



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/22/2046/PINS
Date: 08/03/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land at Berden Hall Farm, Ginns Road, Berden.

Built Heritage Advice pertaining to an application for the development of a ground mounted solar farm with a generation capacity of up to 49.99MW, together with associated infrastructure and landscaping.

This advice follows on from previous in the letter dated 11/08/2022 and should be read in addendum.

The application site comprises four large arable fields, to the east of the site is the Scheduled Monument The Crump (List Entry Number: 1009308). Public Rights of Way cross the site from north to south and from the east. The following designated heritage assets; The Crump, the Church of St Nicholas (list entry number: 1170264) and Berden Hall (list entry number: 1112468) are considered to be potentially impacted by the proposed development with regards to their setting and significance.

It is understood that a revised site plan has been submitted (drawing number: 375_MP_03_Rev B), now omitting the proposed siting of solar panels to the east of the application site, nearest to The Crump. Whilst there will remain a wider landscape and setting impact to the Scheduled Monument, the potential impacts could be mitigated through landscaping and the additional space afforded the Scheduled Monument is considered a positive. Therefore, I do not consider the proposals to result in harm to the significance of the Scheduled Monument.

With regards to the Church of St Nicholas and Berden Hall, previous concerns remain relevant. The application site, which is understood to have historically been in the same ownership with Berden Hall, evidencing a historic functional link, is considered to positively contribute to the rural character and setting of the heritage assets. Additionally, the openness and rural character of the application site positively contributes to the setting of both assets and views of the Church of St Nicholas can be appreciated from within the application site and along the public footpath. Therefore, the proposed development due to its scale and industrialising effect upon the rural landscape is considered to result in harm to the setting and significance of the Church of St Nicholas and Berden Hall. This harm would be less than substantial and at the lowest end of the scale.



To conclude, the proposals are considered to result in a level of less than substantial harm to the setting and the significance of the Grade I listed Church of St Nicholas and the Grade II* listed Berden Hall, Paragraph 202 of the NPPF being relevant. I suggest that this harm is towards the lowest end of the scale. This harm should be weighed against the public benefits of the proposal. It should also be noted that the NPPF affords great weight to the asset's conservation and that the more important the asset, the greater the weight should be, Paragraph 199.

Yours sincerely,

Thomas Muston BA (Hons) MSc
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter