

Cottam Solar Project

Environmental Statement Appendix 13.5: Heritage Statement (Part 1 of 4)

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Contents

<u>1</u>	<u>INTRODUCTION</u>	<u>3</u>
1.1	PROJECT AND PLANNING BACKGROUND	3
<u>2</u>	<u>ASSESSMENT METHOD STATEMENT</u>	<u>3</u>
2.1	APPROACH	3
2.2	METHODOLOGY	4
2.3	VISIBILITY ANALYSIS	7
2.4	CONCORDANCE WITH THE ES ASSESSMENT	8
<u>3</u>	<u>HERITAGE ASSETS SETTINGS ASSESSMENT</u>	<u>9</u>
3.1	STEP 1: IDENTIFY WHICH HERITAGE ASSETS AND THEIR SETTINGS ARE AFFECTED	9
3.2	STEP 2: ASSESS THE DEGREE TO WHICH THESE SETTINGS AND VIEWS MAKE A CONTRIBUTION TO THE SIGNIFICANCE OF THE HERITAGE ASSET(S) OR ALLOW SIGNIFICANCE TO BE APPRECIATED	51
3.3	STEP 3: ASSESS THE EFFECTS OF THE PROPOSED DEVELOPMENT, WHETHER BENEFICIAL OR HARMFUL, ON THE SIGNIFICANCE OR ON THE ABILITY TO APPRECIATE IT	63
3.4	STEP 4: EXPLORE WAYS TO MAXIMISE ENHANCEMENT AND AVOID OR MINIMISE HARM	72
3.5	STEP 5: MAKE AND DOCUMENT THE DECISION AND MONITOR OUTCOMES	73
<u>4</u>	<u>REFERENCES</u>	<u>74</u>
<u>5</u>	<u>PHOTOGRAPHS</u>	<u>76</u>
<u>6</u>	<u>FIGURES</u>	<u>147</u>

Issue Sheet

Report Prepared for: Cottam Solar Project Ltd.

Heritage Statement

Prepared by:

Name: Antony Brown MCIfA

Title: Principal Archaeology and Heritage
Consultant

Approved by:

Name: Emily Mercer MCIfA

Title: Director of Archaeology and Heritage

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1 Introduction

1.1 Project and Planning Background

- 1.1.1 This Heritage Statement has been produced to inform the Cultural Heritage chapter of the Cottam Solar Project Environmental Statement (ES) and has been produced by Lanpro on behalf of Island Green Power (IGP).
- 1.1.2 This follows the production of an initial Scoping Report¹ that was submitted to the Planning Inspectorate (PINS) in January 2022. Following receipt of the subsequent consultee scoping responses, a Preliminary Environmental Information Report (PEIR)² was produced which provided an initial assessment of likely significant environmental effects of the Scheme and set out the proposed scope and methodology for further assessment to be undertaken as part of the ES.
- 1.1.3 This Heritage Statement forms an appendix to the ES and provides an assessment of the impacts to the settings of heritage assets that are predicted would occur as a result of the scheme proposals, in accordance with the methodology set out in Chapter 13 of the PEIR. The results of this assessment have been incorporated into the wider assessment that can be found in the Cultural Heritage chapter of this ES (Chapter 13).

2 Assessment Method Statement

2.1 Approach

- 2.1.1 This assessment of the setting of heritage assets within the environs of the Scheme undertaken in accordance with National Planning Policy as set out in the *National Planning Policy Framework* (NPPF)³.
- 2.1.2 Paragraph 194 of the NPPF states that *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*
- 2.1.3 Paragraph 195 of the NPPF states *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict*

¹ Cottam Solar Project. *Environmental Impact Assessment Scoping Report*. Prepared by: Lanpro. January 2022.

² Cottam Solar Project. *Preliminary Environmental Information Report*. Prepared by: Lanpro. June 2022.

³ Ministry of Housing, Communities and Local Government (MHCLG) 2021. *National Planning Policy Framework*. London, The Stationery Office.

between the heritage asset's conservation and any aspect of the proposal."

- 2.1.4 The approach to the assessment of significance is that set out in *Conservation Principles*⁴, which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential*, *historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework* (NPPF), which is defined as the "*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*"⁵.

2.2 Methodology

- 2.2.1 The assessment also follows the guidelines set out in Historic England's *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets*⁶ which recommends a 5-stage approach to the assessment of impacts to settings of heritage assets⁷:

- Step 1: identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

- 2.2.2 For Step 2, the guidance provides a detailed, but non-exhaustive, checklist of potential attributes of a setting which may help to elucidate its contribution to the significance of an asset. However, the guidance highlights that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset⁸. This checklist is reproduced in Table

⁴ English Heritage. 2008. *Conservation Principles. Policies and guidance for the sustainable management of the historic environment*. Historic England, London.

⁵ MHCLG 2019. *Planning Practice Guidance: Historic Environment*. London, The Stationery Office.
71.

⁶ Historic England. 2017. *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets*. (Second Edition). Swindon, Historic England.

⁷ *Ibid*, 8.

⁸ *Ibid.*, 11.

App.13.1 below.

Table App.13.1: The contribution of setting to the significance of heritage assets

<p>The asset's physical surroundings</p>	<ul style="list-style-type: none"> • Topography • Aspect • Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains) • Definition, scale and 'grain' of surrounding streetscape, landscape and spaces • Formal design e.g., hierarchy, layout • Orientation and aspect • Historic materials and surfaces • Green space, trees and vegetation • Openness, enclosure and boundaries • Functional relationships and communications • History and degree of change over time
<p>Experience of the asset</p>	<ul style="list-style-type: none"> • Surrounding landscape or townscape character • Views from, towards, through, across and including the asset • Intentional intervisibility with other historic and natural features • Visual dominance, prominence or role as focal point • Noise, vibration and other nuisances • Tranquillity, remoteness, 'wildness' • Busyness, bustle, movement and activity • Scents and smells • Diurnal changes • Sense of enclosure, seclusion, intimacy or privacy • Land use • Accessibility, permeability and patterns of movement • Degree of interpretation or promotion to the public • Rarity of comparable survivals of setting • Cultural associations • Celebrated artistic representations • Traditions

2.2.3 For Step 3, the guidance similarly provides a detailed, but non-exhaustive, checklist of potential attributes of a development affecting setting which may help to elucidate the implications for the significance of an asset. However, the guidance highlights that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset⁹. This checklist is reproduced in Table App.13.2 below.

Table App.13.2: Assessing the effect of the proposed development

Location and siting of development	<ul style="list-style-type: none"> • Proximity to asset • Position in relation to relevant topography and watercourses • Position in relation to key views to, from and across • Orientation • Degree to which location will physically or visually isolate asset
Form and appearance of development	<ul style="list-style-type: none"> • Prominence, dominance, or conspicuousness • Competition with or distraction from the asset • Dimensions, scale and massing • Proportions • Visual permeability (extent to which it can be seen through), reflectivity • Materials (texture, colour, reflectiveness, etc) • Architectural and landscape style and/or design • Introduction of movement or activity • Diurnal or seasonal change
Wider effects of the development	<ul style="list-style-type: none"> • Change to built surroundings and spaces • Change to skyline, silhouette • Noise, odour, vibration, dust, etc • Lighting effects and 'light spill' • Change to general character (e.g., urbanising or industrialising) • Changes to public access, use or amenity • Changes to land use, land cover, tree cover • Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc

⁹ Historic England 2017, op. cit., p.13.

	<ul style="list-style-type: none"> • Changes to ownership arrangements (fragmentation/permitted development/etc) • Economic viability
Permanence of the development	<ul style="list-style-type: none"> • Anticipated lifetime/temporariness • Recurrence • Reversibility

2.2.4 The checklists presented in Tables App 13.1 and App.13.2 provide a framework for the assessment of impacts to setting which, following a consideration of potential mitigation or enhancement in Step 4, should be clearly documented in Step 5. Historic England's Good Practice Advice Note (GPAN)¹⁰ states that:

"It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record" ¹¹.

2.3 Visibility Analysis

2.3.1 As a tool to help understand the extent and nature of the views to and from the heritage assets under assessment and how the proposed development might affect these, a series of initial 'viewshed' maps were created for a selection of assets where it was deemed useful (see Figures App.13.5-3 – App.13.31) These utilised the Environment Agency's LiDAR data at 1m resolution as the Digital Elevation Model (DEM), processed using the Quantum GIS Visibility Analysis plug-in. The LiDAR DEM used was the Digital Surface Model (DSM) rather than the Digital Terrain Model (DTM) or 'bare earth' model which removes buildings and vegetation from the DEM. The DSM takes into account the likely screening effect of buildings and vegetation, thereby giving a more realistic impression of where visibility might be possible, as recommended in the Historic England guidance¹². These 'viewshed' maps are referred to as Zones of Theoretical Visibility (ZTVs) throughout this document.

2.3.2 Professional judgement was used to identify whether a single 'observer point' (i.e., a

¹⁰ Historic England. 2017. *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets.* (Second Edition). Swindon, Historic England.

¹¹ *Ibid.*, p.15.

¹² *Ibid.*, p.9.

theoretical observer with an eye-level height of 1.85m) for the ZTV would be sufficient to assess the visibility from a particular site, or whether it was considered more appropriate to produce a cumulative ZTV from several locations within it. In those instances when it was considered that several locations would be required, a further judgement was made to ascertain whether this could best be achieved from a grid of points spaced at regular intervals within the scheduled area, or whether locations within the site where views of the surrounding landscape would be optimal could be identified. For those ZTVs where a single observer point was used, the resultant ZTV has been coloured in cyan on the figures produced to illustrate this report. Where several observer points were used, these have utilised the 'viridis' colour palette, which ranges from a dark blue/purple which represents the viewshed from a single observer point, to yellow, which represents areas where there would theoretically be visibility from all of the observer locations.

- 2.3.3 For those heritage assets where the visibility analysis identified that there could be a potential visual effect, where access allowed, a site visit was undertaken to 'ground-truth' these results, and these visits are explained in more detail in section 3.3 below.

2.4 Concordance with the ES assessment

- 2.4.1 The assessment of the 'magnitude of change' that is used in the Cultural Heritage chapter to which this report forms an appendix is derived from the methodology presented in the Department for Transport's (DfT) Design Manual for Roads and Bridges (DMRB)¹³, further details of which are provided in Chapter 13 of the ES. In summary, the magnitude of change to setting is scored using the following scale for Archaeological Remains:

- Major - Comprehensive changes to significance (or the ability to appreciate it) due to changes to setting
- Moderate - Considerable changes to significance (or the ability to appreciate it) due to changes to setting
- Minor - Slight changes to significance (or the ability to appreciate it) due to changes to setting
- Negligible - Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting
- No change

- 2.4.2 For Historic Buildings, the ES uses the magnitude of change to setting is scored using the following scale in the ES:

- Major - Comprehensive changes to significance (or the ability to appreciate it)

¹³ Department for Transport (DfT). 2008. *Design Manual for Roads and Bridges. Volume 11 Section 3 Part 2 (HA 208/07) Environmental Assessment. Environmental Topics. Cultural Heritage.*

due to changes to setting

- Moderate - Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is significantly modified
- Minor - Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is noticeably changed
- Negligible – Slight changes to historic building elements or setting that hardly affect the significance of the asset.
- No change

2.4.3 The magnitude of change identified within this Heritage Statement has been assessed further in the Cultural Heritage chapter of the ES to ascertain the 'significance of the effects' that would result from the magnitudes of change scores for each of the affected assets.

3 Heritage Assets Settings Assessment

3.1 Step 1: Identify which heritage assets and their settings are affected

Introduction

3.1.1 Historic England's GPAN3¹⁴ states that:

"It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- *indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or*
- *specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or*
- *advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected".*

3.1.2 In the case of the Cottam Solar Project, the local authority did not offer any specific advice in accordance with the Historic England guidance. However, Historic England, in its role as statutory consultee, provided a response to the Scoping Report (see Appendix 13.9) which highlighted the following assets and settings for consideration in the assessment:

- The Scheduled *Site of college and Benedictine abbey of St. Mary, Stow* (NHLE 1012976)
- The Scheduled *Medieval Settlement and moated site, Coates* (NHLE 1016979)
- The Scheduled *Medieval settlement, Thorpe* (NHLE 1016978)

¹⁴ Historic England 2017, op. cit., p.9.

- Grade I listed *Church of St. Mary, Stow* (NHLE 1146624)
- Grade I listed *Church of St. Lawrence, Corringham* (NHLE 1064162)
- Grade I listed *Church of St. Edith, Coates by Stow* (NHLE 1146742)
- Grade II* listed *Church of St. Andrew, Fillingham* (NHLE 1359847) and *Fillingham Conservation Area*
- Grade I listed *Fillingham Castle* (NHLE 1166045)
- Grade II Registered Park and Garden (RP&G) at *Fillingham Castle* (NHLE 1000977).

- 3.1.3 However, it was also stated that this advice was given “*Without prejudice to the results of analysis (which will benefit from use of our GPA Setting of Heritage Assets)*”. The assets highlighted by Historic England range in distance from immediately adjacent to a Site (e.g., *Thorpe Medieval settlement*) to assets c.2.45km distant to the east on the Lincoln Cliff (e.g., *Fillingham Castle*).
- 3.1.4 The Scoping Opinion provided by PINS also highlighted that the 2km study area adopted for Built Heritage in the EIA Scoping Report was inconsistent with the 5km study area adopted for the Landscape and Visual Impact Assessment (LVIA) chapter. It further noted the location of heritage assets along the Lincoln Cliff more than 2km to the east of the Cottam 1 Site that could potentially have lines of site to both the Cottam and West Burton Sites. It concluded that the ES should define an appropriate study area based upon the views to and from the Scheme, and potential impacts to all heritage assets, and that this should inform the cumulative assessment.
- 3.1.5 Consequently, the PEIR identified all designated assets ‘of the highest significance’ within a 5km radius of each of the Sites under consideration. It was proposed that the assets identified would be taken forward for further assessment in accordance with the methodology detailed in *The Setting of Heritage Assets*¹⁵. This would involve a ‘sifting’ exercise at Step 1 whereby a suite of techniques would be utilised to ‘scope out’ from further assessment those assets where it is considered that views from, or towards, would not be affected by the proposals.
- 3.1.6 For Grade II Listed Buildings, which are deemed to be of ‘medium’ value using the DMRB methodology used for this assessment (see Table 13.5 in Chapter 13 of the ES), it was proposed that these would be assessed in more general terms (for example as clusters within a Conservation Area or settlement) rather than as individual assets. This is in accordance with the guidance provided within “*The Setting of Heritage Assets*” which states: “*Local planning authorities are encouraged to work with applicants in order to minimise the need for detailed analysis of very large numbers of heritage assets. They may give advice at the pre-application stage (or the scoping stage of an Environmental Statement) on those heritage assets, or categories of heritage asset, that they consider most sensitive as well as on the level of analysis they consider*

¹⁵ *Ibid.*

proportionate for different assets or types of asset. Where spatially extensive assessments relating to large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities and reasonableness of requiring assessors to access privately owned land.”¹⁶

- 3.1.7 There are 158 Grade II Listed Buildings within the combined 5km study area for the Sites, many of which are private residences, where it would not have been practicable to gain access to undertake a full assessment. It was therefore proposed in the PEIR that the assessment of Grade II Listed Buildings within 2km of the Sites previously included in the *EIA Scoping Report Chapter 13: Heritage* would be used as the basis further assessment. This has been bolstered by ‘ground-truthing’ visits and photography where this has been feasible, in addition to utilising online resources such as Google Earth, Bing Aerial and Google Street View, as well as panoramic views obtained to inform the LVIA chapter of the ES.

Scheduled Monuments

- 3.1.8 The combined 5km study area surrounding the Cottam 1, 2, 3a and 3b Sites contains 21 Scheduled Monuments, as identified in Table App.13.3 below. None of these Scheduled Monuments are located within any of the Sites, although the *Thorpe Medieval settlement* (NHLE 1016978) directly abuts the southern edge of the Cottam 1 Site. The locations of these assets are depicted on Figures App13.5-1 and App.13.5-2.
- 3.1.9 The third column in Table App.13.3 below identifies those Scheduled Monuments where it is concluded in the discussion that follows that there would be *No Change* or a *Negligible* impact, and those that will be assessed further at Steps 2 and 3.

Table App.13.1: Scheduled Monuments within the combined Cottam 5km study area

NHLE	Name	Step 1 assessment
1003570	Deserted village of North Ingleby	No change/ Negligible
1004922	Owmby Roman settlement	No change/ Negligible
1004996	Deserted village of Dunstall	Further assessment
1005041	Roman villa W of Scampton Cliff Farm	Further assessment
1007689	Site of medieval preceptory and settlement remains, Temple Garth	No change/ Negligible

¹⁶ *Ibid.*

NHLE	Name	Step 1 assessment
1008685	Site of Heynings Priory	No change/ Negligible
1011456	Monks Garth moated site	No change/ Negligible
1012976	Site of a college and Benedictine Abbey, St Mary's Church	No change/ Negligible
1019229	The medieval bishop's palace and deer park, Stow Park	No change/ Negligible
1016110	Hermit Dam moated site	No change/ Negligible
1016794	Southorpe medieval settlement and cultivation remains	Further assessment
1016795	Gilby medieval settlement and cultivation remains	Further assessment
1016797	Broxholme medieval settlement and cultivation remains	No change/ Negligible
1016920	Moated manorial complex immediately north-west of Elm Tree Farm	No change/ Negligible
1016978	Thorpe medieval settlement	Further assessment
1016979	Coates medieval settlement and moated site	Further assessment
1018288	Cross in St Cuthbert's churchyard	No change/ Negligible
1018290	Cross in All Saints churchyard	No change/ Negligible
1018291	Cross in St Martin's churchyard	No change/ Negligible
1019068	Harpwell Hall: a post-medieval house and gardens overlying medieval settlement remains immediately south of Hall Farm	No change/ Negligible
1020196	Dovecote at Elm Tree Farm	No change/ Negligible

NHLE 1003570: Deserted village of North Ingleby

3.1.10 This Shrunk Medieval Village (SMV) is located c.3.03km to the south-west of Cottam 1D at its nearest point, and more than 5km distant from the other Sites. The

Trent valley landscape surrounding the Scheduled Monument is generally very flat, with the ground falling away very slightly to the north-east towards Cottam 1D.

