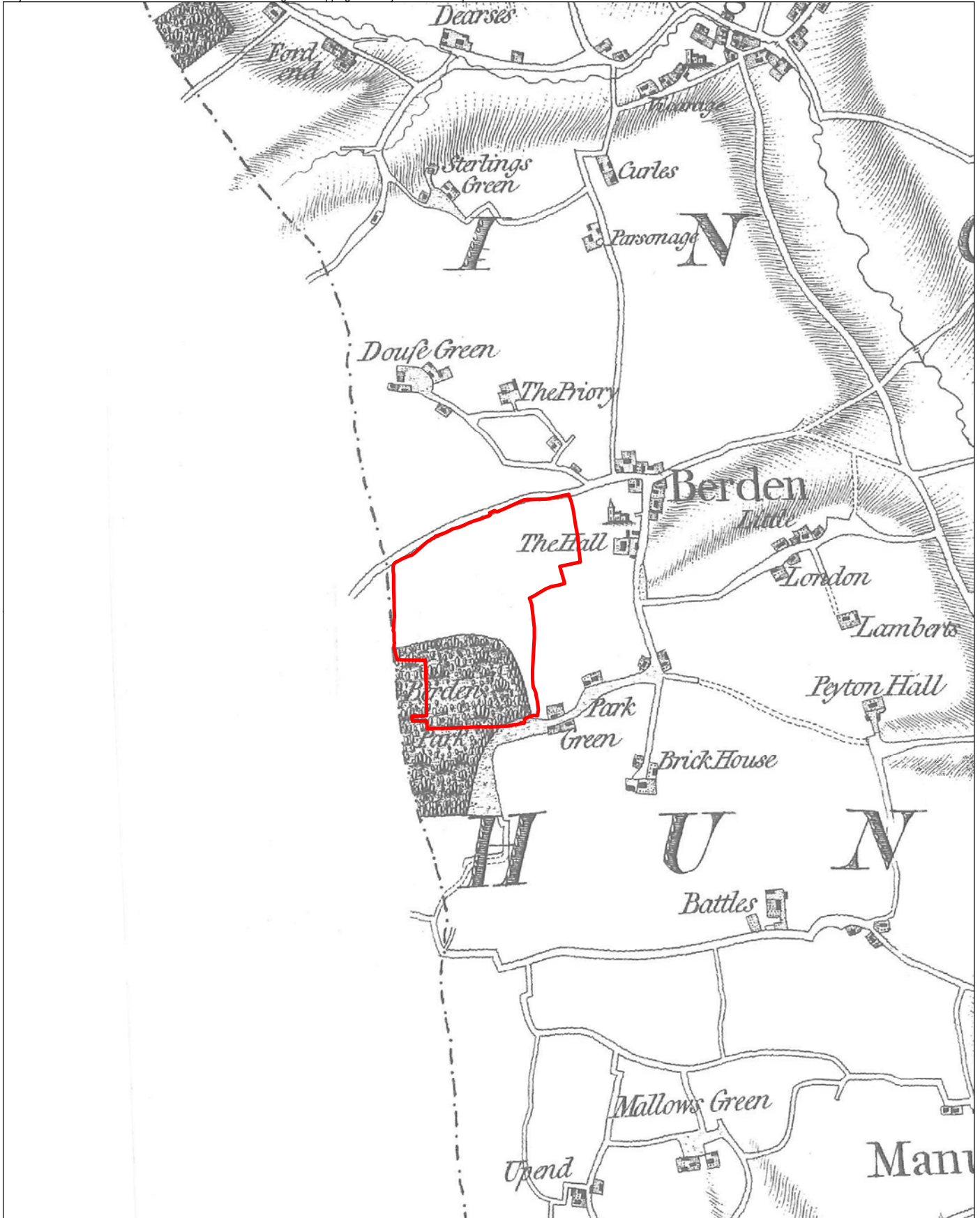



Figure 3
HER Plot

Project Ref: N:\27000-27999\27783 - Pelham Solar Farm\Figures\Mapping\GIS\Projects\HER.mxd



