



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/22/2624/PINS
Date: 16/02/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land East of Pelham Substation, Maggots End, Manuden.

Built Heritage Advice pertaining to an application for the construction and operation of a solar farm comprising ground mounted solar voltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping.

This application follows on from the recently refused application, UTT/21/3356/FUL, this application differs in that solar panels to the far north of the application site (adjacent to The Crump) and to the south (adjacent to Battles Hall) have been omitted from the plans.

The application site is that of several irregular agricultural fields located at Maggots End and there are a number of Public Rights of Way that cross the site. There are no designated heritage assets located within the site however the proposals have the potential to affect the setting of several heritage assets, this includes:

- The Crump and Former Barn, Grade II listed (list entry number: 1112471),
- Scheduled Monument, The Crump (list entry number: 1009308),
- Scheduled Moated Site at Battles Manor (list entry number: 1011630),
- Battles Hall, Grade II listed (list entry number: 1276720),
- Cart Lodge 30 metres south east of Battles, Grade II listed (list entry number: 1239353),
- Dovecote 30 metres north west of Battles, Grade II listed (list entry number: 1239462),
- Hillview, Grade II listed (list entry number: 1276749),
- Rose Garth, Grade II listed (list entry number: 1322443),
- Brick House, Grade II listed (list entry number: 1170302),
- Peyton Hall, Grade II listed (list entry number: 1233139) and
- Barn to south east of Peyton Hall, Grade II listed (list entry number: 1233141).

The application site is an area of several irregular agricultural fields set within the rural landscape which make a positive contribution to the rural character of the adjacent heritage assets. In line with guidance from Historic England, *The Setting of Heritage Assets* (GPA Note 3), it is considered given



the scale of the proposals that there would be several impacts to the setting of the heritage assets and fundamental impacts to the rural landscape. It is also understood that part of the application site shares a functional link with the adjacent heritage assets, this being the south of the site and the historic Battles Hall site, therefore raising the sensitivity of the heritage assets to change.

Whilst it is considered a positive that the quantum of solar panels has been reduced, the proposals are considered to fail to preserve the special interest of the listed buildings, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular, the historic moated site of Battles Hall which contains a sixteenth century house, Cart Lodge, Dovecote and several potentially curtilage listed buildings would be adversely impacted by the proposed solar farm with associated infrastructure. It is understood that the application site shares a historic functional link with the site and the open rural landscape is considered to positively contribute to the experience and appreciation of the listed buildings, contributing to their rural character. The proposals would result in less than substantial harm, at the low end of the scale, meaning that Paragraph 202 of the NPPF is relevant. This level of harm concurs with the assessment within the applicant's Heritage Statement.

With regards to the potential impact of the proposed development upon the setting and significance of Brick House and Rose Garth. Given the intervisibility between the site and the heritage assets, including on the approach from the Public Right of Way and that the principal elevation of Rose Garth is orientated towards the application site. I consider that there would be less than substantial harm at the lowest end of the spectrum to the setting and significance of these heritage assets. Furthermore, the use of security fencing and CCTV cameras across the site would further contribute to the industrialising effect of the proposed development upon the agrarian landscape, which has remained historically agricultural land.

The proposals are not considered to result in harm to the significance of the Scheduled Monument The Crump, The Crump and Former Barn, Peyton Hall or Barn south east of Peyton Hall. Planting is proposed to the north of the site which mitigates the impact of the proposed development.

To conclude, the proposals are considered to result in a low level of less than substantial harm to several designated heritage assets and at the lowest end of the spectrum for Rose Garth and Brick House, Paragraph 202 being relevant. Public benefit would have to weighed against this harm however great weight is afforded the asset's conservation under the NPPF.

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