- 3.1.11 A ZTV was produced from a grid of 22 observer points at 50m intervals within the scheduled area to ascertain the extents of views from different areas within the monument. The ZTV (Figure App 13.5-3) identified that some limited oblique views across the landscape to the east are possible from just 2-3 of these observer points. This viewshed grazes a small area at the south-eastern edge of Cottam 1D, and this indicates that it could be possible to obtain glimpses of some of the panels in this area from a limited area within the Scheduled Monument, and the possibility that some of the taller elements of the proposed development might poke into view in the absence of mitigation (e.g., additional screening/planting) cannot be discounted.
- 3.1.12 Notwithstanding the above, the ground-truthing of views north-eastwards across the scheduled area towards Cottam 1 (from the public highway that runs alongside it) confirms that no view of the more distant landscape to the north-west was possible from this location (Photographs 1 and 2). However, Google Street View imagery (from a slightly more elevated viewpoint above the roof of a moving vehicle) does indicate more distant views could be possible with a slight increase in altitude¹⁷. Nevertheless, it is considered that any slight glimpses of a small part of the proposed development would be barely perceptible at this distance.
- 3.1.13 Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1004922: Owmbly Roman settlement

- 3.1.14 This Roman settlement site is located c.3.32km to the east of Cottam 1B at its nearest point, and more than 5km distant from the other Sites. The Scheduled Monument is situated at a relatively elevated location set back more than 1km to the east of the scarp edge of the Lincoln Cliff, straddling the Roman road from *Lindum* (Lincoln) to *Eboracum* (York) known as Ermine Street. The topography of the monument is relatively level, though sloping away slightly to the east of the road.
- 3.1.15 A ZTV was created from a single observer location on the higher ground at the western edge of the roadside settlement site, where any views westwards in the direction of the proposed development would be optimal. The ZTV (Figure App 13.5-4) confirms that, from this location, views westwards are dominated by the oblique view across the nearby intervening fields, before the ground falls away out of sight towards the scarp edge of the Lincoln Cliff. No views across the area of the Trent valley where the Sites are located are possible, and therefore there would be no impact from the proposed development upon the setting of this heritage asset. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance

¹⁷ [B1241 - Google Maps](#)

would remain unaffected by the proposed development.

NHLE 1004996: Deserted village of Dunstall

- 3.1.16 This Deserted Medieval Village (DMV) is located c.740m to the north-east of Cottam 2 and c.1.85km to the south-east of Cottam 3b at their nearest points, and more than 5km distant from Cottam 1. A ZTV (Figure App.13.5-5) was created from a grid of 19 observer points at 50m intervals across the scheduled area, and this illustrates that the cumulative viewshed is largely constrained to those fields in the immediate vicinity and up to about a kilometre distant, although glimpses of discrete areas of the more distant surroundings are possible, including clear views of the Lincoln Cliff to the east. Cottam 3a and 3b are both out of sight, but glimpses across a relatively small part of the north-eastern area of Cottam 2 are possible, from a maximum of six of the observer points, and therefore this monument has been considered further in subsequent stages of the assessment.

NHLE 1005041: Roman villa W of Scampton Cliff Farm

- 3.1.17 This high-status Romano-British site is located c.3.95km to the south-east of Cottam 1D at its nearest point, and more than 5km distant from the other Sites. The scheduled area occupies a single field located on a relatively elevated position close to the scarp edge of the Lincoln Cliff. Consequently, there are extensive views westwards from here, as illustrated by the ZTV (Figure App.13.5-6) produced from a single observer point located within the centre of the monument. A ground-truthing visit was undertaken to assess the view from the roadside at the western edge of the monument, but this only confirmed that views from this location were screened by the hedgerow opposite (Photograph 3).
- 3.1.18 Nevertheless, it is considered likely that views across elements of the proposed development areas at Cottam 1 would be possible from within the scheduled area (which slopes gently upwards to the east), and therefore this monument has been considered further in subsequent stages of the assessment.

NHLE 1007689: Site of medieval preceptory and settlement remains, Temple Garth

- 3.1.19 This medieval religious site is located c.3.63km to the east of Cottam 2 and c.3.51km to the south-east of Cottam 3b at their nearest points and more than 5km distant from Cottam 1. A ZTV was produced from a grid of 12 observer locations spaced at 100m intervals within the scheduled area to help understand the extent of views from different areas within the monument. The resultant cumulative viewshed (Figure App.13.5-7) illustrates that views eastwards are constrained by the rising scarp of the Lincoln Cliff, whilst views to the west are more extensive, extending as far as the rising ground beyond the River Eau. However, the ground dips away again beyond this and the Cottam 2 and 3 Sites are currently not visible, although the possibility that taller elements associated with the proposed development might protrude into view cannot be discounted. Nevertheless, it is considered that at this

distance from the Sites, any such visibility that might be possible would be barely perceptible and it is considered, therefore, that there would be no adverse impacts from this.

- 3.1.20 A ground-truthing visit was undertaken to obtain photographs from the Public Right of Way (PRoW) that crosses the eastern field within the scheduled area, and this confirmed that views to the west and north-west towards Cottam 2 and 3a & b respectively are screened by the intervening hedgerows and trees within the monument (Photographs 4 and 5). This has also been confirmed by LVIA Figure 8.14.51, and consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1008685: Site of Heynings Priory

- 3.1.21 This former medieval religious site which survives as earthworks is located c.3.8km to the WNW of Cottam 1G at its nearest point and more than 5km distant from the other Sites. A ZTV was created for this relatively small and topographically level site from five observer locations, including three along the eastern boundary closest to the Cottam 1 Site and one from a high point in the central area. This confirmed that the cumulative viewshed from here is largely constrained to its immediate surroundings, and no views of any of the Sites are possible (Figure App.13.5-8). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE1011456: Monks Garth moated site

- 3.1.22 This medieval moated site is located c.4.45km to the east of Cottam 2 at its nearest point and more than 5km distant from the other Sites. The scheduled area is located on the eastern side of the village of Willoughton and, consequently, the surrounding built environment screens any views of the landscape to the west, as is illustrated by the ZTV created from three representative observer locations within the scheduled area (Figure. App.13.5-9). A ground-truthing site visit also confirmed the level of screening afforded by the dense vegetation within the settlement (Photographs 6 and 7). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1012976: Site of a college and Benedictine Abbey, St Mary's Church

- 3.1.23 This medieval religious site is located c.750m to the south-west of Cottam 1F at its nearest point and more than 5km distant from the other Sites. It is located at the centre of the village of Stow within the churchyard of the Grade I Listed St. Mary's Church (NHLE 1146624). The village's location on the generally flat topography of the Trent valley means that the setting of the Scheduled Monument is enclosed by the surrounding built environment and associated vegetation (Photograph 8), and

no views out into the surrounding landscape from the vicinity of the monument are possible, despite the churchyard being raised approximately 1m above the surrounding land (Photographs 8 and 9). Consequently, there is no visibility of the landscape to the east where the proposed development would be located, and therefore no resultant impact. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

- 3.1.24 It should also be noted that part of the B4121 Sturton Road immediately to the east of the scheduled churchyard (Photograph 10) is included within the Order Limits, as this is an area where the delivery of a small number of abnormal loads (involving the transportation of large inverters) would require HGVs to mount the pavement. This would result in a small number of temporary and ephemeral impacts to the setting of the Scheduled Monument, and as such, these are considered to be impacts which would overall result in *No change* to the significance of the monument. Mitigation for the potential direct physical impacts caused by the proximity of abnormal loads to the Scheduled Monument is set out in the ES chapter (Section 13.8).

NHLE 1016110: Hermit Dam moated site

- 3.1.25 This medieval defended residence is located c.4.93km north-west of Cottam 1G at its nearest point and more than 5km distant from the other Sites. A ZTV was produced from a grid of six observer points within the scheduled area, and this confirmed that the site is located in a slight dip with the ground gently rising on all sides and, consequently, views are constrained to within a relatively short distance and would not extend as far as the Sites (Figure App.13.5-10). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1016794: Southorpe medieval settlement and cultivation remains

- 3.1.26 This DMV is located c.2.12km to the north-east of Cottam 2 and c.1.34km to the east-south-east of Cottam 3b at their nearest points, but is more than 5km distant from Cottam 1. A ZTV was created from a grid of six observer points spaced at regular intervals across the scheduled area, and this confirmed that there is no visibility of Cottam 3a & 3b but glimpsed oblique views of a small area of Cottam 2 might be possible from a small part of the scheduled monument (Figure App.13.5-11). Consequently, this heritage asset will be discussed in more detail in subsequent stages of the assessment.

NHLE 1016795: Gilby medieval settlement and cultivation remains

- 3.1.27 This DMV is located c.1.53km to the north-east of Cottam 2 and c.1.85km to the south-east of Cottam 3b at their nearest points, but more than 5km distant from Cottam 1. A ZTV was created from a grid of nine observer points spaced at regular

intervals across the scheduled area, and this indicates that very slight glimpses of small areas of Cottam 2, 3a and 3b might be possible from limited areas within the scheduled area (Figure App.13.5-12). Consequently, this heritage asset will be discussed in more detail in subsequent stages of the assessment.

- 3.1.28 The visualisation produced for the ES from LVIA Viewpoint 52 (ES Figure 8.14.52) indicates that there would be no visibility of the Scheme from the south-western corner of the Scheduled Monument, which would be screened by the intervening topography from this location.

NHLE 1016797: Broxholme medieval settlement and cultivation remains

- 3.1.29 This SMV is located c.2.65km to the south of Cottam 1D at its nearest point and more than 5km distant from the other Sites. A ZTV was created from a grid of 23 observer locations spaced at regular intervals across the scheduled area, and from this it was shown that there are extensive views to the east towards the rising scarp of the Lincoln Cliff (Figure App.13.5-13). The viewshed of the ZTV very slightly grazes a small area towards the western edge of Cottam 1D, from two of the observer locations, indicating a visual impact from a small part of the scheduled area that would be barely perceptible. A ground-truthing visit confirmed the level of screening afforded by the vegetation along the northern boundary of the site when looking northwards in the direction of Cottam 1 (Photographs 11 and 12), and it is concluded that there would be no intervisibility between this Scheduled Monument and the proposed development at Cottam 1. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1016920: Moated manorial complex immediately north-west of Elm Tree Farm

- 3.1.30 This medieval high-status defended residence is located c.3.95km to the north-west of Cottam 1A and c.2.18km to the south of Cottam 2 at their nearest points and more than 5km distant from Cottam 3a & b. A ZTV was created from six observer locations chosen to provide representative views from across the scheduled area, including one from the centre of the moated area (Figure App.13.5-14). This indicates very limited visibility out into the surrounding landscape due to the surrounding vegetation, and no views across any of the Sites would therefore be possible. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1016978: Thorpe medieval settlement

- 3.1.31 This SMV is located immediately adjacent to the southern boundary of Cottam 1D but more than 5km distant from the other Sites. The close proximity of the scheduled area to the proposed development at Cottam would evidently result in a visual impact, as illustrated by the ZTV produced from a regularly spaced grid of 12

observer locations within the scheduled area (Figure App.13.5-15). A ground-truthing visit confirmed that there are clear, unimpeded views across the field to the north before the layering of field boundaries and belts of woodland cluster along the horizon, through which elements of the built environment can be made out, such as the farmstead at Lower Furze Hill and Grange Farm at Coates (Photographs 13-18). The predicted impacts from the development upon this heritage asset will be discussed further in section 3.3 below.

NHLE 1016979: Coates medieval settlement and moated site

- 3.1.32 This SMV, possible moated grange and associated remains are located c.580m to the north-east of Cottam 1E, and more than 5km distant from the other Sites. This heritage asset comprises two separate areas of protection, including the moated site immediately to the west and south of The Church of St Edith (NHLE 1146742), and the earthwork remains of the village and associated open fields c.255m to the north-east of this. Consequently, two separate ZTVs were created to assess the likely extent of the views from each of these separate areas.
- 3.1.33 A ZTV was created from a grid of 8 regularly spaced points within the eastern settlement area, and this indicates that there might be rare glimpses across small parts of Cottam 1C-1G from some locations within the scheduled area (Figure App.13.5-16). A site visit was undertaken to 'ground-truth' the views from the public highway that skirts the southern edge of the scheduled area. This confirmed that the surrounding vegetation is likely to prevent all but the occasional glimpses out into the surrounding landscape (Photographs 22-27). Occasional glimpsed views out to the surrounding landscape are possible, for example looking southwards towards Cottam 1D through the gaps between the trees that line the road along the southern edge of the scheduled area (Photograph 26). It is evident from this that due to the flat topography and the layering effect of the woodland, hedgerows and boundary trees that characterise this rural landscape, any glimpses of the proposed solar panels in the distance that might be possible would be seen in the context of (i.e. sandwiched within) this dark band of layering along the horizon, and hence would be unlikely to be prominently visible.
- 3.1.34 Views from the moated site are largely constrained due to the presence of a dense band of trees that surrounds the scheduled area (Photograph 28). A ZTV was created from three observer points, one from the northern edge of the scheduled area, beyond the trees, one from the southern edge of the scheduled area, also beyond the trees, and one from the centre of the moated site, in an area relatively free of vegetation, where views through a distinct gap in the trees could be possible.
- 3.1.35 This ZTV (Figure App.13.5-17) indicates potential glimpsed views across small areas of Cottam 1D-G from the observer points, and a site visit was undertaken to 'ground-truth' this. Notwithstanding that this visit was undertaken during the summer months when the trees are in leaf, the visit confirmed that any views of the Cottam 1 Site would be extremely limited from the moated site at Coates. Views to the north-west towards Cottam 1G are dominated by the layering effect of the nearby and

more distant trees and hedgerows (Photograph 29), and if glimpses of any of the taller elements of the electrical substation proposed in this area would be possible these would be seen through these trees which would make them difficult to discern.

- 3.1.36 Views southwards from that part of the scheduled area beyond the moat and trees are characterised by an initial expanse of open agricultural fields with a band of layering beyond, along the horizon (Photographs 30-34). Consequently, any glimpses of the proposed panels in Cottam 1D that might be visible within this panorama would be layered within the dark band of vegetation in a similar fashion to views from the settlement to the west and, consequently, this would serve to greatly reduce their visual impact. These impacts are discussed further in Section 3.2 below.

NHLE 1018288: Cross in St Cuthbert's churchyard

- 3.1.37 This medieval cross is located c.2km to the south-east of Cottam 2 and more than 5km distant from the other Sites. It is located within the churchyard at Brattleby which is surrounded by mature trees and, consequently, views north-westwards towards Cottam 2 are not possible from this location (Photograph 35). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1018290: Cross in All Saints churchyard

- 3.1.38 This medieval cross is located c.2.18km to the SSE of Cottam 2 and more than 5km distant from the other Sites. It is located to the south of St. Martin's Church at Heapham in a churchyard that is largely surrounded by mature trees, although there is a gap along the southern edge that could afford views to the south in the direction of Cottam 1. A ZTV was produced from a single point at the location of the cross (Figure App.13.5-18), and this illustrates that glimpses across the landscape to the south-east are possible through this gap in the vegetation, but this viewshed does not reach as far as the parcels that comprise Cottam 1 (Photograph 36). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1018291: Cross in St Martin's churchyard

- 3.1.39 This medieval cross is located c.3.45km to the north-west of Cottam 2 and c.0.95km to the east-south-east of Cottam 3b, but more than 5km distant from Cottam 1. It is located within the churchyard of St. Martin's Church, Blyton, approximately 15m to the south of the nave. The churchyard is surrounded by the built environment of the village of Blyton to the north and east, and the southern part of it is densely populated with mature trees, and hence no views out into the surrounding landscape towards Cottam 3b are possible (Photographs 37). Consequently, this

heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1019068: Harpswell Hall: a post-medieval house and gardens overlying medieval settlement remains immediately south of Hall Farm

3.1.40 This Scheduled Monument is located c.2.9km to the north of Cottam 1B, c.4.54km to the south-south-east of Cottam 2, and more than 5km distant from Cottam 3a & b. A ZTV was created from a regularly spaced grid of 15 observer points within the scheduled area (Figure App.13.5-19), and this indicates that there could be very slight glimpses of a small area within Cottam 1A and Cottam 2 from between 1 and 3 of these observer locations. It is considered that the visibility is even more diminished at these distances and would, therefore, have no adverse impact to the setting of the heritage asset.

3.1.41 A ground-truthing visit also confirmed the screening afforded by the trees along the south-western and north-western field boundaries surrounding the monument (Photographs 38 and 39). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1019229: The medieval bishop's palace and deer park, Stow Park

3.1.42 This medieval high-status residence and associated deer park remains are located c.2.8 km to the east-south-east of Cottam 1D at its nearest point and more than 5km distant from the other Sites. There are three separate areas of protection, including the moated site of the Bishop's Palace itself, and two well preserved sections of the earthwork along the former deer park pale. The earthworks of the park pale and much of the moated site are heavily vegetated, preventing views out into the surrounding landscape, and so a ZTV was created from 5 observer points located immediately to the south, west, north-west and north-east of the moated site, towards the edges of the scheduled area where views out into the landscape are possible. The cumulative viewshed thus created (Figure App.13.5-20) illustrates that there is no visibility north-eastwards in the direction of Cottam 1 due to the screening afforded by the hedgerow running alongside the former Roman road known as Till Bridge Lane, and this was confirmed during a site visit (Photograph 40). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1020196: Dovecote at Elm Tree Farm

3.1.43 This post-medieval dovecote is located c.3.93 to the north-west of Cottam 1, c.2.55 to south-south-east of Cottam 2, and more than 5km distant from Cottam 3a & b. This is not on a public right of way and is located in a private farmyard and, therefore, it was not possible to visit the building to assess its setting. Nevertheless,

it is evident from aerial imagery that the farmyard is surrounded by buildings associated with Elm Tree Farm and mature trees, effectively screening views out into the surrounding landscape. To further assess this, a ZTV was created from two observer locations at either end of the east-west oriented farmyard within which the dovecote stands (Figure App.13.5-21). This confirmed that glimpses out to the surroundings were possible, but these are very limited, and there were no views of the Sites.

Listed Buildings (of the highest significance; Grade I and II*)

- 3.1.44 The combined 5km study area surrounding the Cottam 1, 2, 3a and 3b Sites contains 35 Grade I and Grade II* Listed Buildings, as detailed in Table App.13.4 below. None of these Listed Buildings are located within the Cottam 1, 2, 3a or 3b Sites. The locations of these assets are depicted on Figure App.13.5-1 and 13.2.
- 3.1.45 The third column in Table App.13.4 below identifies those Listed Buildings where it is concluded in the discussion that follows that there would be *No Change* or a *Negligible* impact, and those that will be assessed further at Steps 2 and 3.

Table App.13.2: Grade I and II* Listed Buildings within the combined Cottam 5km study area

NHLE	Name	Grade	Step 1 assessment
1063342	Church of St Michael and All Angels, Cammeringham	II*	No change/ Negligible
1063348	Glentworth Hall, Glentworth	II*	Further assessment
1063375	Church of St Alkmund, Blyborough	I	No change/ Negligible
1063376	Blyborough Hall, Blyborough	II*	No change/ Negligible
1063378	Church of St Cuthbert, Brattleby	II*	No change/ Negligible
1064048	Church of All Saints, Heapham	I	No change/ Negligible
1064070	Church of St Luke, North Carlton	II*	No change/ Negligible
1064133	Church of St Peter, Scotter	I	No change/ Negligible
1064134	The Old Manor House, Scotter	II*	No change/ Negligible
1064137	Manor House, Scotter	II*	No change/ Negligible
1064159	Church of St Martin, Blyton	I	No change/ Negligible
1064162	Church of St Lawrence, Corringham	I	No change/ Negligible
1146616	Church of St Lawrence and St George,	I	No change/

NHLE	Name	Grade	Step 1 assessment
	Springthorpe		Negligible
1146624	Church of St Mary, Stow	I	No change/ Negligible
1146742	Church of St Edith, Stow	I	No change/ Negligible
1146810	Church of All Saints, Upton	II*	No change/ Negligible
1147235	North Carlton Hall, North Carlton	I	No change/ Negligible
1147274	Gateway at Scampton House Farm in Field to West of House, Scampton	I	No change/ Negligible
1165812	Church of St John the Baptist, Northorpe	I	No change/ Negligible
1165912	Church of St Genwys, Scotton	I	No change/ Negligible
1165919	Manor House, Cammeringham	II*	No change/ Negligible
1166045	Fillingham Castle, Fillingham	I	Further assessment
1166242	Church of All Saints, Hemswell	II*	No change/ Negligible
1309029	Church of St Chad, Harpswell	I	No change/ Negligible
1309078	Church of St Michael, Glentworth	II*	No change/ Negligible
1309113	Monument 10 Yards South of Chancel of Church of St Andrew, Fillingham	II*	No change/ Negligible
1309134	Gateway, Entrance Lodges and Wall to Fillingham Castle, Fillingham	II*	No change/ Negligible
1317137	Church of All Saints, Pilham	II*	No change/ Negligible
1317208	Church of All Saints, Laughton	I	No change/ Negligible
1359458	Gate Burton Hall, Gate Burton	II*	No change/ Negligible
1359484	Church of St. Margaret of Antioch, Marton	I	No change/ Negligible
1359490	Church of St Botolph, Saxilby with Ingleby	I	No change/ Negligible
1359492	Church of St John the Baptist, Scampton	II*	No change/ Negligible
1359493	Church of St John the Baptist and Monson Mausoleum, South Carlton	I	No change/ Negligible
1359847	Church of St Andrew, Fillingham	II*	No change/ Negligible

NHLE 1063342: Church of St Michael and All Angels, Cammeringham

- 3.1.46 This Grade II* listed Church is located c.1.5km to the east of Cottam 1D at its nearest point but greater than 5km distant from the other Sites. It is within the centre of the village of Cammeringham, which is one of several small 'spring line' villages strung out along the base of the Lincoln Cliff scarp, facing westwards towards the Trent. No views of the church are possible when approaching Cammeringham from the higher ground to the east along the road named Cammeringham Hill, and it is only at relatively close quarters that the church comes into view when approaching from this direction (see Photograph 111). It is located at the junction of Cammeringham Hill and the north-south oriented B1398 and is surrounded by numerous mature trees with back plots occupied by dwellings and further trees immediately to the west (Photograph 42). Consequently, no views across the landscape to the west or north-west towards the Sites are possible from within the curtilage of the church, and its setting would not be affected by the proposed scheme. Therefore, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1063348: Glentworth Hall, Glentworth

- 3.1.47 This Grade II* listed hall is located c.1.74km to the north-east of Cottam 1B at its nearest point but greater than 5km distant from the other Sites. It is located on level ground at the foot of the scarp slope below the Lincoln Cliff (Photograph 43). The façade of the hall faces to the north-east, and the key view towards the hall is looking south-west along the main approach from the public bridleway that runs in a north-westerly direction from the village of Glentworth (Photograph 44). There is no visibility of the landscape beyond the hall in this view, and therefore no visibility of the proposed development. Another key public view is from the public right of way running westwards from Glentworth and, similarly, from here no views are possible beyond the hall itself, as this is still below the scarp edge of the Lincoln Cliff (Photograph 45). Notwithstanding the above, it is evident from online photographs that views of the hall from the higher ground to the north of the public right of way do allow the hall to be viewed in the context of the landscape beyond¹⁸. This photograph was taken in 2013, and since this time the poplar trees have increased in size partially obscuring the hall from view (Photographs 46 and 47) but views across the Trent Valley beyond where Cottam 1 would be located are still possible from this elevated position.

This view is currently dominated by the presence of the West Burton Power Station which is prominently visible in the distance. Elements of the proposed scheme

¹⁸ [REDACTED]

would also be visible in this view, though less prominently visible than the current views of the power station cooling towers. The setting of the former stable block to the hall, *Nos 1 To 4 Hall Cottages (Stable Block at Glentworth Hall)* (NHLE 116094) is also nested within this setting, and consequently these will be considered together in subsequent sections of this assessment.

NHLE 1063375: Church of St Alkmund, Blyborough

- 3.1.48 This Grade I listed church is located c.5km to the east of Cottam 2, and more than 5km distant from the other Sites. It is located on level ground immediately to the east of Blyborough Hall and its associated outbuildings and trees within its curtilage, and it is evident from this that no views westwards towards Cottam 2 would be possible from the church or its churchyard, as was confirmed by the ground-truthing visit (Photographs 48 and 49). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1063376: Blyborough Hall, Blyborough

- 3.1.49 This Grade II* listed hall is located c.4.79km to the east of Cottam 2, and greater than 5km distant from the other Sites. It is set within private grounds and therefore a site visit was not undertaken, but it is clear from aerial imagery (Photograph 48) that there are numerous mature trees in the grounds surrounding the hall on its western side, and further to the west still, tree belts line either side of the road leading to Red House Farm which will provide further screening of views westwards towards Cottam 1 and West Burton Power Station beyond, which otherwise might be prominently visible. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1063378: Church of St Cuthbert, Brattleby

- 3.1.50 This Grade II* listed church is located c.2km to the south-east of Cottam 1D and greater than 5km distant from the other Sites. There is an area of woodland immediately to the west of the churchyard which prevents any views out into the landscape beyond in the direction of the Sites (Photograph 35; Photograph 50). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1064048: Church of All Saints, Heapham

- 3.1.51 This Grade I listed church is located c.4.10km to the north-west of Cottam 1A, c.3.05km to the south of Cottam 2, and more than 5km distant from Cottam 3a & b. The surrounding churchyard is enclosed by a hedge on its northern side and there are mature trees in the eastern and western areas of the churchyard that provide additional screening. The ZTV produced from the scheduled cross to the south of the church illustrates that glimpsed views in this direction would not reach as far as

Cottam 1 (Figure App.13.5-18; Photograph 36), and the ground-truthing visit confirmed that glimpsed views northwards towards Cottam 2 are screened by nearby hedgerows and buildings (Photograph 51). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1064070: Church of St Luke, North Carlton

- 3.1.52 This Grade II* listed church is located c.3.99km to the south-east of Cottam 1D and greater than 5km distant from the other Sites. The churchyard is located on the south side of the village and, consequently, views north-west in the direction of Cottam 1 are screened by the intervening built environment (Photographs 52 and 53). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1064133: Church of St Peter, Scotter

- 3.1.53 This Grade I listed church is located c.4.07km to the north-east of Cottam 3a & b and greater than 5km distant from the other Sites. The church is located towards the eastern side of the town and, consequently, the urban context screens all views to the south-east in the direction of the Cottam 3a & b Sites (Photograph 54). Moreover, the 'bare earth' ZTV for Cottam 3a & b produced to inform of the LVIA (ES Figure 8.10.1) illustrates that the settlement at Scotter is wholly outwith the viewshed of the development due to the intervening topography, and therefore none of the settings of the Listed Buildings here would be affected. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1064134: The Old Manor House, Scotter

- 3.1.54 This Grade II* listed manor house is located c.4.3km to the north-east of Cottam 3 and greater than 5km distant from the other Sites. It is located towards the western side of the town, even further north than the Church of St. Peter described above, and therefore outwith the 'bare earth' ZTV for the Cottam 3a & b Sites. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1064137: Manor House, Scotter

- 3.1.55 This Grade II* listed manor house is located c.4.14km to the north-east of Cottam 3b and greater than 5km distant from the other Sites. It is located immediately to the north of the church yard of the Church of St. Peter described above, and therefore outwith the 'bare earth' ZTV for the Cottam 3 Site. Consequently, this

heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1064159: Church of St Martin, Blyton

- 3.1.56 This Grade I listed church is located c.0.9km to the south-west of Cottam 3a, c.3.94km to the north-west of Cottam 2 and is greater than 5km distant from the Cottam 1 Site. The assessment of the Scheduled Cross in the churchyard (see above) sets out how the churchyard is surrounded by the built environment of the village of Blyton to the north and east (Photograph 55). The southern part of it is populated with a number of mature trees, and hence no views out into the surrounding landscape towards Cottam 3a or 3b are possible (Photographs 37 and 56). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1064162: Church of St Lawrence, Corringham

- 3.1.57 This Grade I listed church is located c.0.6km to the west of Cottam 2 and greater than 5km distant from the other Sites. The church is surrounded to the west, south and east by the built environment of the village of Corringham and the churchyard to the north is surrounded by mature trees, and therefore no views out into the surrounding landscape are possible (Photographs 57 and 58).
- 3.1.58 In support of the LVIA chapter of the ES, a series of photomontage visualisations have been produced, and Viewpoint 47 (ES Figure 8.14.47 is located at the junction of Mill Mere Road and Pilham Lane to the west of the village. This illustrates one of the key views towards the church with the proposed development at Cottam 2 beyond, and this confirms that all elements of the Scheme at the Cottam 2 Site would be screened behind the village. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1146616: Church of St Lawrence and St George, Springthorpe

- 3.1.59 This Grade I listed church is located c.1.92km to the south-west of Cottam 2 and greater than 5km distant from the other Sites. Views northwards towards Cottam 1 are screened by the buildings opposite the church along School Lane, and views to the south-east towards Cottam are screened by the intervening built environment of the surrounding village as well as the frequent mature trees that are characteristic of this settlement (Photographs 61 and 62). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1146624: Church of St Mary, Stow

- 3.1.60 This Grade I listed church is located c.0.825km to the south-west of Cottam 1F, c.1.15km to the west of Cottam 1D and 1E and greater than 5km distant from the other Sites. As discussed previously when describing the setting of the surrounding Scheduled Monument (NHLE 1012976), the church is located within the centre of the village of Stow and, consequently, the surrounding built environment prevents any views out into the surrounding landscape (Photographs 1, 2, 24 and 63). Views towards the church from the west were also assessed from Stow Park Road, and it is evident that the built environment and vegetation associated with the village will screen any visibility of the proposed development at Cottam 1 that otherwise might be visible within this same arc of view (Photographs 63 and 64). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1146742: Church of St Edith, Stow

- 3.1.61 This Grade I listed church is located c.0.69km to the north-east of Cottam 1 at its nearest point (Cottam 1E) and greater than 5km distant from the Cottam 2 and 3 Sites. As discussed above in relation to the adjacent Scheduled Monument (see discussion of NHLE 1016979 above), a dense block of woodland occupies much of the moated site and, consequently, the immediate setting of the church is very much characterised by a sense of enclosure (Photographs 28, 69-70) most notably on its southern side (Photograph 69). Nevertheless, it is possible to obtain a view of part of the landscape which would be occupied by the Cottam 1D solar array from the south side of the churchyard, within the scheduled moated site, as described above (Photographs 30 and 31).
- 3.1.62 To the north of the church, views are restricted to the north-west by the layering effect of nearby boundary trees and hedgerows, and views north and north-west are dominated by the modern farm buildings at Hall Farm and further nearby trees and vegetation (Photographs 66-68). Consequently, the potential visual impacts in the vicinity of this Church are discussed further in subsequent stages of the assessment in relation to the setting of the adjacent Scheduled Monument rather than the Church of St. Edith. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1146810: Church of All Saints, Upton

- 3.1.63 This Grade II* listed church is located c.2.9km to the north-west of Cottam 1 and c.4.9km to the south-south-west of Cottam 2. It is located within a graveyard that is elevated by c.1m above the surrounding land but, despite this, it is not possible to gain views above the rooftops of the buildings occupying the southern part of the village towards Cottam 1, and views northwards toward Cottam 2 are screened by the dense vegetation enclosing the churchyard to the north (Photographs 71-74).

Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1147235: North Carlton Hall, North Carlton

- 3.1.64 This Grade I listed hall is located c.3.7km to the south-east of Cottam 1D, and greater than 5km distant from the other Sites. It is evident from aerial imagery that the hall is surrounded by mature trees, with a further dense belt of trees adjacent to the north-west and, consequently, there are no views north-west towards Cottam 1 (Photograph 52). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1147274: Gateway at Scampton House Farm in Field to West of House, Scampton

- 3.1.65 This Grade I listed gateway surviving from the now demolished 17th century Scampton Hall is located c.2.76km to the south-east of Cottam 1D and greater than 5km distant from the other Sites. There is a dense belt of woodland c.25m to the north-west of the gateway, and farm buildings associated with Scampton House Farm immediately beyond this, and it is evident that these will screen any views across the landscape to the north-west towards Cottam 1 (Photograph 75). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1165812: Church of St John the Baptist, Northorpe

- 3.1.66 This Grade I listed church is located c.4.22km to the north-north-east of Cottam 2, c.1.76km to east-north-east of Cottam 3a, and greater than 5km from Cottam 1. It is located at the centre of the village and there are several properties in the area to the south-west which, along with the associated vegetation, screen views to the south-west towards Cottam 3 (Photograph 76).
- 3.1.67 The proposed development would also not be visible within the key views of the church in its landscape setting when viewed from Monson Road to the north-east of the village include, as can be confirmed via Google StreetView imagery.¹⁹ Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1165912: Church of St Genwys, Scotton

- 3.1.68 This Grade I listed Church is located c.2.56km to north-east of Cottam 3a and greater than 5km distant from the other Sites. It is located on the eastern edge of the village

¹⁹ [30 Monson Rd - Google Maps](#)

of Scotton, and consequently, there are views from the vicinity of the church across the landscape as dips away slightly to the south-east towards the River Eau. However, views to the south-west in the direction of the Cottam 3 Sites are screened by the intervening built environment of the settlement, and therefore no visibility of the proposed development will be possible (Photograph 77).

- 3.1.69 Moreover, the 'bare earth' ZTV produced for Cottam 3 as part of the LVIA for the ES confirmed that there would be no visibility of the proposed development from most of the settlement Scotton (including the church and churchyard) due to the intervening topography (ES Figure 8.13). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1165919: Manor House, Cammeringham

- 3.1.70 This Grade II* listed manor house is located c.1.59km to the east of Cottam 1D and greater than 5km distant from the other Sites. It is located on the eastern side of the settlement and therefore views westwards in the direction of Cottam 1D are screened by the buildings and dense vegetation that comprise the surrounding built environment that extends westwards for some 300m to the western edge of the settlement (Photograph 41). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1166045: Fillingham Castle, Fillingham

- 3.1.71 This Grade I listed 18th century country house is located c.2.09km to the east of Cottam 1B and greater than 5km distant from the Cottam 2 and 3 Sites. It is located on top of the Lincoln Cliff, from which extensive oblique views across the Trent Valley to the west are possible. A site visit confirmed the extent of these views from the roadside immediately to the west of the curtilage of the Listed Building, on the main east-west alignment of the house and parkland, at the end of the west lawn (Photographs 78 and 79). The views from here are so extensive that West Burton Power Station is clearly visible due east some 16km distant.
- 3.1.72 To gain an appreciation of the potential view from Fillingham Castle, which is located on a ridge, c.8m higher than the roadside where the photographs were taken (and c.150m further to the east), a ZTV was created from a single observer point located on centre of the west terrace immediately adjacent to the building. This illustrates how the plantations which enclose the west lawn frame views due west across the Trent Valley, and these are likely to include oblique views across part of Cottam 1A and the northern part of Cottam 1C (Figure App.13.5-22). Consequently, this visual impact will be discussed further in subsequent stages of the assessment.