 Approximate Site Location

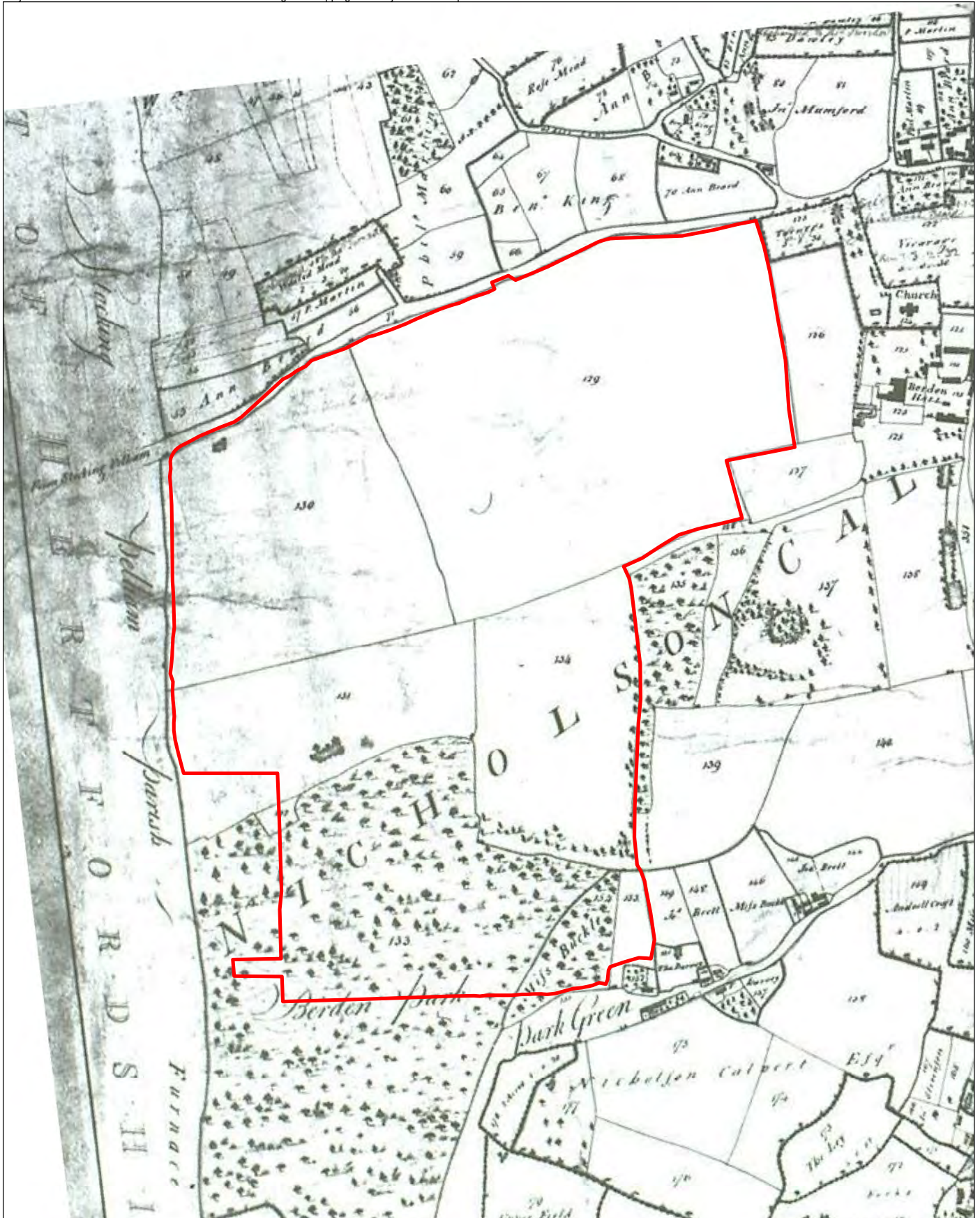



0 250 500 750m
Scale at A4: 1:25,000 approx.



Figure 4

1777 Chapman & Andre



 Approximate Site Location

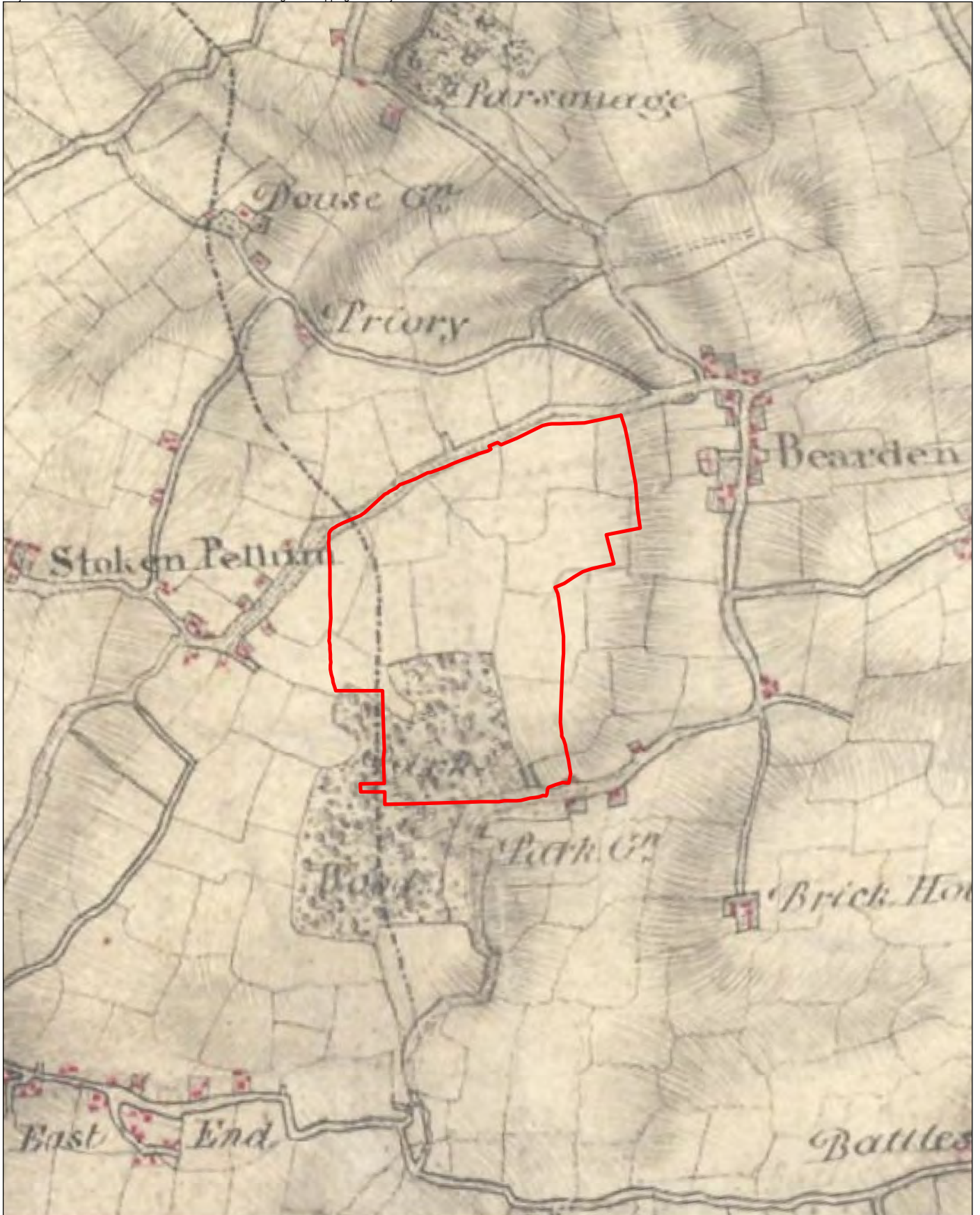



0 75 150 225m
Scale at A4: 1:7,500 approx.



Figure 5

1783 Map of the Parish of Berden



 Approximate Site Location

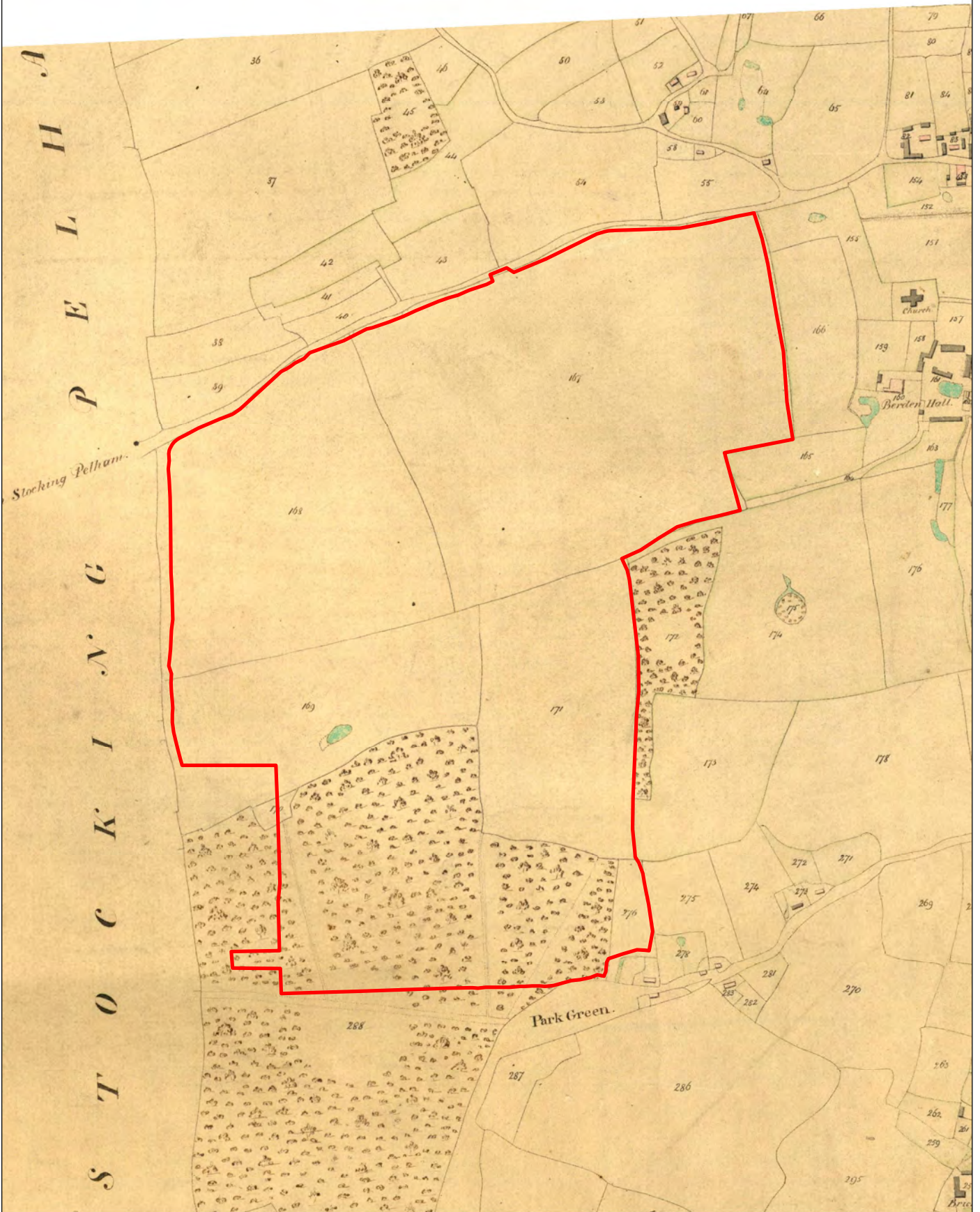


0 150 300 450m
Scale at A4: 1:15,000 approx.



Figure 6

1800 OSD



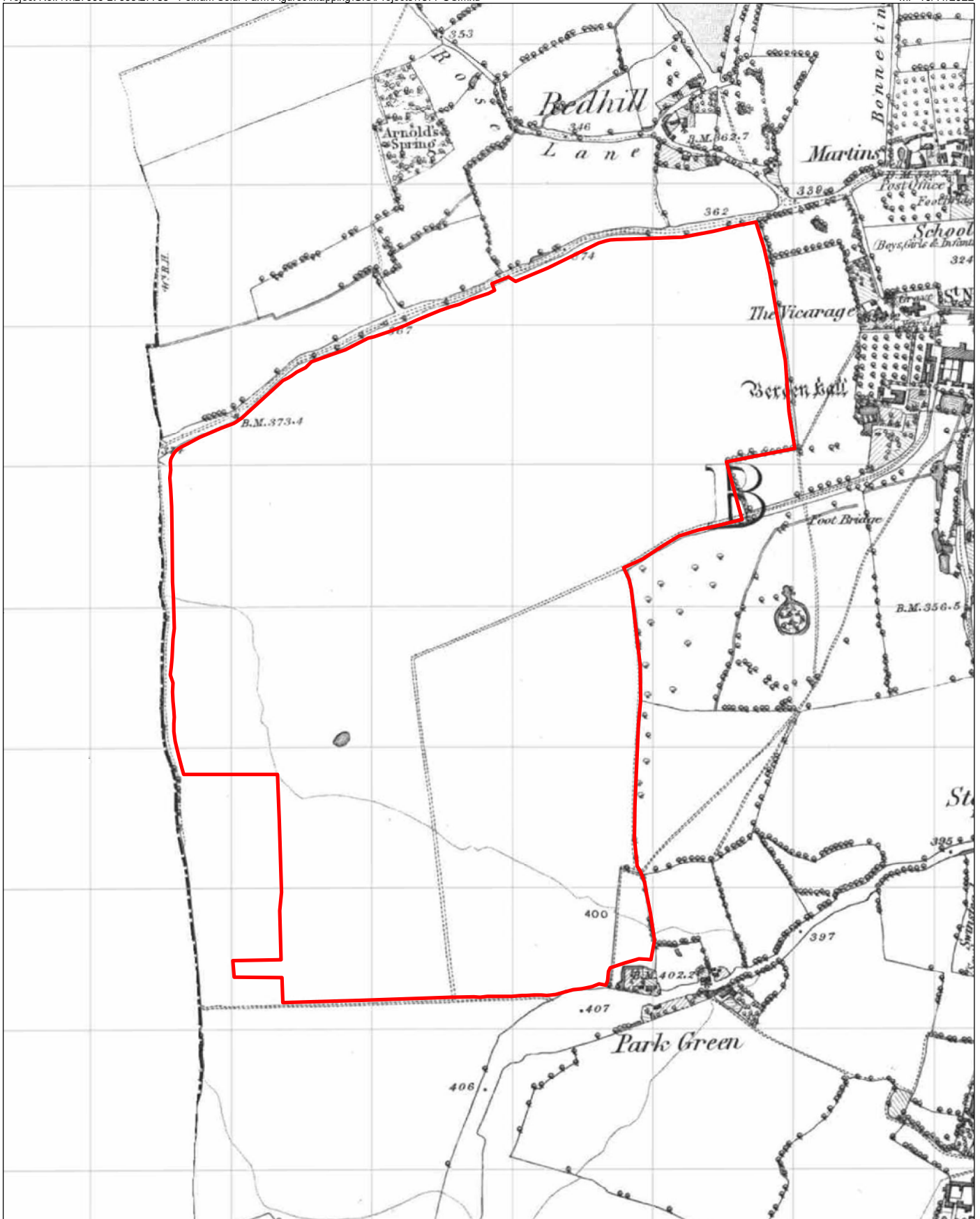
 Site Boundary



0 75 150 225m
Scale at A4: 1:7,500



Figure 7
1839 Berden Tithe Map



 Site Boundary

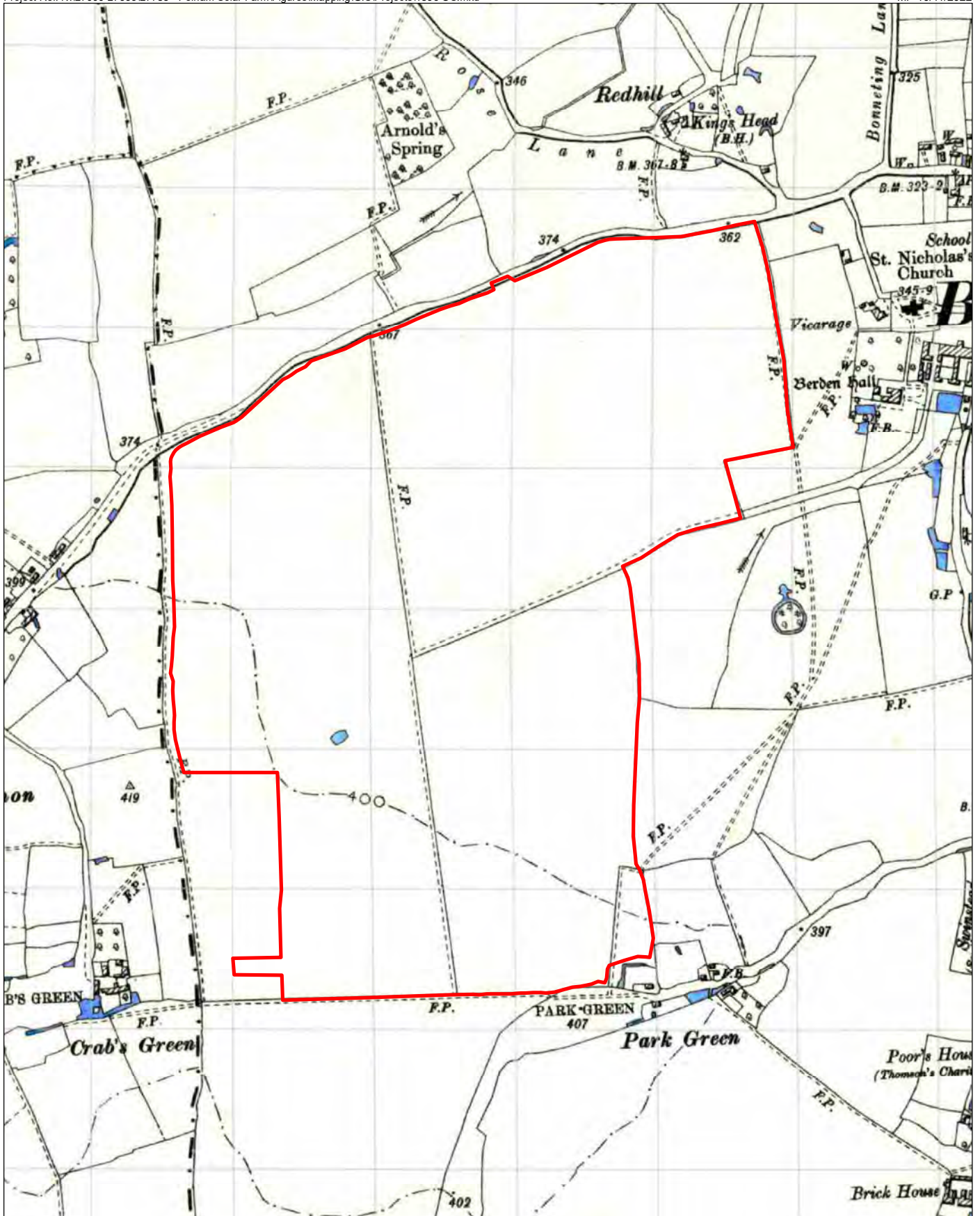


0 75 150 225m
Scale at A4: 1:7,500



Figure 8

1877 Ordnance Survey 1:10,560



 Site Boundary

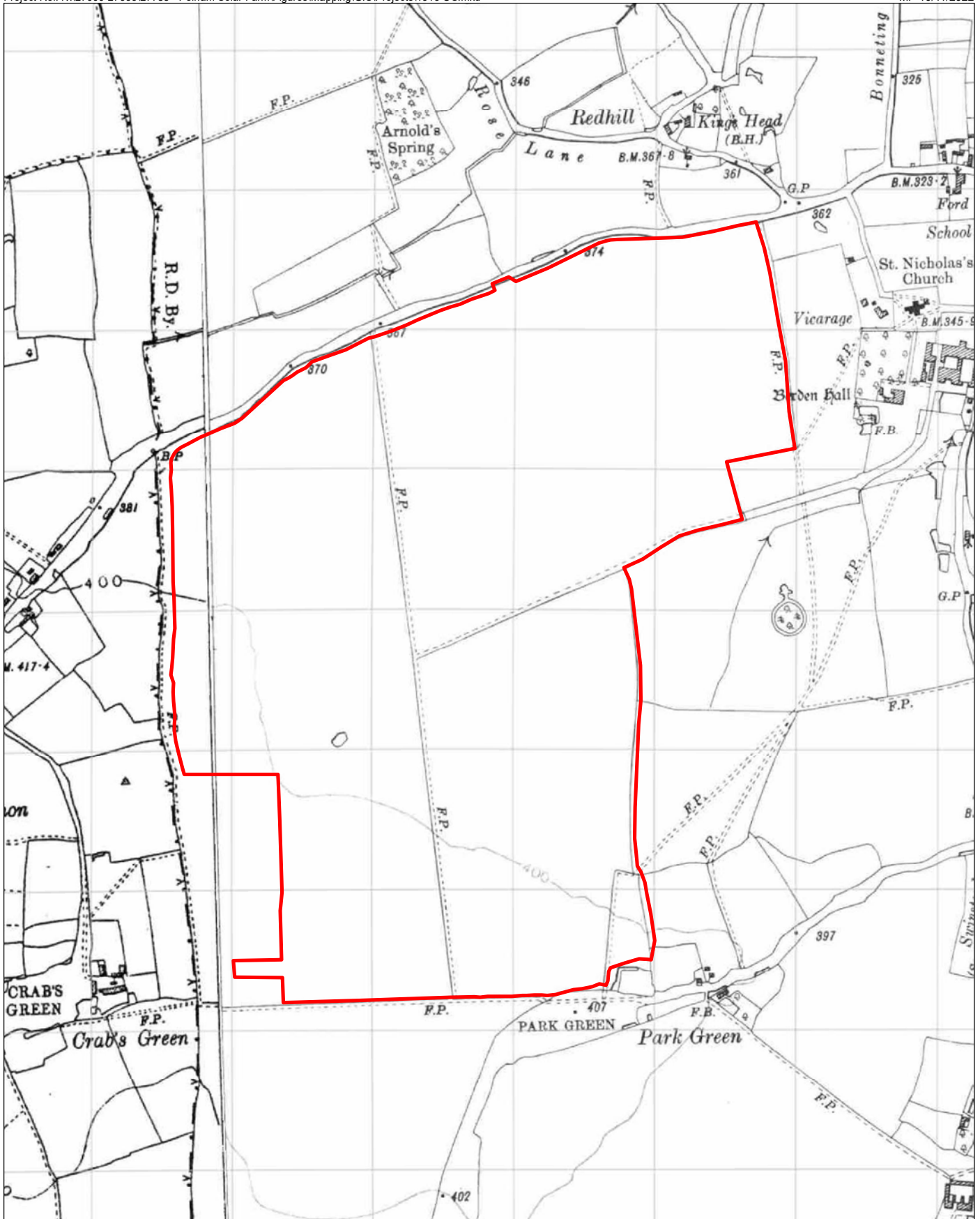


0 75 150 225m