NHLE 1166242: Church of All Saints, Hemswell

- 3.1.73 This Grade II* listed church is located c.4.1km to the north-east of Cottam 1B,

c.4.32km to east of Cottam 2 and greater than 5km distant from Cottam 3a & 3b. Hemswell is one of the 'spring-line' settlements located on level ground at the foot of the Lincoln Cliff scarp, and the church is located towards the centre of the settlement (Photograph 80). The churchyard possesses several mature trees, and properties to the south and west provide further screening, resulting in the church having an enclosed setting with no views out to the wider landscape (Photograph 81).

- 3.1.74 Views towards the church from the Lincoln Edge to the east along Middle Street were also assessed, but this section of road is lined with mature trees that screen all but the occasional rare glimpse that might include the church and the more distant development at Cottam 2 within the same arc of view²⁰. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1309029: Church of St Chad, Harpswell

- 3.1.75 This Grade I listed church is located c.3.11km to north of Cottam 1B, c.5km to the south-east of Cottam 2 and greater than 5km distant from Cottam 3a & 3b. The church is aligned west-south-west to east-north-east and formerly this alignment was shared by an avenue leading to Harpswell Hall c.280m distant (Photograph 82). The hall has been demolished, but many of the mature trees surrounding the formal garden, its moat and ornamental watercourse survive, as does Harpswell Hall Farm immediately to the north of the site of the former hall. These elements provide a considerable amount of screening of the views south-west to Cottam 1 and north-west to Cottam 2 and further screening is provided by a row of trees directly opposite the church a short distance to the west-south-west (Photographs 83 and 84).
- 3.1.76 These observations are bolstered by the results of the ZTV produced from 15 observer locations within the Harpswell Hall Scheduled Monument (NHLE 1019068) which illustrates only the slightest glimpse of a small part of Cottam 1A and Cottam 2 from within the scheduled area which lies beyond the row of trees opposite the church (Figure App.13.5-19). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1309078: Church of St Michael, Glentworth

- 3.1.77 This Grade II* listed church is located c.1.79km to the north-east of Cottam 1B and greater than 5km distant from the other Sites. The church occupies a central location within the Conservation Area at Glentworth (Photograph 43) and, as such, is surrounded on all sides by the dwellings that make up the village settlement and the

²⁰ [Middle St - Google Maps](#)

numerous mature trees that provide its verdant character. Consequently, there are no views in a south-westerly direction towards Cottam or north-west towards Cottam 2 from the vicinity of the church (Photographs 85 and 86). Therefore, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1309113: Monument 10 Yards South of Chancel of Church of St Andrew, Fillingham

- 3.1.78 This Grade II* listed graveyard monument is located c.1.27km to the east-south-east of Cottam 1A and greater than 5km distant from the Cottam 2 and 3 Sites. It is located within the churchyard of the Church of St. Andrew which is totally enclosed by mature trees except for a small area along the northern edge, and as the monument is located to the south of the church, its setting is essentially contained within the church yard (Photograph 87). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1309134: Gateway, Entrance Lodges and Wall to Fillingham Castle, Fillingham

- 3.1.79 These architectural features associated with the eastern approach to Fillingham Castle are located c.3.29km to the east of Cottam 1B and greater than 5km distant from the Cottam 2 and 3 Sites. As these features are set back some distance from the scarp edge of the Lincoln Cliff (which lies c.1.3km to the west), no views of the Trent valley beyond are possible. The gatehouse has been placed to frame the view along the avenue of trees leading the eye to Fillingham Castle which forms the backstop and centrepiece in this designed view. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1317137: Church of All Saints, Pilham

- 3.1.80 This Grade II* listed church is located c.2.18km to the north-west of Cottam 2, c.1.42km to the south-west of Cottam 3b and greater than 5km distant from Cottam 1. The church is located towards the centre of the village which comprises numerous small plots divided by tree-lined boundaries. These frequent trees provide the village with a sense of intimacy, and no views out into the surrounding landscape are available from within the vicinity of the church (Photographs 88-90). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1317208: Church of All Saints, Laughton

- 3.1.81 This Grade I listed church is located c.1.65km to the north-west of Cottam 3a and greater than 5km distant from the other Sites. The church is located towards the south-eastern edge of the settlement but, despite this, the dense block of mature trees that occupy the southern and eastern parts of the churchyard and the numerous buildings that are located in the area to the south-east prevent views out to the wider landscape beyond the settlement in the direction of Cottam 3a & 3b (Photograph 92). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1359458: Gate Burton Hall, Gate Burton

- 3.1.82 This Grade II* country house is located c.4.55km to the west of Cottam 1F and greater than 5km distant from the other Sites. The parkland surrounding the hall contains many mature trees, including a dense block of ornamental woodland immediately to the east of the hall which effectively screen any views eastwards towards Cottam 1 (Photograph 93). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1359484: Church of St. Margaret of Antioch, Marton

- 3.1.83 This Grade I listed church is located c.4.42km to the west of Cottam 1F and greater than 5km distant from the other Sites. It is located adjacent to the crossroads at the centre of the village of Marton and, as the built environment extends c.500m to the east of this location, and moreover contains back plots with heavily wooded boundaries, this view eastwards towards Cottam 1 is well screened and no views of the proposed development would be possible (Photograph 94).
- 3.1.84 In addition, the corridor for the cable route (proposed to be shared with the Gate Burton Solar Project and therefore fenced off for up to 5 years in duration, with potential construction activity throughout this period) passes less than 300m to the south of the church, but the ground-truthing visit confirmed that no views of the route would be possible from the church (Photographs 95-97). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1359490: Church of St Botolph, Saxilby with Ingleby

- 3.1.85 This Grade I listed church is located c.4.66km to the south of Cottam 1D and greater than 5km distant from the other Sites. It is located towards the northern edge of the village, but there is a hedgerow with mature trees on the northern boundary of the churchyard to the north, with a further extension to the graveyard beyond this to the north with a further hedgerow along its northern boundary. In addition, a large

new housing estate named 'Ingleby View' has recently been constructed in the field immediately to the north of the graveyard extension. In addition, built development interspersed with frequent trees extends for c.280m to the north-east of the churchyard (Photograph 98). Consequently, the views to the north and north-east from the church towards the Cottam 1 Site are totally screened and therefore, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1359492: Church of St John the Baptist, Scampton

- 3.1.86 This Grade II* listed church is located c.2.92km to the south-east of Cottam 1D and greater than 5km distant from the other Sites. The church is located at the north-western tip of the village, surrounded to the north and west by open parkland associated with the former Scampton Hall (Photograph 75). A site visit was undertaken to ascertain whether any views across the parkland towards the Cottam 1 Site might be possible, and this confirmed that no views beyond the hedge line along the northern edge of the adjacent parkland are possible (Photograph 100). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1359493: Church of St John the Baptist and Monson Mausoleum, South Carlton

- 3.1.87 This Grade I listed church is located c.5km to the south-east of Cottam 1D and greater than 5km distant from the other Sites. The church is located at the northern edge of settlement and backs on to agricultural fields (Photograph 101). A ground-truthing visit was undertaken to ascertain whether any views across the fields to the Cottam 1 Site might be possible. This confirmed that glimpsed views across part of the wider landscape to the north-west are possible, but the layering effect of the trees in the middle-distance screen more distant views in the vicinity of Cottam 1 (Photographs 102-103). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

NHLE 1359847: Church of St Andrew, Fillingham

- 3.1.88 This Grade II* listed church is located c.1.29km to the south-east of Cottam 1B and greater than 5km distant from the Cottam 1 and 2 Sites. The church is located on the northern edge of the village within a church yard that is heavily vegetated and enclosed (Photograph 87). There is a slight gap in the vegetation on the northern boundary of the churchyard where views beyond are possible, but this only allows a view across the field to the north and not of the landscape beyond to the north-west towards the Cottam 1B Site (Photographs 87, 104-105). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected

by the proposed development.

Grade II Listed Buildings (within 2km study area)

Aisthorpe

- 3.1.89 There is a single Grade II Listed Building within the 2km study area within Aisthorpe, comprising the *Stables at Aisthorpe Hall* (NHLE 1064093), which is located 1.98km to the south-east of Cottam 1D. It is evident from aerial imagery (Photograph 50) that this 18th century stable block is situated in an enclosed setting, with the main hall buildings occupying the area to the south and west, further outbuildings to the north, and mature trees lining much of the curtilage boundary immediately to the west. Notwithstanding this, there is a gap in the line of trees to the north-west of the stable block and open fields beyond, which raises the possibility that glimpsed views of Cottam 1D could be possible in the view towards the Listed Building.
- 3.1.90 The key view towards the stable block is from the east looking westwards from the main driveway approach to the hall. A ZTV was produced for an observer at this location, and this confirms that the view from here is almost wholly contained within the immediate curtilage of the hall, and the glimpsed view to the north-east through the gap in the trees only extends as far as the hedgerow along the northern edge of the field beyond (Figure App13.5-23). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

Blyton

- 3.1.91 As well as the *Church of St. Martin* Grade I Listed Building referred to above, there are two Grade II Listed Buildings within the settlement in Blyton, comprising *The Old Windmill* and *Matt Hall*, as well as an outlying Grade II Listed Building to the southwest, *The Old Railway Station* (Photograph 55).
- 3.1.92 *The Old Windmill* (NHLE 1359455) is located in a back plot behind the curtilage of the properties along the south side of the High Street, and as such is largely hidden from view, apart from a glimpse that is possible from the High Street looking south-east along the main driveway to the building where it is framed between the buildings on the High Street (Photograph 106). It is also possible to view the building from the network of public footpaths that criss-cross the back plot within which it is located, but from none of these viewpoints would the windmill be viewed within the same visual envelope as the development at Cottam 3a to the north-west or Cottam 3b to the south-east (Photographs 107-108). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.
- 3.1.93 *Matt Hall* (NHLE 1165509) is located towards the eastern end of the High Street just prior to it veering off to the north, and aerial assessment indicated that it was in a

position where views towards Cottam 3a unimpeded by built development might be possible. A ZTV was produced for an observer standing to the rear of the property, and this confirmed that as the two fields immediately to the east slope gently upwards, the viewshed barely extends beyond them to the roofs of the buildings on Station Road on the eastern edge of the village (Figure ES App.13.5-24). A ground-truthing visit also confirmed the additional screening provided by the vegetation along the intervening field boundaries (Photographs 109-110). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

- 3.1.94 *The Old Railway Station* (NHLE 1359454) is an outlier to the village and is located immediately to the north of the extant LNER rail line between Gainsborough and Grimsby. It is located c.340m to the west of the main parcel at Cottam 3b, and c.685m to the south of Cottam 3a. Views northwards towards Cottam 3a are likely to be screened to some extent by the nearby vegetation along the boundary to the former station's curtilage, and by the tree-lined curvilinear field boundary further to the north. However, the latter boundary is located in a dip and the ground level increases by c.5m in height between the Old Railway Station and Cottam 3a. Therefore, it is possible that glimpses of some of the taller elements of the development might be possible from the vicinity of the Listed Building. Similarly, there is vegetation on either side of the railway line to the south that is likely to provide screening of views eastwards towards Cottam 3a, but the possibility that glimpsed views of the development might be available cannot be discounted.
- 3.1.95 To further assess this possibility, a ZTV was created from four observer locations adjacent to each side of the Old Railway Station. The resultant cumulative viewshed (Figure App.13.5-25) illustrates that glimpsed views of the proposed development area could be possible across a small part of Cottam 3a in the field to the south of Blue Bell Farm, and also across parts of the western and eastern zones within Cottam 3b. The additional height of the solar panels and other internal infrastructure would be likely to increase this visibility. These visual impacts will be discussed in more detail in subsequent stages of the assessment.

Brattleby Conservation Area

- 3.1.96 The Brattleby Conservation Area is located c.1.85km to the south-west of Cottam 1D at its nearest point, and in addition to the *Church of St. Cuthbert* Grade II* Listed Building (NHLE 10633378) referred to above, there are a further five Grade II Listed Buildings within the designated area, comprising:
- *Brattleby Hall* (NHLE 10633335)
 - *Stable Block at Brattleby Hall* (NHLE 10633336)
 - *Gate Piers at Brattleby Hall* (NHLE 10633337)
 - *The Old Rectory* (NHLE 10633338)

- *Lodge Cottage* (NHLE 1063341)

3.1.97 It is evident from the aerial view of the village (Photograph 50) that the western half of the Conservation Area contains a considerable amount of woodland, and the large field occupying the area immediately to its west and north-west also has a considerable wooded element around its edges. The Conservation Area Appraisal confirms that *Brattleby Hall* ‘... can only be appreciated from the Hall grounds, as it is generally hidden from view by its associated buildings, wall and tree filled grounds’²¹.

3.1.98 Consequently, the quantity of tree cover indicates that it is unlikely that it would be possible to gain views of the landscape beyond to the west and north-west from anywhere within the Conservation (notwithstanding the fact that more elevated views from upper storey windows could potentially catch more distant glimpses above the treeline). Consequently, this Conservation Area and its heritage assets have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance will remain unaffected by the proposed development.

Cammeringham

3.1.99 In addition to the *Church of St and Michael and All Angels* (NHLE 1063342) and the *Manor House* (NHLE 1165919) Grade II* Listed Buildings referred to above, there are also two Grade II Listed Buildings in the village of Cammeringham, comprising:

- *Garage at the Old Post Office* (NHLE 1359845)
- *Gate Piers to Manor House* (NHLE 1359846)

3.1.100 Both listed structures are located close to the junction of Cammeringham Hill and the north-south oriented B1398 to the west of *Church of St and Michael and All Angels* and, consequently, the same mature trees and elements of the built environment that occupy the western area of the village that screen views in the direction of the proposed development from the church also screen views from these two Grade II Listed Buildings (Photograph 111). Consequently, these heritage assets have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance will remain unaffected by the proposed development.

Corringham

3.1.101 In addition to the *Church of St. Lawrence* (NHLE 1064162) Grade I Listed Building referred to above, there are six Grade II Listed Buildings within Corringham, which comprise:

- *Mill At Mill House Farm* (NHLE 1064163)
- *Old Hall* (NHLE 1165535)

²¹ Clay, A. 1981. *Brattleby Conservation Area Appraisal*. p.3, paragraph 7. West Lindsey District Council Conservation.

- *Lychgate at Church of St Lawrence* (NHLE 1165563)
- *Mill House Farmhouse Stables and Barn* (NHLE 1165585)
- *1, High Street* (NHLE 1317241)
- *Corringham Windmill* (NHLE 1359417)

- 3.1.102 It is evident from the aerial view of the settlement (Photograph 57) that *Mill at Mill House Farm*, *Lychgate at Church of St Lawrence* and *1, High Street* are all located within or towards the western edge of the village where the surrounding built environment would screen any views eastwards towards the proposed development at Cottam 2. Consequently, these heritage assets have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.
- 3.1.103 *Mill House Farmhouse Stables and Barn* is an outlier to the north of main settlement and is located only c.400m to the west of Cottam 1. Nevertheless, there is a dense block of woodland which extends for c.120m eastwards from the Listed Building as well as surrounding it on all sides, and consequently there would be no intervisibility with the development from within the curtilage of the building. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.
- 3.1.104 Another outlier to the village is *Mill House Farmhouse Stables and Barn* which is situated c.600m to the west of the core settlement. The visualisation from Viewpoint 47 of the LVIA (ES Figure 8.14.47) is located at the junction immediately to the east of this Listed Building, thereby providing a good indication of the likely visual impact of the proposed development at Cottam 2 from this Listed Building. This illustrates that from this location the arc of view within which Cottam 2 would be visible is wholly screened by the built environment of the settlement at Corringham, from the large modern agricultural buildings at Hall Farm at the north, the woodland surrounding *Old Hall* (NHLE 1165535) immediately to the south of this, and then the main settlement core extending southwards from here (photograph 60). Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.
- 3.1.105 A third outlier to the village comprises *Corringham Windmill*, which is located 850m to the east of the settlement core and c.625m from the south-western corner of Cottam 2. LVIA Viewpoint 46 (ES Figure 8.14.46) illustrates the view northwards towards the windmill from the A631 with Cottam 2 in the background, and this confirms that there could be some visibility of the solar panels above the intervening hedgerows, depending upon their heights. Consequently, these potential visual impacts will be discussed in more detail in subsequent stages of the assessment.