Scale at A4: 1:7,500



Figure 9

1896-98 Ordnance Survey
1:10,560



 Site Boundary

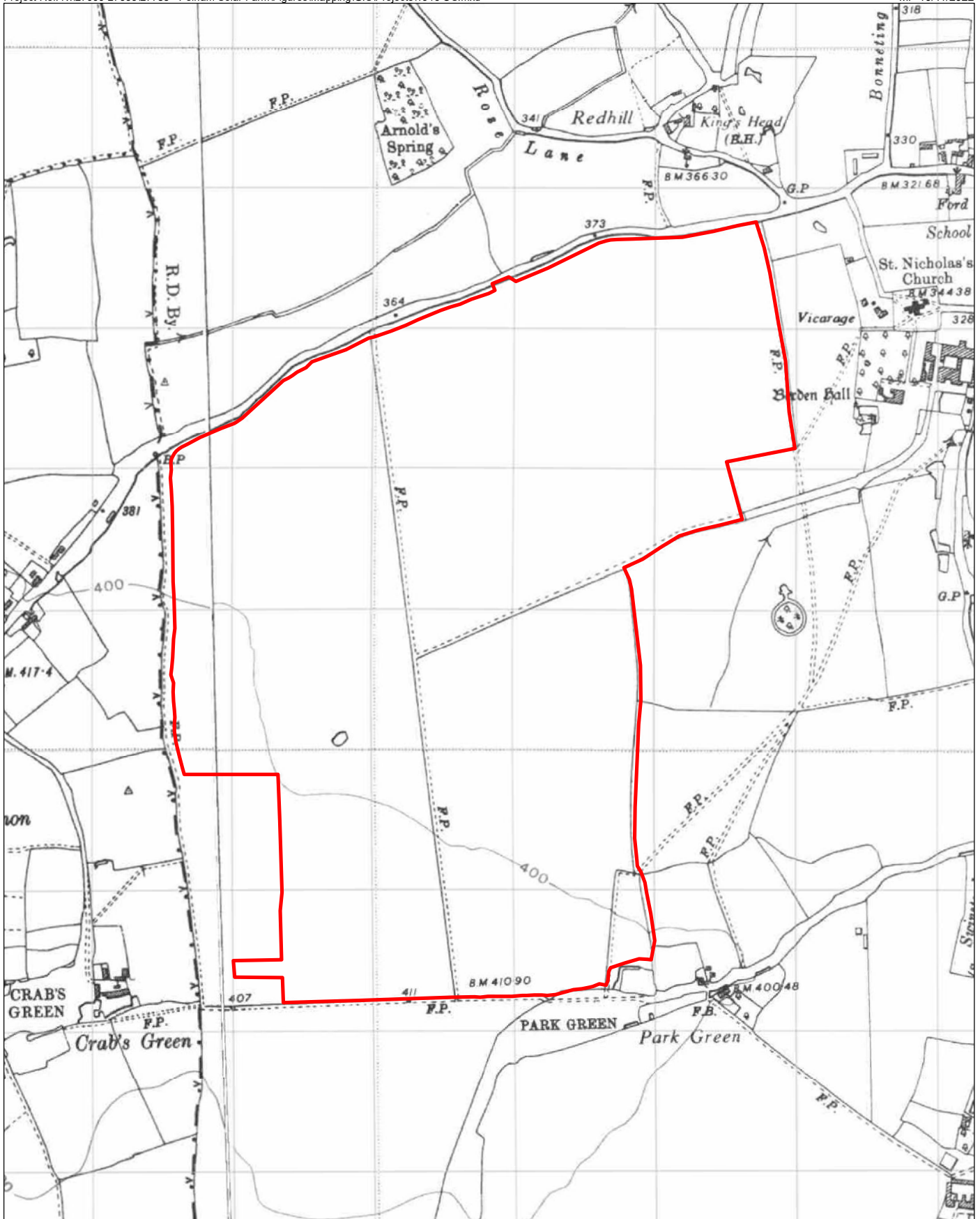


0 75 150 225m
Scale at A4: 1:7,500



Figure 10

1919-23 Ordnance Survey
1:10,560



 Site Boundary

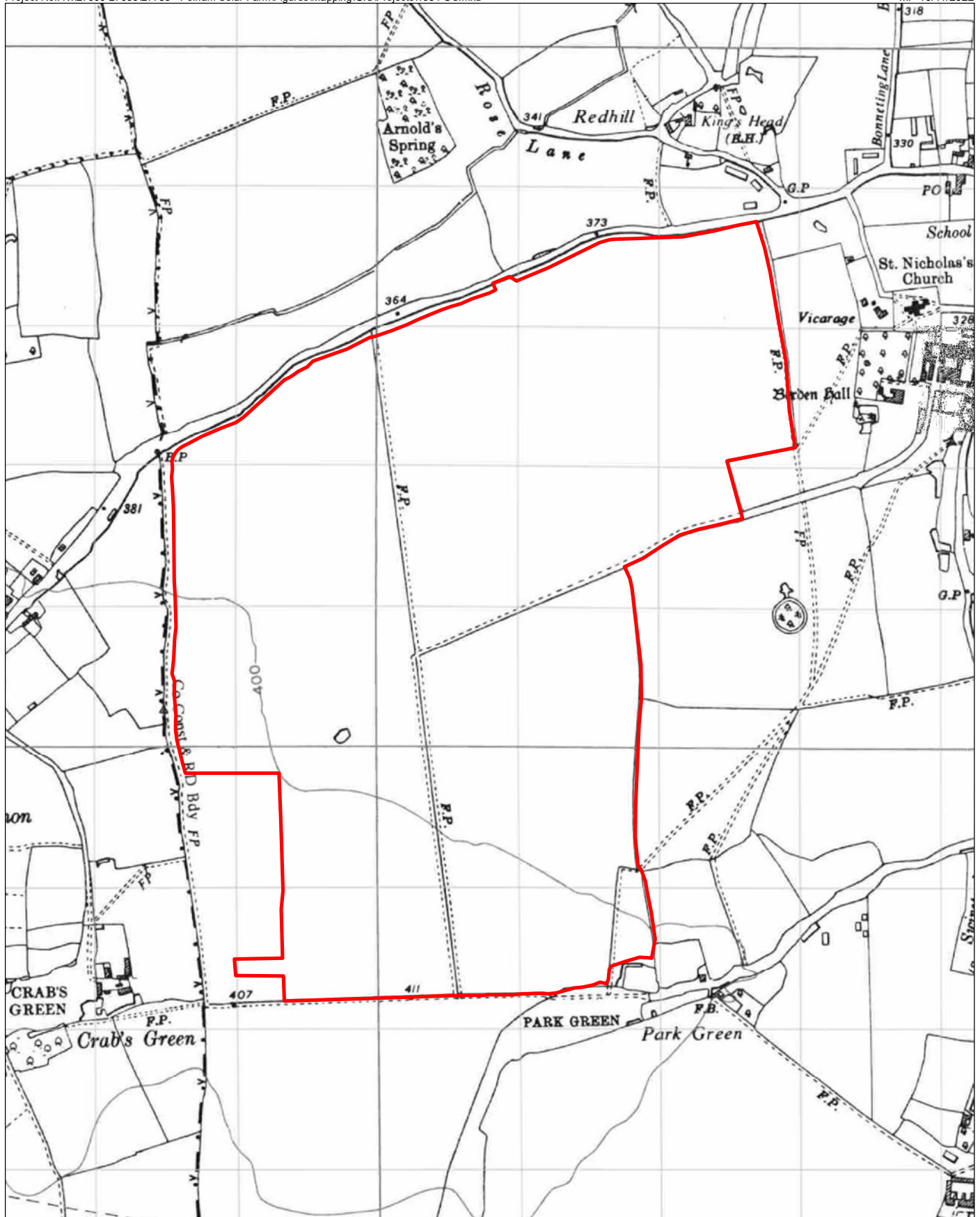


0 75 150 225m
Scale at A4: 1:7,500



Figure 11

1946-47 Ordnance Survey
1:10,560



 Site Boundary