Fillingham Conservation Area and its Environs

- 3.1.106 In addition to the Grade II* listed *Church of St. Andrew* (NHLE 1359847) and *Monument 10 Yards South of Chancel of Church of St Andrew* (NHLE 1309113) discussed above, the Fillingham Conservation Area contains five Grade II Listed Buildings:
- 5, *Chapel Lane* (NHLE 1063343)
 - 3, *Chapel Lane* (NHLE 1063344)
 - *Lake House* (NHLE 1063345)
 - *The Old Rectory* (NHLE 1166037)
 - *The Village Hall* (NHLE 1359848)
- 3.1.107 The Conservation Area encompasses the majority of the ‘spring-line’ village but excludes an area of late 20th/early 21st century housing development which occupies the southern edge of the settlement. It is evident from the aerial view of the village (Photograph 113) that boundaries within the village (especially in the vicinity of the *Church of St. Andrew*) and surrounding the fields and ornamental lake to the west are occupied by frequent mature trees and/or well-established hedgerows. The Conservation Area Appraisal for Fillingham notes that: *‘Fillingham lies at the foot of the Lincolnshire Cliff escarpment and this, together with its extensive tree cover, tends to hide it from view’*²². The Appraisal also identifies how views within the village tend to be constrained: *‘Fillingham has developed in its linear form along the main High Street, Chapel Road, and Willingham Road. The village streets are long narrow spaces and their curving nature continually restricts views along them. These spaces are most important in their role of creating Fillingham’s character’*²³.
- 3.1.108 The enclosed nature of the setting of the Conservation Area thus prevents any views out from the settlement from the publicly accessible areas of the village. However, the fields surrounding the village also provide an important contribution to its setting: *‘Smaller spaces are created inside the Conservation Area within gardens, larger spaces outside are the open fields around the village edge, the green fingers of which penetrate between houses and farm buildings to reach the village streets. Beyond the village fringe the larger spaces formed by field, trees, hedges and scattered buildings, form the setting of Fillingham village and are an important contributing element in the overall character of the Conservation Area’*²⁴.
- 3.1.109 To assess whether views might be possible towards the proposed development at Cottam 1 from the curtilages of the Listed Buildings occupying the Conservation Area’s fringe, two ZTVs were produced. Figure App. 13.5-26 illustrates the viewshed for an observer located in the centre of the lawn to the rear (west) of 5, *Chapel Lane* (NHLE 1063343), providing an indication of a characteristic view from the private

²² Clay, A. 1993. *Fillingham Conservation Area Appraisal*. p.6, paragraph 34. West Lindsey District Council.

²³ *Ibid.*, p. 5, paragraph 27.

²⁴ *Ibid.*, p.5, paragraph 30.

spaces on the western edge of the Conservation Area. This illustrates that the viewshed is largely contained within the enclosed field immediately to the west, with slight glimpses across slithers of the two fields immediately beyond this. More distant glimpses are possible of the landscape to the north-west beyond the ornamental lake, extending for at least 5km in an arc of view to the east of Cottam 1B (but not within it).

- 3.1.110 Figure App.13.5-27 illustrates the ZTV produced from three observer points located on the driveway immediately to the west of *Lake House* (NHLE 1063345) on the northern fringe of the Conservation Area. The viewshed from here is almost wholly contained within a tight visual envelope within the immediate vicinity of the building, only slight glimpses across nearby fields to the north and south being possible within the wider landscape.
- 3.1.111 It is concluded from the above that due to the enclosed, tree-covered character of the Conservation Area, it is unlikely that any views of the proposed development would be possible from within it. Furthermore, in views westwards from the Lincoln Edge, where the proposed development would be likely to be visible, the Conservation Area is not readily appreciated as it is hidden from view within the surrounding trees. Consequently, the Fillingham Conservation Area and the heritage assets within it have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.
- 3.1.112 In addition to the Listed Building within the Conservation Area, there are two outlying Listed Buildings in the historic parish of Fillingham, comprising the *Manor House* (NHLE 1309085) at Manor Farm, c.200m to the north of the Conservation Area, and *Gateway* (NHLE 1063346) which is associated with a former entrance into the parkland surrounding Fillingham Castle. Figure App.13.5-28 illustrates the viewshed for an observer location within the car park immediately to the south of the *Manor House*. The visual envelope from this location is tightly constrained within the immediate surroundings, and no views out into the wider landscape are possible.
- 3.1.113 The NHLE entry for the *Gateway* (NHLE 1063346) to Fillingham Castle from Middle Street was created in 1964, and this described the structure as follows: '*Gateway. c.1775, possibly by John Carr. Coursed limestone rubble. Large central pointed archway with flanking battlemented projections each with single lower round headed niche and single upper cross-shaped opening. Overgrown with ivy.*' However, it is evident with reference to Google Street View imagery dating to December 2021²⁵ that there is no such structure at this location, and unless the grid reference for the entry is incorrect, it must be concluded that this structure is no longer extant.
- 3.1.114 Consequently, these heritage assets have also been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as

²⁵ [Middle St - Google Maps](#)

their significance would remain unaffected by the proposed development.

Glentworth Conservation Area and its Environs

- 3.1.115 In addition to the *Church of St. Michael* Grade II* Listed Building (NHLE 1309078), the Glentworth Conservation Area contains three Grade II Listed Buildings:
- 12, *Church Street* (NHLE 1063349)
 - *Northlands House* (NHLE 1309058)
 - *The Old Vicarage* (NHLE 1359850)
- 3.1.116 Glentworth is the next 'spring-line' village to the north of Fillingham and occupies a similar topographical position at the base of the Lincoln Cliff scarp. The Glentworth Conservation Area Appraisal discusses the way in which the village layout restricts views: *'The village streets wind their way through the heart of the village, their curving nature continually restricting views along them. These long narrow spaces make a very important contribution to the character of Glentworth'*²⁶. It also identifies how the tree cover in and around the village further restricts views towards the village: *'There is extensive and mature tree cover in and around Glentworth, much of it in the form of plantations. The change in levels, combined with the tree coverage, hides much of the village from view on its approaches. This is highlighted when the village is viewed from Middle Street, down the slope of the escarpment'*²⁷.
- 3.1.117 It is evident from the aerial view of the settlement (Photograph 43) that all three of the Grade II Listed Buildings are in locations that have extensive screening immediately to the west, either due the presence of mature trees, the surrounding built environment of the village, or a mixture of the two. It is concluded, therefore, that no intervisibility with the proposed development at Cottam 1 to the south-west or Cottam 2 to the north-west would be possible from any of these buildings or the wider Conservation Area. Consequently, the Glentworth Conservation Area and the heritage assets within it have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Ingham Conservation Area and its Environs

- 3.1.118 Ingham is another of the 'spring-line' settlements located at the base of the Lincoln Cliff scarp, facing westwards across the Trent valley lowlands, and the settlement immediately to the south along the spring line from Fillingham. The settlement developed along two linear axes, the medieval core of the village extending from east to west along High Street from *All Saints' Church*, and a later southwards extension along Lincoln Road.

²⁶ Clay, A. 1993b. *Glentworth Conservation Area Appraisal*. p.5, paragraph 24. West Lindsey District Council.

²⁷ *Ibid.*, p.5, paragraph 29.

3.1.119 There are six Grade II Listed Buildings within the Conservation Area:

- *School and Attached School House* (NHLE 1063356)
- *Applegarth House* (NHLE 1146541)
- *Church of All Saints* (NHLE 1063355)
- *The Generous Britain Public House* (NHLE 1063355)
- *Jubilee Terrace Cottages* (NHLE 1063355)
- *33, The Green* (NHLE 1063355)

3.1.120 All of these buildings are located along the main east-west thoroughfare through the village where views out into the surrounding landscape are largely screened by the surrounding built environment. Glimpsed views out of the village are possible from the vicinity of the large village green towards the western end of the settlement when looking southwards past the modern village hall adjacent to the *School and Attached School House* (NHLE 1063356). However, no views to the south-west, west or north-west towards the proposed development at Cottam 1 are possible from any of the Listed Buildings with the Conservation Area or from the Conservation Area itself, as confirmed by the augmented ZTV for Cottam 1 produced as part of the LVIA for the ES (ES Figure 8.11). Consequently, the Ingham Conservation Area and the heritage assets within it have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

3.1.121 *Grange Farmhouse* (NHLE 1063355) is an outlying Listed Building on the northern edge of the settlement, outside of the Conservation Area and bordering open farmland. To ascertain whether views across the agricultural landscape to the west or north-west towards Cottam 1B or 1C might be possible from the curtilage of the Listed Building, a ZTV was produced for an observer location standing in the centre of the large lawn area or paddock to the north of the farmhouse (Figure App.13.5-29). This illustrates that the viewshed from this location is largely contained within the surrounding paddock, apart from views of the scarp slope of the Lincoln Cliff to the east and south-east, and a few slight glimpses elsewhere, including small slithers of potential visibility within Cottam 1C. However, it is considered that these slight potential glimpses of a tiny part of the proposed development area more than 4km distant would result in a barely perceptible visual impact which need not be considered further. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

Kexby

3.1.122 The only Listed Building within Kexby is *2, Glenworth Road* (NHLE 1359479), a large 18th/19th century farmhouse which is located c.1.7km to the north-west of Cottam 1G and c.3km to the west of Cottam 1C. It is evident from the aerial view of the village (Photograph 116) that views to the east and south-east are screened by trees and

the row of large farm buildings which are in close proximity to the Listed Building. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as its significance would remain unaffected by the proposed development.

Laughton

3.1.123 In addition to the *Church of All Saints* (NHLE 1317208) Grade I Listed Building referred to above, there are four Grade II Listed Buildings within the parish of Laughton:

- *4, Church Road* (NHLE 1064166)
- *Mount Pleasant Farmhouse* (NHLE 1317186)
- *Outbuilding at Laughton Post Office Formerly Number 2 Church Road* (NHLE 1317236)
- *Laughton Hall Farmhouse* (NHLE 1359420)

3.1.124 *4, Church Road* and *Outbuilding at Laughton Post Office* are both located within the built-up core of the village in the immediate vicinity of the church and, consequently, no views out into the landscape beyond the surrounding built environment are possible from these buildings.

3.1.125 *Laughton Hall Farmhouse* is located in a more exposed position to the east of the village, and a ZTV was produced for an observer located at the end of the driveway to the building at the edge of its curtilage where visibility of the surrounding landscape would be greatest. This illustrates that the viewshed from this location is quite tightly constrained does not extend more than 500m distant (Figure App.13.5-30).

3.1.126 These observations are supported by the augmented ZTV for Cottam 3 produced as part the LVIA for the ES, which illustrates that there would be little intervisibility within the village or the area surrounding Laughton Hall Farmhouse due to the intervening topography (ES Figure 8.13). Consequently, these heritage assets have also been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

3.1.127 *Mount Pleasant Farmhouse* is in an even more isolated location within the parish, c.2.4km to the east of the village, and a little over 0.5km to the north of Cottam 3a. A ZTV was produced for an observer location at the main south frontage of the building, and this confirmed that there would likely be clear, unimpeded views southwards across much of the proposed development at Cottam 3a from this Listed Building, in the absence of any mitigation. Consequently, this heritage asset will be discussed in more detail in subsequent stages of the assessment.

Northorpe

3.1.128 In addition to the *Church of St John the Baptist* (NHLE 1165812) Grade I Listed Building referred to above, there are six Grade II Listed Buildings located within the

settlement at Northorpe, comprising:

- *Rose Cottage* (NHLE 1064172)
- *Village Hall* (NHLE 1064173)
- *Northorpe Hall* (NHLE 1064174)
- *Manor House* (NHLE 1165830)
- *Northorpe Old Hall* (NHLE 1165840)
- *6, Monson Road* (NHLE 1359421)

3.1.129 The augmented ZTV for Cottam 3 produced as part the LVIA for the ES (ES Figure 8.13) illustrates that there would be little intervisibility with the village or the area immediately to the south around Northorpe Hall due to the intervening topography. Consequently, these heritage assets have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Pilham

3.1.130 In addition to the *Church of All Saints* Grade II* Listed Building referred to above, there are three Grade II Listed Buildings within Pilham:

- *Lime Cottage* (NHLE 1064132)
- *Church Gate and Railings* (NHLE 1064175)
- *Firs Farm* (NHLE 1309162)

3.1.131 It is evident from the aerial view of the village (Photograph 88) that the settlement comprises numerous small plots divided by tree-lined boundaries. These frequent trees provide the village with a sense of intimacy, and no views out into the surrounding landscape would be possible from these Listed Buildings that are located within it. Consequently, these heritage assets have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Scampton

3.1.132 In addition to the *Gateway at Scampton House Farm in Field to West of House* Grade I Listed Building and *Church of St John the Baptist* Grade II* Listed Building referred to above, there is a single Grade II Listed Building within the parish of Scampton, comprising the *Till Bridge Farm Cottages* (NHLE 1064075), which is located c.1km to the south of Cottam 1D.

3.1.133 It is evident from the aerial view of this location (Photograph 115) that the building is set back from Till Bridge Lane behind trees, and moreover there are numerous business premises and blocks of woodland occupying the area to the north of the

former Roman road screening any views northwards towards Cottam 1²⁸. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Springthorpe

- 3.1.134 In addition to the *Church of St Lawrence and St George* Grade I Listed Building (NHLE 1146616) referred to above, there is one Grade II Listed Building within Springthorpe, at *20 Hill Road* (NHLE1064061). This 18th century house is located immediately to the south-west of the Conservation Area boundary, and as is evident from the aerial view of the village (Photograph 61), there is a considerable area of built environment stretching for c.250m to the north-west of the Listed Building which would screen any views out into the open landscape beyond towards Cottam 2, which is c.2km distant. There are also several further dwellings along the southern edge of the village which would serve to screen views southwards towards Cottam 1 which is c.5km distant. Consequently, this heritage asset has been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Stow

- 3.1.135 In addition to the Grade I *Church of St. Mary* (NHLE 1146624) referred to above, there are eight Grade II Listed Buildings within the village of Stow. These include:
- *Whipping Post* (NHLE 1064062)
 - *Threshing Barn at Church End Farm* (NHLE 1064063)
 - *21 Church Lane* (NHLE 1064064)
 - *Monument 3 Yards South of Church of St Edith* (NHLE 1064065)
 - *6, Sturton Road* (NHLE 1064066)
 - *Stables And Pigeoncote at Church End Farm* (NHLE 1146735)
 - *9, Ingham Road* (NHLE 1146755)
 - *Wesleyan Chapel* (NHLE 1146761)
 - *Manor Farmhouse* (NHLE 1359486)
- 3.1.136 The village is situated in a generally flat topographical setting, and all the Listed Buildings occupy locations that are surrounded by the built environment of the village. Consequently, there is no intervisibility with the surrounding landscape from any of these buildings and there would be no visual impact from the proposed scheme. A selection of images confirming these settings is provided by Photographs 117-119. Consequently, all the Grade II heritage assets within Stow have been

²⁸ [Till Bridge Ln - Google Maps](#)

scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Sturton-by-Stow

- 3.1.137 There are seven Grade II Listed Buildings within the village of Sturton by Stow, which comprise:
- *Subscription Mill* (NHLE 1064067)
 - *Lych Gate and Wall of Church of St Hugh of Avalon* (NHLE 1064068)
 - *9, Ingham Road, Stow* (NHLE 1146755)
 - *Brickyard Cottages* (NHLE 1146766)
 - *Church of St Hugh of Avalon* (NHLE 1146772)
 - *Old Hall* (NHLE 1146778)
 - *Barn at Bransby House for Retired Horses* (NHLE 1359487)
 - *Old Rectory Home for The Elderly* (NHLE 1359488)
- 3.1.138 Similarly to Stow, the village of Sturton by Stow occupies a generally flat topographic setting, and therefore there is no visibility out into the surrounding landscape from those buildings within the central area of the village including *Lych Gate and Wall of Church of St Hugh of Avalon* (NHLE 1064068), *Church of St Hugh of Avalon* (NHLE 1146772), and *Old Hall* (NHLE 1146778) as these are screened by the surrounding built environment (Photographs 120-122). Further to the north, the *Old Rectory Home for The Elderly* (NHLE 1359488) is located on the eastern edge of the settlement, but views eastwards towards Cottam 1 are screened by a 20th century accommodation block associated with the care home (Photograph 123), and views north and north-east are screened by the modern housing that surrounds the Old Rectory.
- 3.1.139 The Listed Building at *9, Ingham Road, Stow* (NHLE 1146755) is located towards the eastern edge of the settlement, but no views eastwards towards Cottam 1 are possible due to the further settlement with frequent trees extending eastwards from here (Photograph 124).
- 3.1.140 *Brickyard Cottages* (NHLE 1146766) comprises an outlying cluster of buildings c.1km to the east of the core of the village. These two cottages are located at the western end of a c.300m long toft and to the south of an adjacent toft and further plots beyond, extending c.180m to the north. All of these curtilages are separated by densely vegetated boundaries and consequently no views of the proposed development would be possible from these Listed Buildings (Photograph 125).
- 3.1.141 The *Subscription Mill* (NHLE 1064067) is another outlying Listed Building in the parish which is located c.900m to the west of the core of the village and almost 2km distant from Cottam 1. This former windmill tower is located c.225m to the south of Marton Road (the former Roman Road from Lincoln to Doncaster), from which the tower

can best be appreciated in its landscape setting²⁹. The hedge and tree-lined course of the road forms an effective visual barrier in views to the north and north-east from the vicinity of the tower, and beyond this the settlements of Stow and Sturton by Stow provide additional screening in the intervening landscape between the Listed Building and Cottam 1.

- 3.1.142 *Barn at Bransby House for Retired Horses* (NHLE 1359487) is another outlying Grade II Listed Building within the parish which is located c.1.5km to the south of Cottam 1 and to the south the former Roman Road. This is surrounded by the built environment of the village of Bransby and therefore no views north-west towards Cottam 1D are possible³⁰.
- 3.1.143 Consequently, all of the heritage assets within Sturton by Stow have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Thorpe in the Fallows

- 3.1.144 There is one Grade II Listed Building within Thorpe in the Fallows, which comprises *Thorpe in the Fallows Farmhouse* (NHLE 1308921). This early 19th century farmhouse is set back from the south side of Village Street by c.40m, to the south side of a cluster of farm buildings which shield it from view from the road (Photograph 126). Mature trees flank the farm buildings to the west and east along Village Street, and further screening is provided by the presence of the house opposite and its surrounding vegetation (Photograph 127). Consequently, views to the north-west, north and north-east from this building towards Cottam 1D are well screened, and the key view of the building looking westwards towards its main east-facing frontage would also not include any elements of the proposed scheme.
- 3.1.145 Notwithstanding the above, however, the rear façade of the building faces westwards across the low hedgerow that defines the curtilage to the rear of the dwelling. Online Google Earth Street View imagery dating to December 2021³¹ illustrates that, in the winter months when the leaves are off the trees and the hedgerow has been cut low, the building comes into view at c.325m distant when travelling eastward along Thorpe Lane. Consequently, the panels proposed in Cottam 1D immediately to the north of Thorpe Lane would be visible in the same arc of view as the building for a distance of c.100m when travelling along Thorpe Lane, and until the south-western corner of the *Thorpe medieval settlement* Scheduled Monument (NHLE 1016978) is reached. It is also possible that views of the panels across the south-western part of Cottam 1D might be possible from the rear of the farmhouse, and almost certainly in the views from the first-floor windows. Consequently, this heritage asset will be discussed in more detail in

²⁹ [Marton Rd - Google Maps](#)

³⁰ [Cowdale Ln - Google Maps](#)

³¹ [2 Thorpe Ln - Google Maps](#)

subsequent stages of the assessment.

Willingham by Stow

3.1.146 There are six Grade II Listed Buildings within Willingham by Stow, comprising:

- *20, Fillingham Road* (NHLE 1064029),
- *1 and 3 Stow Road* (NHLE 1064030),
- *Church of St. Helen* (NHLE 1146826),
- *Old Rectory* (NHLE 1146841)
- *Grange Farmhouse* (NHLE 1308795), and
- *Willingham House* (NHLE 1359509).

3.1.147 The village is situated on a slight north-south oriented ridge with the ground sloping away gently to the east. Most of the buildings are located in a cluster in the centre of the village adjacent to the junction of Stow Road and High Street (Photograph 128). Views out to the surrounding landscape from the vicinity of these buildings are largely screened by the surrounding built environment (Photographs 129-130). However, a view out to the landscape beyond the village is possible when travelling eastwards for a short distance along High Street from adjacent to the *Church of St. Helen*, looking past *1 and 3 Stow Road* (NHLE 1064030). This view is framed by the buildings and trees further east on High Street and extends across the agricultural fields immediately north of Cottam 1C as far as a small unnamed woodland situated between Primrose Farm and Magin Moor Farm c.2km distant (Photographs 131). These trees appear to merge with the more distant and larger Fillingham Low Wood, c.4km distant, and also Nursery Plantation, some 3km beyond that. One of the dwellings on Middle Street in the vicinity of Glentworth Cliff Farm is just visible on the horizon at a distance of c.8km from Willingham by Stow, on the top of the Lincoln Cliff (Photograph 132). Cottam 1A and 1B are both located along this line of sight, but within the intervening space between Fillingham Low Wood and Nursery Wood, and consequently it seems likely that they would be screened from view, although the possibility that elements might be glimpsed within these woodland layers cannot be discounted. Notwithstanding this, it is considered that any such visibility, at this distance, would have a barely perceptible visual impact upon this view of *1 Stow Road*.

3.1.148 *20, Fillingham Road* (NHLE 1064029) is located at a lower elevation further to the east of the cluster of Listed Buildings discussed above, where views out into the surrounding landscape are screened by the surrounding built environment and vegetation (Photograph 133).

3.1.149 Consequently, all of the Grade II heritage assets within Willingham by Stow have been scoped out of further consideration following Step 1 of the Historic England setting guidance (2017) as their significance would remain unaffected by the proposed development.

Summary

3.1.150 In summary, of the 74 Grade II Listed Buildings within the 2km study areas surrounding the Cottam Sites, the discussion above identified that there would be *No Change* or *Negligible* impacts at 69 of these assets, but five were identified as requiring further assessment at Step 2 and 3 of the assessment, as detailed in Table 13.5 below:

Table App.13.5: Grade II Listed Buildings within the combined Cottam 2km study areas taken forward for further assessment

NHLE	Name	Grade	Step 1 assessment
1064093	STABLES AT AISTHORPE HALL	Aisthorpe	No change/ Negligible
1165509	MATT HALL	Blyton	No change/ Negligible
1359454	OLD RAILWAY STATION	Blyton	Further assessment
1359455	THE OLD WINDMILL	Blyton	No change/ Negligible
1063335	BRATTLEBY HALL	Brattleby	No change/ Negligible
1063336	STABLE BLOCK AT BRATTLEBY HALL	Brattleby	No change/ Negligible
1063337	GATE PIERS AT BRATTLEBY HALL	Brattleby	No change/ Negligible
1063338	THE OLD RECTORY	Brattleby	No change/ Negligible
1063341	LODGE COTTAGE	Brattleby	No change/ Negligible
1359845	GARAGE AT THE OLD POST OFFICE	Cammeringham	No change/ Negligible
1359846	GATE PIERS TO MANOR HOUSE	Cammeringham	No change/ Negligible
1064163	MILL AT MILL HOUSE FARM	Corringham	No change/ Negligible
1165535	OLD HALL	Corringham	No change/ Negligible
1165563	LYCHGATE AT CHURCH OF ST LAWRENCE	Corringham	No change/ Negligible
1165585	MILL HOUSE FARMHOUSE STABLES AND BARN	Corringham	No change/ Negligible
1317241	1, HIGH STREET	Corringham	No change/ Negligible
1359417	CORRINGHAM WINDMILL	Corringham	Further assessment
1063343	5, CHAPEL LANE	Fillingham	No change/

NHLE	Name	Grade	Step 1 assessment
			Negligible
1063344	3, CHAPEL LANE	Fillingham	No change/ Negligible
1063345	LAKE HOUSE	Fillingham	No change/ Negligible
1063346	GATEWAY	Fillingham	No change/ Negligible
1166037	THE OLD RECTORY	Fillingham	No change/ Negligible
1309085	MANOR HOUSE	Fillingham	No change/ Negligible
1359848	VILLAGE HALL	Fillingham	No change/ Negligible
1063349	12, CHURCH STREET	Glentworth	No change/ Negligible
1166094	NOS 1 TO 4 HALL COTTAGES (STABLE BLOCK AT GLENTWORTH HALL)	Glentworth	Further assessment
1309058	NORTHLANDS HOUSE	Glentworth	No change/ Negligible
1359850	THE OLD VICARAGE	Glentworth	No change/ Negligible
1063355	GRANGE FARMHOUSE	Ingham	No change/ Negligible
1063356	SCHOOL AND ATTACHED SCHOOL HOUSE	Ingham	No change/ Negligible
1146541	APPLEGARTH HOUSE	Ingham	No change/ Negligible
1166375	CHURCH OF ALL SAINTS	Ingham	No change/ Negligible
1308905	THE GENEROUS BRITAIN PUBLIC HOUSE	Ingham	No change/ Negligible
1359422	JUBILEE TERRACE COTTAGES	Ingham	No change/ Negligible
1359816	33, THE GREEN	Ingham	No change/ Negligible
1359479	2, GLENWORTH ROAD	Kexby	No change/ Negligible
1064166	4, CHURCH ROAD	Laughton	No change/ Negligible
1317186	MOUNT PLEASANT FARMHOUSE	Laughton	Further assessment
1317236	OUTBUILDING AT LAUGHTON POST OFFICE FORMERLY NUMBER 2 CHURCH ROAD	Laughton	No change/ Negligible
1359420	LAUGHTON HALL FARMHOUSE	Laughton	No change/

NHLE	Name	Grade	Step 1 assessment
			Negligible
1064172	ROSE COTTAGE	Northorpe	No change/ Negligible
1064173	VILLAGE HALL	Northorpe	No change/ Negligible
1064174	NORTHORPE HALL	Northorpe	No change/ Negligible
1165830	MANOR HOUSE	Northorpe	No change/ Negligible
1165840	NORTHORPE OLD HALL	Northorpe	No change/ Negligible
1359421	6, MONSON ROAD	Northorpe	No change/ Negligible
1064132	LIME COTTAGE	Pilham	No change/ Negligible
1064175	CHURCH GATE AND RAILINGS	Pilham	No change/ Negligible
1309162	FIRS FARM	Pilham	No change/ Negligible
1064075	TILL BRIDGE FARM COTTAGES	Scampton	No change/ Negligible
1064061	20, HILL ROAD	Springthorpe	No change/ Negligible
1064062	WHIPPING POST	Stow	No change/ Negligible
1064063	THRESHING BARN AT CHURCH END FARM	Stow	No change/ Negligible
1064064	21, CHURCH LANE	Stow	No change/ Negligible
1064065	MONUMENT 3 YARDS SOUTH OF CHURCH OF ST EDITH	Stow	No change/ Negligible
1064066	6, STURTON ROAD	Stow	No change/ Negligible
1146735	STABLES AND PIGEONCOTE AT CHURCH END FARM	Stow	No change/ Negligible
1146755	9, INGHAM ROAD	Stow	No change/ Negligible
1146761	WESLEYAN CHAPEL	Stow	No change/ Negligible
1359486	MANOR FARMHOUSE	Stow	No change/ Negligible
1064067	SUBSCRIPTION MILL	Sturton By Stow	No change/ Negligible
1064068	LYCH GATE AND WALL OF CHURCH OF ST HUGH OF AVALON	Sturton By Stow	No change/ Negligible

NHLE	Name	Grade	Step 1 assessment
1146766	BRICKYARD COTTAGES	Sturton By Stow	No change/ Negligible
1146772	CHURCH OF ST HUGH OF AVALON	Sturton By Stow	No change/ Negligible
1146778	OLD HALL	Sturton By Stow	No change/ Negligible
1359487	BARN AT BRANSBY HOUSE FOR RETIRED HORSES	Sturton By Stow	No change/ Negligible
1359488	OLD RECTORY HOME FOR THE ELDERLY	Sturton By Stow	No change/ Negligible
1308921	THORPE IN THE FALLOWS FARMHOUSE	Thorpe in the Fallows	Further assessment
1064029	20, FILLINGHAM ROAD	Willingham	No change/ Negligible
1064030	1 AND 3, STOW ROAD	Willingham	No change/ Negligible
1146826	CHURCH OF ST HELEN	Willingham	No change/ Negligible
1146841	OLD RECTORY	Willingham	No change/ Negligible
1308795	GRANGE FARMHOUSE	Willingham	No change/ Negligible
1359509	WILLINGHAM HOUSE	Willingham	No change/ Negligible

3.2 Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Introduction

- 3.2.1 Due to the large number of heritage assets that are under consideration in this assessment and to avoid unnecessary repetition, rather than discuss the contribution that setting makes to the significance of each affected heritage asset individually, a more general discussion of the role that setting plays in the significance of the types of heritage asset under consideration is presented in this section.
- 3.2.2 At the outset, it can be stated that the settings of all the heritage assets under consideration contribute to their significance to some degree, not least because they are located in the wider historic landscape of West Lindsey in an area characterised by the locally prominent landform of the Lincoln Cliff which carried the Roman road known as Ermine Street from the important Roman settlement at Lincoln (*Lindum*) to the Humber, and the floodplain of the River Trent and its tributaries to the west

of this. This landscape developed during the medieval period as parishes coalesced along a string of nucleated spring-line villages running along the base of the scarp of the Lincoln Cliff, the parishes characteristically occupying long strips perpendicular to, and abutting, Ermine Street, descending the scarp and continuing westwards for roughly 5km, terminating at a line roughly coterminous with the change in bedrock geology from the Charmouth Mudstone Formation to the underlying Lower Lias Scunthorpe Mudstone Formation. This Lower Lias formation to the west is thought to have remained well-wooded during the medieval period³², and it was here that a deer park was established at Stow in the late 12th century, associated with the Palace belonging to the Bishop of Lincoln. Further blocks of land to the west of the spring-line parishes were also related to late Saxon ecclesiastical administration associated with the minster church at Stow. These included the aforementioned Stow Park, Stow itself (centred on the minster church which occupied the site of an earlier college and Benedictine monastery), Normanby by Stow and Sturton by Stow.³³

- 3.2.3 It is in the context of this wider historic landscape setting that the significance of these assets is understood and appreciated, although it is acknowledged in the discussion that follows that a greater contribution is made by this setting for some types of heritage asset than others.
- 3.2.4 Step 1 of the assessment presented in detail in section 3.1 above identified that the settings of the majority of the assets assessed would not be affected by the proposed development due to the lack of intervisibility between these assets and the development areas. This is due to a large degree to the fact that many of the Listed Buildings under consideration are located within built environments comprising the settlements of the study area where views and settings are relatively closely contained. In addition, apart from those wider and more distant views afforded from the more elevated positions along the Lincoln Cliff, the generally flat landscape of the Vale of Trent to the west prevents all but the occasional glimpsed views across the wider landscape and, moreover, views are further constrained by the extensive network of ancient hedgerows and tree cover that characterise this region.
- 3.2.5 Nevertheless, Step 1 identified that several scheduled deserted or shrunken medieval villages (DMVs/SMVs) from where glimpses of the proposed developments associated with the Scheme might be possible. These include (from north to south): *Southorpe medieval settlement and cultivation remains* (NHLE 1016794); *Deserted village of Dunstall* (NHLE 1004996); *Gilby medieval settlement and cultivation remains* (NHLE 1016795); *Coates medieval settlement and moated site* (NHLE 1016979). There would be unambiguously clear views of the Scheme from *Thorpe medieval settlement*

³² Everson, P.L., Taylor, C.C. and Dunn, C. J. 1991. *Change and Continuity: Rural Settlement in North-West Lincolnshire*. RCHME. HMSO, London. p.3.

³³ *Ibid.*, p.10.

(NHLE 1016978) in the absence of any mitigation.

- 3.2.6 Other ‘assets of the highest significance’ where views of the Sites would be likely to include the Grade I Listed *Fillingham Castle* (NHLE 1166045) and the scheduled *Roman villa west of Scampton Cliff Farm* (NHLE 1005041), both of which are located on the crest of the Lincoln Cliff, and the Grade II* Listed Glentworth Hall, which would be seen in the same arc of view as the proposals when viewed from the Lincoln Cliff. There would also be views from those parts of the *Fillingham Castle* Grade II RP&G along the edge of the Lincoln Cliff.
- 3.2.7 In addition, three of the Grade II Listed Buildings would possibly have views of/be seen within the same arc of view of the proposed development, including *The Old Railway Station* at Blyton (NHLE 135954), *Corringham Windmill* (NHLE 1359417), and *Mount Pleasant Farmhouse* east of Laughton (NHLE 1317186).

Deserted Medieval Settlements

- 3.2.8 DMVs are defined by the Deserted Medieval Village Research Group (DMVRG) as settlements where fewer than three inhabited houses survive³⁴. Of those Scheduled Monuments identified in Step 1 as requiring further assessment, this includes the following DMVs: *Southorpe medieval settlement and cultivation remains* (NHLE 1016794), *Deserted village of Dunstall* (NHLE 1004996), and *Gilby medieval settlement and cultivation remains* (NHLE 1016795). Southorpe is completely deserted and survives only as earthworks, with no upstanding remains, whilst a single outfarm building remains at Dunstall, and a single farmstead at Gilby.
- 3.2.9 Southorpe has been described as ‘an excellent example of small polyfocal settlement’ which is situated within the historical parish of Northorpe, and the early documentary history of these two settlements is difficult to disentangle, although the Domesday (1086) entry which refers to ‘the other Thorpe inland of the above manor of Northorpe’ is thought likely to be referring to Southorpe³⁵ ³⁶. The earthwork remains comprise two distinct areas separated by two fields of ridge and furrow, a manorial complex to the north centred on a square moated area with fishponds, and beyond this, further earthworks including an east-west aligned building platform thought to be the site of the Church of St. Martin which was established by the end of the 12th century and survived until the early 16th century. The more southerly settlement area is connected via a hollow way and is thought to represent a later expansion of the settlement³⁷.
- 3.2.10 Dunstall was in existence in at the time of the Domesday survey, which records that it had a church with a priest and a mill³⁸. It was recorded as being ‘in Corringham’,

³⁴ Rowley, T. and Wood, J. 200. *Deserted Villages*. Oxford, Shire Archaeology 23. p.8.

³⁵ Everson *et al*, p.141.

³⁶ Williams, A. and Martin, G.H. 1992. *Domesday Book: A Complete Translation*. London, Penguin. p.915.

³⁷ Everson *et al*, p.141.

³⁸ Williams and Martin, p.910.

and is one of five Domesday placenames associated with the parish, alongside Aisby, Somerby and Yawthorpe, which are now names of either hamlets or houses³⁹. It is thought to have become depopulated sometime in the 15th or early 16th century, possible due to the land being turned over to sheep grazing⁴⁰. The earthworks associated with the settlement were in two areas which straddled the north and south banks of the River Eau, and included sunken roads, regular crofts, well preserved ridge and furrow, an embanked enclosure still recorded by the Ordnance Survey (OS) as 'Chapel Yard' on the south side of the river, and a fishpond complex presumably representing the manorial site to the north⁴¹. However, much of the earthwork remains to the north of the river had been levelled by ploughing by 1978, and only those to the south of the river are now protected by scheduling.