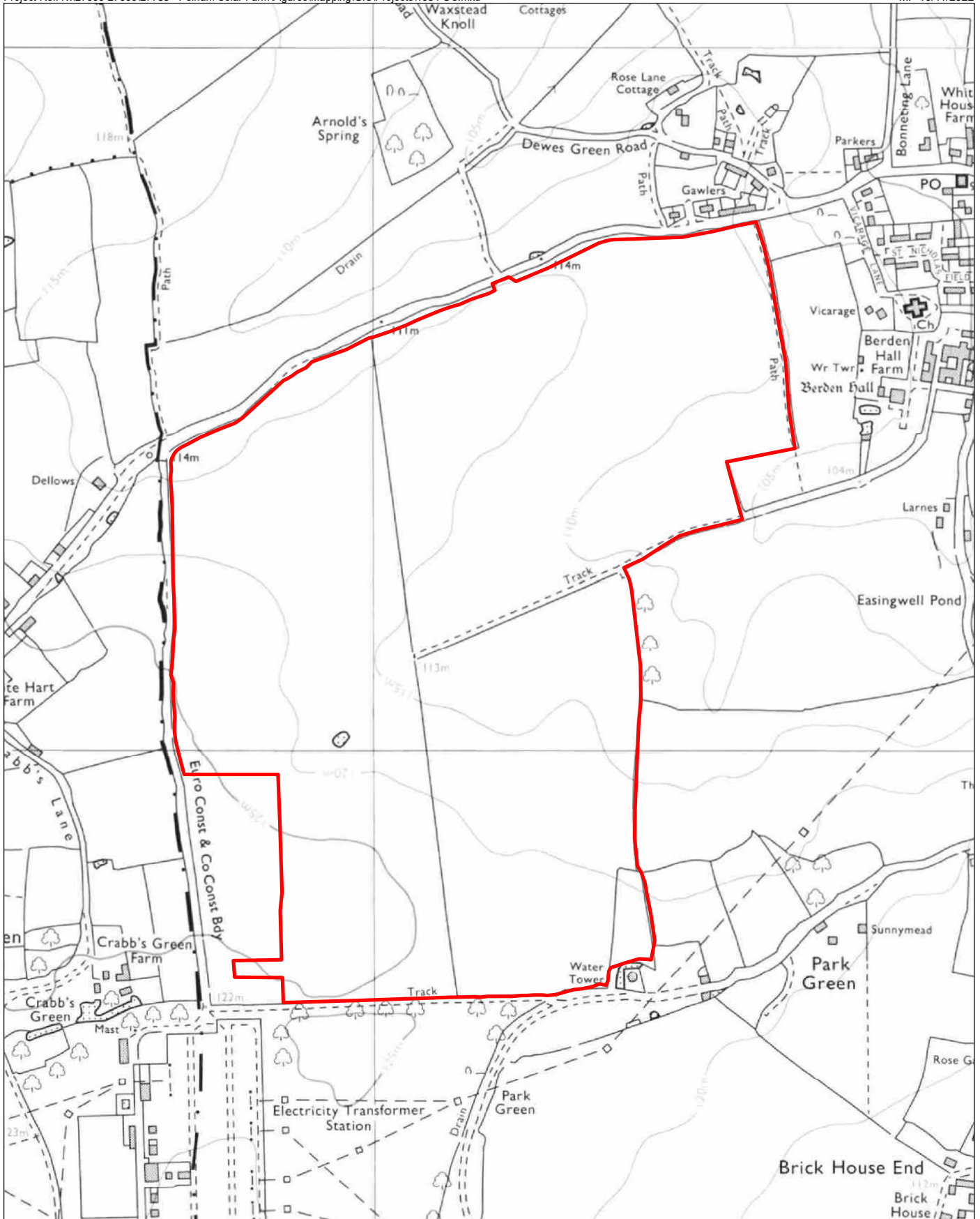


0 75 150 225m
Scale at A4: 1:7,500



Figure 12

1951-52 Ordnance Survey
1:10,560



 Site Boundary

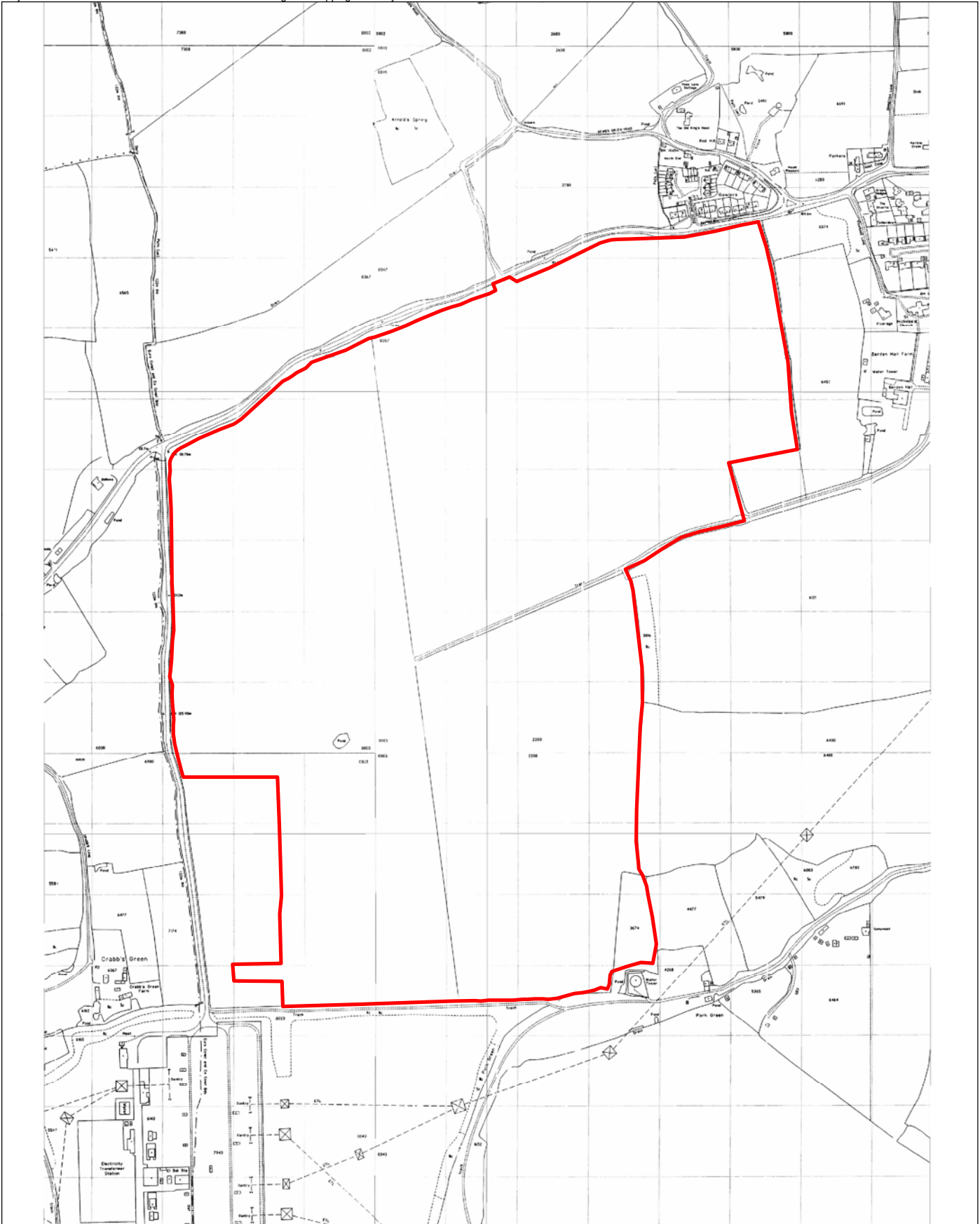


0 75 150 225m
Scale at A4: 1:7,500



Figure 13

1981 Ordnance Survey 1:10,000



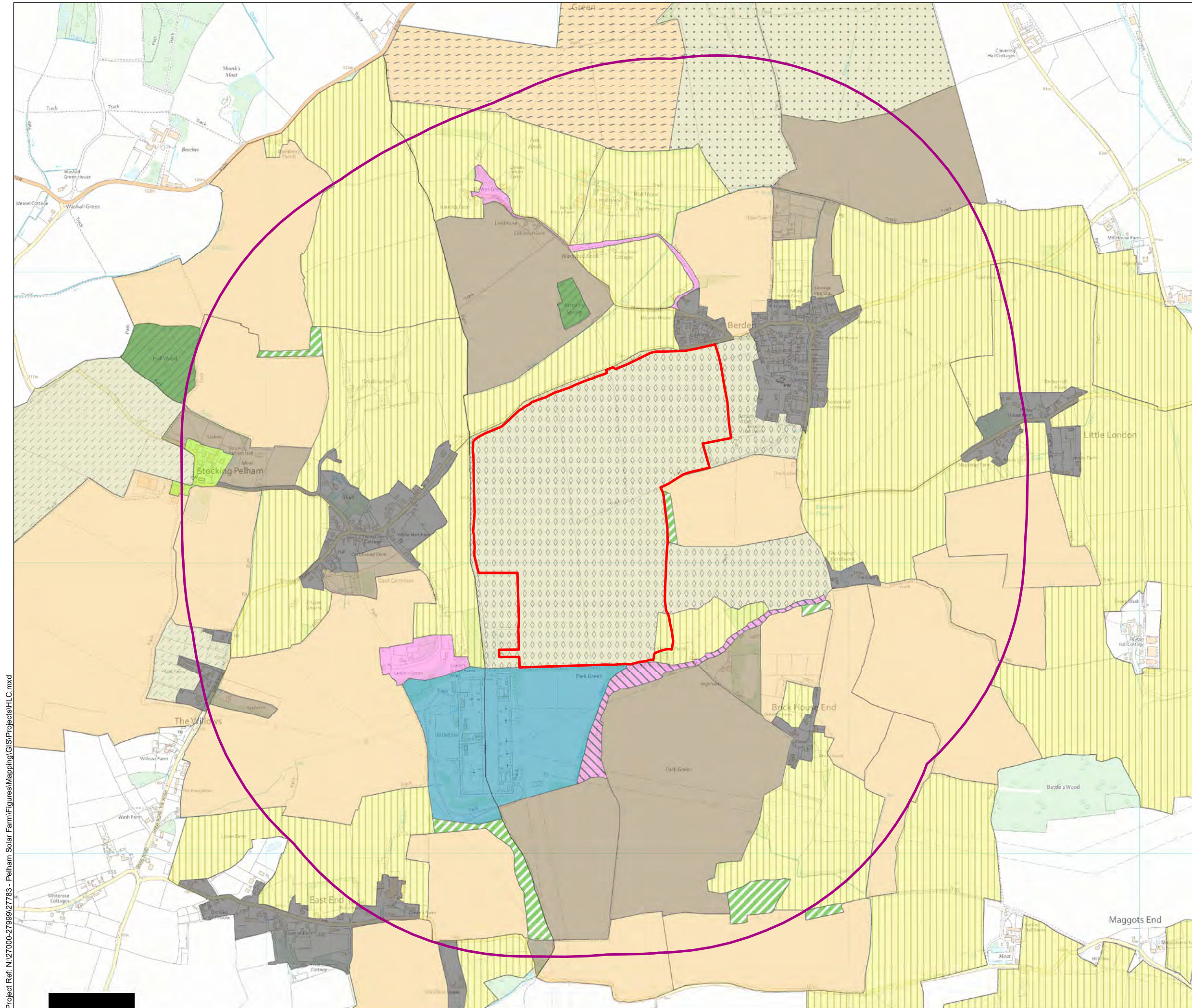
 Site Boundary



0 75 150 225m
Scale at A4: 1:7,500



Figure 14
1993 Ordnance Survey 1:10,000



Legend

- Site Boundary
- Search Radius 1km
- Historic Landscape Characterisation:**
- "20thC" ENCLOSURE
- 18TH-20TH CENTURY WOODLAND PLANTATION
- ANCIENT WOODLAND
- BOUNDARY LOSS
- BOUNDARY LOSS - WITH RELICT ELEMENTS
- BUILT-UP AREAS - URBAN DEVELOPMENT
- COMMONS WITH A BUILT
- COMMONS WITH AN OPEN
- FORMAL STYLE PARLIAMENTARY ENCLOSURE
- INDUSTRIAL
- IRREGULAR ENCLOSURE
- PIECEMEAL STYLE PARLIAMENTARY ENCLOSURE
- PIECEMEAL ENCLOSURE BY AGREEMENT
- INFORMAL PARKLAND

N
 0 100 200m
 Scale at A3: 1:12,500



Figure 15

Historic Landscape Characterisation



 Site Boundary



0 75 150 225m
Scale at A4: 1:7,500



Figure 16

2020 Aerial Photograph (Google Earth)



rpsgroup.com