3.2.11 Gilby was not recorded by the Domesday survey, and is first documented in 1138-9, and named as a junior partner to Pilham in the *Nomina Villarum* survey of 1316⁴². A 17th century survey of Pilham and Gilby records that '*these two townships lye together, their land intermixte*' and therefore a township boundary depicted on a 19th century estate map is assumed to be a later introduction⁴³. Gilby survived into the early 19th century and is clearly depicted as a hamlet with numerous buildings on the OS Old Series map of 1824, but by 1842 only a single farmstead at the northern edge of the settlement area remained, as is the case today⁴⁴. The earthwork remains comprise a central north-south oriented hollow way with four sub-rectangular plots to the west, the extant farm at the north completing the arrangement, and buildings and a yard to the west of the hollow way which overlies ridge and furrow indicating that they are later additions⁴⁵.

3.2.12 For all three of these DMVs, the key elements of their settings that contribute to their significance and the ability to understand and appreciate this significance comprise the earthworks themselves, within which resides the intrinsic *illustrative historical value* that they possess. It is through these remains that the nature of the settlement activity at these deserted villages can be interpreted and revealed, and the various surviving hollow ways, building platforms, paddocks, chapel enclosures, fishponds, moated manorial sites and associated ridge and furrow provide a visual testament to the activity here in the past. Just below the surface, the visible remains will cloak important archaeological features, deposits, artefacts and ecofacts which will possess additional *evidential value* that will contribute to a large degree to the significance of these remains.

³⁹ Darby, H.C. 1971. *The Domesday Geography of Eastern England*. Cambridge, Cambridge University Press. p.32.

⁴⁰ Everson *et al.*, p.38

⁴¹ [REDACTED]

⁴² Everson *et al.*, p.40

⁴³ *Ibid.*

⁴⁴ *Ibid.*

⁴⁵ *Ibid.*

- 3.2.13 Moving beyond the scheduled areas, the surrounding landscape within which the DMVs are experienced also contributes to the significance of the monuments in a number of ways. Key in this regard are the surrounding agricultural fields which would have been farmed by the villagers, and any surviving medieval field parcels, ridge and furrow earthworks and field boundaries/hedgerows fossilising the medieval field pattern within the historic parishes and townships within which the DMVs were located would contribute to the overall *illustrative historical value* of the surrounding landscape, especially where there is any intervisibility between these and the scheduled areas. As all three of the DMVs appear to have formed dependent townships or manors within a wider parish (Northorpe, Corringham and Pilham respectively), then any views of the mother church of the parish might also increase the contribution of the wider setting to the significance of the monuments.
- 3.2.14 As mentioned in the introduction to this section, these immediate settings are also nested within the wider historic setting of rural West Lindsey, and this wider setting also contributes to how the significance of the DMVs are appreciated and understood.

Shrunk Medieval Settlements

- 3.2.15 *Coates medieval settlement and moated site* (NHLE 1016979), and *Thorpe medieval settlement* (NHLE 1016978) are associated with extant settlements of more than three houses, and therefore these both qualify as SMVs according to the criteria adopted by the DMVRG⁴⁶.
- 3.2.16 Coates was recorded by the Domesday survey as being 'sokeland of Ingham'⁴⁷, and was subsequently commonly recorded alongside its neighbour in historical documents rather than as a separate entity⁴⁸. The settlement remains indicate that settlement developed from an early nucleus near the church at the west of the complex, which then extended eastwards along the main village street. It is thought that the west end of the settlement was later occupied by a manorial block now partly covered by Coates Hall and Hall Farm, and this was possibly a grange associated with Welbeck Abbey in Nottinghamshire, as it is recorded that Peter de Coates gave the church of St. Edith and land at Coates to the Abbey in the 12th century. This acquisition by Welbeck Abbey may have led to the re-organisation and deliberate expansion of the settlement, with an eastern extension thought to have developed initially along the south side of the street, with later development occurring on the opposite side to the north, overlying earlier ridge and furrow earthworks⁴⁹.
- 3.2.17 Thorpe le Fallows was also recorded by the Domesday survey. It is thought that

⁴⁶ Rowley and Wood, p.8.

⁴⁷ Williams and Martin, p.926.

⁴⁸ Everson *et al.*, p.187.

⁴⁹ *Ibid.*

Thorpe le Fallows never had a resident lord as there is no evidence of a manorial centre, and it is thought that the remains represent the sites of peasant houses and closes⁵⁰. There was also church which was in existence in the 12th century, but this was demolished early in the 17th century, and there may have been a green in the area to the south of this. The settlement developed along a main east-west oriented street and closes to the north were apparently overlying ridge and furrow, whilst the remains to the south of the main street are more difficult to interpret, having been largely ploughed out, although some earthworks do survive. The placename means '*secondary settlement, dependant outlying farmstead or hamlet in the ploughed lands*'⁵¹, which lends credence to the suggestion that the whole settlement might have been superimposed upon earlier arable land⁵².

- 3.2.18 Throughout the medieval period the parish was divided between four different estates, which may have been the reason for the lack of a single manorial centre, but following the Dissolution of the Monasteries, the parish came under single ownership, and subsequently became increasingly de-populated during the 17th and 18th centuries. This was perhaps accelerated by the enclosure of the parish around 1727, which drew farms out of the village and into the former open fields⁵³.
- 3.2.19 The settings of these two SMVs contribute to their significance in much the same way as for the DMVs described above, the surviving earthworks of the settlements possessing the intrinsic *illustrative historical value* and the *evidential value* which are the key aspects of their significance, this being nested within an important wider setting that comprises the surrounding agricultural fields of the parish that would have been farmed by the inhabitants of the settlements. These settings are also nested within the wider historic setting of rural West Lindsey, and this wider setting also contributes how the significance of the DMVs are appreciated and understood.

Fillingham Castle (NHLE 1166045/NHLE 1000977)

- 3.2.20 The essential setting of Grade I Listed *Fillingham Castle* (NHLE 1166045) largely comprises the parkland that surrounds it, and as this has been designated as a significant historic asset in its own right, comprising the *Fillingham Castle* Grade II registered Park and Garden (NHLE 1000977), it was considered appropriate to discuss the settings of these in tandem.
- 3.2.21 Fillingham Castle was constructed as a neo-Gothic country mansion for Sir Cecil Wray between c.1760 and 1770, thought to have been designed by the noted architect John Carr of York. The house was known 'Summer Castle', which is thought to have been so named after Wray's wife, Esther Summers. Armstrong's 1779 map

⁵⁰ *Ibid.*, p.41.

⁵¹ Watts, V. 2004. *The Cambridge Dictionary of English Place-Names*. Cambridge, Cambridge University Press. p.611-612.

⁵² Everson *et al.*, p.203.

⁵³ *Ibid.*

of Lincolnshire depicts Summer Castle surrounded by parkland, and it is evident that this was laid out at the same time as the construction of the house, along with a kitchen garden to the north. The Castle was extended to the north in the late 18th or early 19th century, and a raised terrace constructed around it. Later in the 19th century the property passed on to the Dalton family which let it out to a series of tenants and by the end of the 19th century most of the open former parkland had reverted to arable⁵⁴.

- 3.2.22 The parkland at Fillingham Castle, as depicted on Armstrong's 1779 map of Lincolnshire, originally occupied a rectangular area measuring c.1.4km west to east and c.2. north to south, bounded to the east by Ermine Street and to the west by Middle Street, and open farmland to the north and south. The next available map is the Ordnance Survey Old Series map of 1824 (Photograph 134), and this illustrates that the parkland had been reduced in size by more than a third, the most northerly fields apparently being returned to agriculture, although the woodland surrounding them still survived.
- 3.2.23 This map provides a good indication of how the design of the parkland articulated with the pre-existing grain of the landscape, inhabiting the space defined by Middle Street to the west and Ermine Street to the east. This north-south axis was then embellished with the introduction of a counter-balancing west-east axis, c.3km in length with the Castle at its centre. Westwards from the Castle, this axis includes an elongated field to the west of Middle Street extending down the scarp edge, terminating at a watercourse which widens out drains into an artificial channel running westwards, feeding a large ornamental lake to the north of Fillingham village. Eastwards from the Castle this axis continues as an avenue of trees lining the main eastern approach from Ermine Street, the eastern terminus of which is formed by a large neo-Gothic gateway with attached lodges and walls, also possibly designed by John Carr (NHLE 1309134).
- 3.2.24 In addition to these two key designed views to the west and east, the main frontage to the house faces south, and this view had also been embellished, being framed by linear blocks of woodland running southwards from the Castle, thus drawing the eye to a gap in the block of woodland at the south-western corner of the parkland (later labelled on maps as 'Hare's Wood'). This gap which would perfectly frame the view of Lincoln Castle, c.15km to the south, as if in a gunsight, and is evidently another key designed view from the Summer Castle.
- 3.2.25 As well as the main eastern approach from the Lodge on Ermine Street, three other approaches to the Summer Castle are depicted on the 1824 map. The shortest of these is off Middle Street to the south-west of the castle, and the NHLE entry for the Registered Park and Garden states that a lodge and gates stood at this entrance until the early 20th century⁵⁵. A carriageway also approached from the north-western

⁵⁴ [FILLINGHAM CASTLE, Fillingham - 1000977 | Historic England](#)

⁵⁵ *Ibid.*

corner of the original parkland, through a block of woodland and across an area named as 'Deer Park' on Bryant's map of 1828 and Greenwood's Map of 1830. Similarly, a carriageway entered the opposite corner of the parkland at Ancholme Head to the south-east off Ermine Street.

- 3.2.26 By the time of the OS 1st edition map of 1886, the Deer Park to the north of the Summer Castle's kitchen garden and stables had returned to agricultural use, and the north-western and south-eastern approaches through the parkland were no longer extant. The gap in Hare's Wood which framed the view of Lincoln Castle when viewed from the Summer Castle was also beginning to infill with trees, and these had become more numerous by the time of the 2nd edition map of 1906. These two maps also depict a woodland plantation named 'Fox Covert' to the southeast of Fillingham Castle which had not been depicted on earlier maps and also a plantation named 'Lady's Wood' infilling the area between Middle Street and the kitchen garden to the north-west of the Castle.
- 3.2.27 Since the early 20th century, further woodland to the west of Fox Covert has been planted and matured, joining Lady's Wood to the north-west of the Castle with woodland to the south along Middle Street (which had also been named as 'Lady's Wood' on Bryant's map of 1828). A gap has been left immediately to the west of the Castle which frames the view due west, and which also includes the view of West Burton Power station c.16km to the west.. The NHLE entry for Fillingham Castle records that a '*20th century plantation enclosing the lawn to the south has recently (2000) been partly felled to reopen the view out over the south park*' but the gap in Hare's Wood has not been re-opened so the view of Lincoln Castle might be obscured.

Glentworth Hall (NHLE 1063348) and former Stables (NHLE 1166094)

- 3.2.28 Glentworth Hall was originally built for Sir Christopher Wray in c.1566, and a rear range with a north-west facing frontage still survives from the original Elizabethan quadrangular mansion⁵⁶. In 1753 the prolific architect James Pain (who designed or made alterations to a great number of country houses during the Georgian period) was commissioned by the 3rd Earl of Scarborough to redesign the house and gardens, but only the east wing, a stable block (NHLE 1166094) and an ornamental lake were completed before the Earl and his family moved to a different property⁵⁷. By 1793 the house was apparently only part-occupied, and in the late 19th century was occupied by a tenant farmer⁵⁸. The house was requisitioned by the RAF during the Second World War and subsequently left derelict, although the former stables were converted to cottages in 1949, and the south and west ranges of the Tudor mansion were demolished in the 1990s. The building was made habitable again in 2000 and sold in 2003 and, since this time, substantial refurbishment and landscaping has been undertaken, such that the hall is no longer derelict and is once

⁵⁶ [MLI51101 - Glentworth Hall - Lincolnshire Heritage Explorer](#)

⁵⁷ *Ibid.*

⁵⁸ [GLENTWORTH HALL, Glentworth - 1063348 | Historic England](#)

again set within a landscaped garden befitting its grandeur.

3.2.29 Today, Glentworth Hall has a main north-eastern approach lined by an avenue of trees similar to that at Fillingham Castle, although this appears to be associated with the recent phase of landscaping, as such an avenue is not depicted on any historical mapping, or on Google Earth imagery from 2003 which shows a driveway approaching the house frontage on a different alignment from the north-west. The subsequent 2007 Google Earth imagery shows the new driveway under construction with apparently newly turfed lawns to either side, and saplings planted along the edge of the lawns where they front on to Northlands Road to the north-east. Subsequent Google Earth imagery shows these saplings maturing along with the avenue of trees lining the north-eastern approach to the hall which had been planted by 2008. Although the landscaped grounds of the hall are thus evidently a modern recreation, they do provide the hall with an appropriate designed approach that is in keeping with the usual setting of Georgian country houses such as this. It is indeed entirely possible that such an avenue may have once existed, although there is no indication of this on the early mapping. Armstrong's map of 1779 provides little detail regarding the original layout of the hall and grounds, although it does depict the ornamental lake designed and built by James Paine in the area to the north-east of the hall. The OS Old Series map of 1824 shows the hall and its grounds in more detail, and this illustrates that the frontage of the hall formerly looked across open parkland rising up the scarp slope of the Lincoln Cliff, framed by mixed woodland plantations (Photograph 136). This view would be punctuated by James Paine's ornamental lake, which was placed at the base of the slope, and would have been unencumbered by views across Northlands Road, as this formerly skirted along the edge of the parkland past the stable block, curving round to pass by the frontage of the hall. This layout had changed little by the end of the 19th century as depicted on the OS 6-inch 2nd edition map, although by this time Northlands Road had been straightened so that it followed its current alignment⁵⁹. This map clearly illustrates that the designed view from the hall would be across open parkland looking across the ornamental lake (labelled as 'Fish Pond' by this time) surrounded by a woodland fringe, likely screening any views of the landscape beyond. A further plantation was located to the west of the hall, with what appears to be a line of fishponds, but the land beyond to the south-west appears to have been farmland rather than parkland associated with the hall.

3.2.30 In conclusion, the essential historic setting of the hall was the parkland that extended to the north-east, fringed by woodland and containing the ornamental lake at the base of the scarp slope and the stable block to the north-west. This setting was designed as an expanse of parkland enclosed by trees which would create a sense of enclosure, seclusion and privacy at the hall. The woodland plantation

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[REDACTED]

[REDACTED]

formerly running along the top of the Lincoln Cliff would have served to hide Middle Street from view from the hall, but also have prevented views towards the hall from the public highway. This plantation has since been largely removed, and just a single line of trees remains, and hence it is now possible to view the hall and the former stable block from the Lincoln Cliff, which includes wide views across the Trent valley beyond, although as the row of poplar trees planted as part of the recent landscaping works mature then this serves to screen the hall (Photographs 46 and 47).

Roman villa west of Scampton Cliff Farm (NHLE 1005041)

- 3.2.31 This large Roman courtyard villa survives as buried remains only, and nothing is visible above ground. It was excavated in 1795, when more than 40 rooms were identified which included many tessellated pavements and two mosaics, one dated to the 4th century, as well as twenty skeletons, some in stone coffins, thought to be Anglo-Saxon or later Christian burial that post-date the abandonment of the villa⁶⁰.
- 3.2.32 The key aspects of the setting of this high-status site dating to the later Romano-British period is its topographic location, being situated on the very edge of the Lincoln Cliff where it would have had sweeping views to the west across the Trent valley, as well as being prominently visible for great distances in that direction. Moreover, the villa was located c.350m from the course of the Roman Road from Lincoln (Roman *Lindum*) to Doncaster (Roman *Danum*) which passed by to the south, having branched off from Ermine Street c.2km to the south-east. Whilst being set back a respectable distance, perhaps to avoid being too close to what would have been a very busy road, it would also have been likely to be prominently visible to travellers, as well as being extremely well connected in terms of its proximity to the transport network.
- 3.2.33 It is not possible to access this site to assess its setting in detail as it is located on Ministry of Defence land associated with Scampton Airfield, and views from the roadside at its western edge are screened by the hedgerow opposite running along Middle Street (Photograph 3), but it is likely that views from the higher ground to the east within the monument could give some sense of the vista to the west and the proximity to the course of the Roman Road that is fossilised further to the west by the course of the A5100 (Tillbridge Lane).

Corringham Windmill (NHLE 1359417)

- 3.2.34 It is estimated that there were once c.500 windmills in Lincolnshire (more than any county in the country), and they were ubiquitous well into the 20th century, although today only 11 working windmills remain, with a further 123 surviving above ground to some degree⁶¹. Nationally windmills have a low rate of survival as once they

⁶⁰ [REDACTED]

⁶¹ Jager, D. 2007. *Windmills of Lincolnshire*. Lincoln, Heritage Lincolnshire.

became redundant with the industrialisation of flour milling in the later 19th century, their form was less adaptable to new uses⁶². Consequently, even ruined windmills pre-dating 1840 may be eligible for designation by Historic England for their *illustrative historical value* in contributing to our understanding of the medieval and post-medieval agricultural economy and industry⁶³.

- 3.2.35 The windmill at Corringham is thought to date from the early 19th century and is depicted on the OS Old Series map of 1824 and Bryant's map of 1828 where it is named as 'Longlands Mill'. The 1838 tithe map for Little Corringham illustrates that it was located at the southern edge of a furlong with the East Field of the parish known as 'Upper Pool Furlong' (Photograph 137). This furlong was still divided into strips at this time, and the windmill was located towards the southern edge of the widest, central strip, named as 'Upperpool' in the tithe apportionment (as are the other strips within the furlong), farmed as arable by Edward Benson, and owned by John Lacy⁶⁴. The windmill is drawn schematically on the tithe map, with a single building immediately to the south. When Little Corringham was enclosed in 1850, the windmill and two other building to the south were enclosed in a small rectangular curtilage and this was surrounded by a wider field (coterminous with the extent of Upper Pool Furlong) which remained under the ownership of 'J. Lacy'.
- 3.2.36 The windmill was still in use in at the time of the OS 1st edition map of 1886 where it is depicted within the same small rectangular enclosure labelled 'Corringham Windmill (Corn)' which also contained two buildings to the south and a smaller rectangular area with trees in likely to be a garden (Photograph 138). The wider enclosed parcel of the former Upper Pool Furlong had been further subdivided into three smaller parcels by this time. However, the windmill had fallen out of use by 1905 when it is labelled as 'Corringham Windmill (Disused)' on the OS 2nd edition map. The building to the south of the windmill and its surrounding enclosure was still extant at the time of the 1948 OS map, but the building had been demolished by 1951. By 1982 its surrounding curtilage had been removed and the building stood alone within the bounds of the former Upper Pool Furlong, but subsequently this has lost its eastern field boundary and has been amalgamated with the elongated agglomerated field to the east. In 1993 the building was converted to hold owl boxes with the provision of a new felt and timber roof, and the bricking up of most of its openings⁶⁵.
- 3.2.37 Key attributes of the setting of the windmill that contribute towards its significance (or allow this to be appreciated) include its location adjacent to the former turnpike

⁶² Historic England. 2017. *Industrial Buildings: Listing Selection Guide*. Swindon, Historic England. p.15.

⁶³ *Ibid.*

⁶⁴ *Tithe Apportionments, 1836-1929* [database online]. TheGenealogist.co.uk 2022. Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives.

⁶⁵ [MLI53704 - Corringham Windmill - Lincolnshire Heritage Explorer](#)

road running eastwards from Little Corringham, as having good road access was essential when siting a windmill⁶⁶. It was also centrally located within the former open fields that occupy the eastern part of the parish, allowing good access from the surrounding agricultural areas, as is evident from the tithe map which depicts access and egress points off the turnpike close to the windmill (Photograph 137). It is still possible to gain a sense of this isolation from the settlement at Little Corringham to the west. In addition, the nearest surviving field boundaries to the west and north of the windmill have fossilised the edges of the furlong within which the windmill was originally constructed. Whilst the furlong will not have been demarcated by hedgerows as these two boundaries are today, and the strips within the furlong are no longer legible, these boundaries do provide some legibility of the historical setting of the windmill, adding to its *illustrative historical value*.

The Old Railway Station at Blyton (NHLE 1359454)

- 3.2.38 This railway station was constructed in c.1848 for the Great Northern Railway, and the NHLE entry for the Grade II Listed two-storey station house/booking hall states that this building was constructed in 1860. The station was closed for passengers and goods in 1959 although what is now the LNER rail line between Gainsborough and Grimsby that it served is still open. The platforms, signal box, and waiting room on the southern platform have all been removed, but the access tracks and boundaries surrounding the station are still extant⁶⁷.
- 3.2.39 The key aspects of the setting of this building that allow its significance to be appreciated and understood comprises the spatial relationship with the railway line which is still in operation, and the parcels of land immediately to the north and south of the railway that demarcate the extent of the former railway station. These surviving relationships within the immediate setting of the former railway station contribute to the *illustrative historical value* and hence its significance.

Mount Pleasant Farmhouse east of Laughton (NHLE 1317186).

- 3.2.40 This late 18th century farmhouse is situated within the parish of Laughton, but is some distance from the village, in an isolated location more than 2km to the east. Key to understanding and appreciating how the setting of the farmhouse contributes to its significance is its relationship with the surrounding agricultural land that was worked by the farm historically, and how this landholding is articulated within the wider agricultural landscape of the parish.
- 3.2.41 Whilst the landholding associated with the farmstead at Mount Pleasant may not necessarily have remained static over time, the tithe map and apportionment provide a useful snapshot of what land was worked from the farm in the mid-19th century. The tithe apportionment records that 14 parcels of land in the ownership

⁶⁶ Historic England. 2018. *Introduction to Heritage Assets: Mills*. Swindon, Historic England. p.12.

⁶⁷ [ML116144 - Blyton Railway Station - Lincolnshire Heritage Explorer](#)

of Hugo Charles Meynell Ingram were occupied by tenant farmer Sherbon Smithson, who also occupied the 'House, Buildings, Yards and garden' which can be identified as Mount Pleasant Farmhouse. Most were farmed as arable as they are today, but six of the parcels were pasture or part pasture. These parcels of agricultural land comprise a single wider block surrounding the farmhouse, occupying the whole of the north-eastern corner of the parish, and it is considered that the views across this landscape setting from and towards the Listed Building contribute to its significance and allow it to be understood and appreciated.

3.3 Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

3.3.1 This section will utilise the results of the 'ground truthing' exercise (and any other relevant methodologies, such as the ZTVs, visualisations/photomontages, satellite imagery and/or Google 'Street View' imagery) to gauge the level of the predicted effects of the proposed development upon the significance of those heritage assets that might be affected, as identified in the previous two sections.

Deserted village of Dunstall (NHLE 1004996)

3.3.2 This Scheduled Monument is not on a PRoW or otherwise publicly accessible, so this assessment has relied on the ZTV (Figure App.13.5-3) and professional judgement to ascertain the predicted effect of the development proposals. The ZTV illustrates that the cumulative viewshed from this asset is largely contained in an area within c.1km of the scheduled area, including parcels to the north-west which area recorded by the Lincolnshire Historic Landscape Characterisation (HLC) as comprising 'Ancient Enclosure'. Views to the south-east might include glimpses across parts of a relatively small area within Cottam 2, extending from c.1km to c.2.1km distant. Whilst these glimpses would be in the same general arc of view as the Grade I Church of St. Lawrence at Corringham, this is unlikely to be visible from the scheduled area as it should be screened behind the intervening woodland surrounding Old Hall (NHLE 1165535).

3.3.3 It is considered that at more than 1km distant (and taking account of the layering effect that would occur in a relatively flat landscape such as this), the array of solar panels that could be visible from the Scheduled Monument at Dunstall would have a very low-level industrialising effect upon the rural character of the surrounding historic landscape across a relatively small arc of view, i.e., of c.25°. In terms of the DMRB assessment criteria, this can be characterised as *'Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting'*, and therefore impacts of a *Negligible* magnitude. For a Scheduled Monument of *High* value, this would result in effects of *Slight Adverse* significance in terms of the scoring methodology adopted by the ES.

3.3.4 The duration of this effect would be long term (40 years) but would ultimately be

reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

Southorpe medieval settlement and cultivation remains (NHLE 1016794)

- 3.3.5 This Scheduled Monument is not on a PRow or otherwise publicly accessible, so this assessment has relied on the ZTV (Figure 13.5-11) and professional judgement to ascertain the predicted effect of the development proposals. The ZTV illustrates that the cumulative viewshed is largely contained within an arc of view from north-east to south-east, with the Lincoln Cliff forming the horizon, although shorter distance views to the west and north are possible, as are medium distance views southwards, including slight glimpses across parts of a relatively small area within Cottam 2, extending from c.1km to 1.2km distant. It appears that there would be relatively clear views across the many of the fields of the west-east oriented historic township of Southorpe, but most of the wider parish of Northorpe (including the village and the Grade I Church of St. John the Baptist) is out of view.
- 3.3.6 It is considered that at between 2km and up to 3.5km distant (and taking account of the layering effect that would occur in a relatively flat landscape such as this), the array of solar panels that could be visible from the Scheduled Monument at Southorpe would have a very low-level industrialising effect upon the rural character of the surrounding historic landscape across a relatively small arc of view, i.e. of c.35°. In terms of the DMRB assessment criteria, this can be characterised as *'Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting'*, and therefore impacts of a *Negligible* magnitude. For a Scheduled Monument of *High* value, this would result in effects of *Slight Adverse* significance in terms of the scoring methodology adopted by the ES.
- 3.3.7 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

Gilby medieval settlement and cultivation remains (NHLE 1016795).

- 3.3.8 This Scheduled Monument is not on a PRow or otherwise publicly accessible, so this assessment has relied on the ZTV (Figure 13.5-13) and professional judgement to ascertain the predicted effect of the development proposals, although the assessment of views across the scheduled area from Pilham Lane have also been aided by the visualisations produced for the LVIA from Viewpoint 52 (ES Figure

8.14.52) The ZTV illustrates that the cumulative visual envelope from the scheduled area encompasses much of the surrounding landscape, with both close views and more distant views possible. Much of the historic parish of Pilham with Gilby is visible from within the scheduled area, although views of the Church of All Saints at Pilham appear to be screened from view. It is noteworthy that the historic parish boundaries to the west (along Todd Lane) to the east (along an un-named lane) and to the north (along another un-named lane that becomes a green lane as it continues eastwards) all serve as visual barriers that largely constrain the visual envelope in these directions (though more distant glimpses of the landscape beyond are possible). The most southern field within Cottam 3a is within the parish of Pilham, and the viewshed indicates that the panels and sub-station within this field would be visible from much of the scheduled area, therefore a visual impact upon an important aspect of the Scheduled Monument's setting. Glimpses of the panels beyond this land parcel in Cottam 3a and more distant parts of Cottam 3a would also be possible.

3.3.9 Notwithstanding the fact that elements of the proposed development at Cottam 3a within views that contribute towards the significance of the Scheduled Monument at Gilby have been identified, these elements are more than 1km distant. Therefore, taking account of the layering effect that would occur in a relatively flat landscape such as this, the array of solar panels that could be visible would only have a very low-level industrialising effect upon the rural character of the surrounding historic landscape within the parish across an arc of view of c.20°. The arc of view that could be affected increases to c.60° taking into account more distant (greater than 2km) views of panels within Cottam 3a. Although this would be likely to have a larger impact than concluded for the heritage assets set out in the sections above, this can still be characterised as *'Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting*, and therefore impacts of a *Negligible* magnitude which, for a Scheduled Monument of *High* value, would result in effects of *Slight Adverse* significance.

3.3.10 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and, therefore, the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

Coates medieval settlement and moated site (NHLE 1016979)

3.3.11 This Scheduled Monument has been assessed with reference to two of the ZTVs produced (one from each of the separate areas of protection), from site ground-truthing visits, and with reference to the visualisations produced as part of the LVIA from Viewpoint 18 (ES Figure 8.14.18), looking towards Cottam 1D from the moated site. Part of Cottam 1C extends across the eastern edge of the historic parish of

Coates, and the ZTV (Figure 13.5-16) indicates that there could be a glimpse of some the panels within a very narrow arc of view ($<10^\circ$) in views north-east from part of the eastern area of protection, through a small gap between two blocks of woodland. This ZTV indicates that more distant views to the south beyond the parish could also include glimpses of Cottam 1D, most notably due south in the direction of Thorpe le Fallows, and potential glimpses of part of Cottam 1F to the west. The ground-truthing visit confirmed that views from the moated site to the west are largely screened by the dense vegetation with the site, but from the southern edge beyond the vegetation more distant glimpses of Cottam 1D to the south-east are possible.

- 3.3.12 As set out above in paragraph 3.1.36, views southwards from that part of the scheduled area beyond the moat and trees are characterised by an initial expanse of open agricultural fields, with a band of layering beyond along the horizon (Photographs 30-34). Consequently, any glimpses of the proposed panels in Cottam 1D that might be visible within this panorama would be layered within the dark band of vegetation in a similar fashion to views from the settlement to the west and, consequently, this would serve to greatly reduce their visual impact. The visualisation from Viewpoint18 (ES Figure 8.14.18d) confirms that the visibility of the panels in Cottam 1D at Year 1 would be largely screened by the intervening hedgerows, except for a relatively narrow arc of view to the south-west. By Year 15 (ES Figure 8.14.18e) the visualisation indicates that that this would be almost wholly hidden from view behind mature vegetation.
- 3.3.13 In conclusion, the assessment has identified that there could be a negligible visual impact from a narrow view of some of the panels located within the historic parish looking north-east from the eastern area of protection, though this view is not from an area that is publicly accessible and therefore this could not be ground-truthed. More distant glimpsed views are also possible when looking from the southern edges of both protected areas. However, these views would be at between 1km to 2km distant, and taking account of the layering effect that would occur in a relatively flat landscape such as this, the array of solar panels that could be visible from the protected areas at Coates would have a very low-level industrialising effect upon the rural character of the surrounding historic landscape across a relatively small arc of view within the parish (i.e., of $<10^\circ$). The ZTVs suggest that the arc of view within which panels could be visible might be greater to the south and south-east, albeit beyond the parish boundary (i.e., c. 60°), although the visualisations produced as part of the LVIA (ES Figure 8.14.18) indicate that this would be barely perceptible. This can be characterised as *'Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting'*, and therefore impacts of a *Negligible* magnitude. For a Scheduled Monument of *High* value, this would result in effects of *Slight Adverse* significance in terms of the scoring methodology adopted by the ES.
- 3.3.14 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the

development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

Thorpe medieval settlement (NHLE 1016978)

- 3.3.15 This Scheduled Monument has been assessed with reference to the ZTV produced from site ground-truthing visits, and with reference to the visualisations produced as part of the LVIA from Viewpoints 6 (ES Figure 8.14.6). This Scheduled Monument is the closest designated heritage asset to the proposed development. The Order Limits are coterminous with the northern edge of the Scheduled Monument, and the nearest panels that are proposed would be c.50m distant from the northern edge of the scheduled area, but in closer proximity in the field to the north-east.
- 3.3.16 It is evident from the ZTV and from the visualisation from Viewpoint 6 (ES Figure 8.14.6) that the panels would be prominently visible in the views northwards from the scheduled area, across the large expanse of the open field (Field D14) to the north. This field is a key aspect of the historic agricultural setting of the SMV, and the field boundaries that define it to the west and east fossilise the orientation of the ridge and furrow of the medieval open field and could potentially relate to the boundaries of a medieval furlong, or at least remnants of later strip fields which fossilised the grain and structure of the medieval field system. The placement of the north-south aligned panels in this field would impinge upon its rural agricultural character, as the framework of the panels would be clearly visible, and moreover would screen the views of the fossilised strip field boundaries. Layered views across the panels in more distant fields might also be possible where lines of sight through the panels in Field D14 would allow, many of which (i.e., Fields D10-D23) are within the historic parish of Thorpe le Fallows and therefore contribute towards an understanding of its significance.
- 3.3.17 It is considered that the array of solar panels that could be visible from the Scheduled Monument at Thorpe would have a moderate-large industrialising effect upon the rural character of the surrounding historic landscape across a relatively wide arc of view, i.e., of c.150°. In terms of the DMRB assessment criteria, this can be characterised as *'Considerable changes to significance (or the ability to appreciate it) due to changes to setting*, and therefore impacts of a *Moderate* magnitude, in the absence of any mitigation. For a Scheduled Monument of *High* value, this would result in effects of *Moderate/Large Adverse* significance in terms of the scoring methodology adopted by the ES.
- 3.3.18 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on

the settings of heritage assets.

Fillingham Castle (NHLE 1166045/NHLE 1000977)

- 3.3.19 As it was not possible to access this private property, the assessment has been largely based upon the ZTV that was created from the terrace adjacent to the Grade I Listed Building (Figure 13.5-22), bolstered by assessment of the LVIA visualisation from Viewpoint 30 (ES Figure 8.14.30) which is located close to the western edge of the Registered Park and Garden. The assessment has identified that there are three important designed views associated with the castle that are defined by the layout of the surrounding parkland. The view westwards along the avenue towards the castle from the Lodge on Ermine Street is from a point set well back from the Lincoln Cliff where no views across the Trent valley to the west are possible. Views in the opposite direction from the castle along the avenue would also not be affected by the proposed development to the west. Likewise, the view south from the castle across the parkland and towards Lincoln Castle would not include the proposed development in the same arc of view and would, therefore, be unaffected.
- 3.3.20 However, the ZTV confirms that the view westwards from the Castle, channelled between the two areas of woodland within the Registered Park and Garden would include views across parts of Cottam 1A and Cottam 1B. The nearest visible panels would be at least c.3.5km distant, and it is considered that at this distance, and taking into consideration the layering effect of the intervening vegetation these oblique views across the solar array would not be prominently visible in this view, as confirmed by the visualisation from Viewpoint 30 (ES Figure 5.14.30).
- 3.3.21 It is considered that at 3.5km distant (and taking account of the layering effect that would occur in a relatively flat landscape), the array of solar panels that could be visible from Fillingham Castle would have a very low-level industrialising effect upon the rural character of part of the distant Trent valley landscape. The arc of view that this would be visible from when viewed from the castle terrace is defined by areas of woodland, and equates to c.150, although this could extend to as wide as c.800 where views are not screened by woodland, and therefore the whole extent of the development could be visible. This could be possible, for example, from the western edge of the Registered Park and Garden from the agricultural field immediately north of Hare's Wood. This view, however, is not one of the key views that contributes to any great degree towards the significance of the heritage asset.
- 3.3.22 These visual impacts can be characterised as '*Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is noticeably changed*, and therefore impacts of a *Minor Adverse* magnitude. For a Grade I Listed Building of High value, this would result in effects of *Slight* or *Moderate Adverse* significance in terms of the scoring methodology adopted by the ES, and for the Grade II Registered Park and Garden, which is of *Medium* value, this would result in effects of *Slight Adverse* significance.
- 3.3.23 The duration of this effect would be long term (40 years) but would ultimately be

reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the Scheme would prevent any further developments from occurring within the Order Limits (e.g., for residential purposes) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

Glentworth Hall (NHLE 1063348) and former Stables (NHLE 1166094)

- 3.3.24 This assessment is largely based upon observations made during a site ground-truthing visit. This visit identified that views towards the hall and stables that would include the proposed development are not possible from Northlands Road or the PRoW that cuts across the former parkland associated with the hall to the north-west. However, it is possible to obtain panoramic views of the hall and stable from along the Lincoln Cliff, looking between the tree from Middle Street (Photographs 44-47). From here, the hall is c.400m distant and is increasingly being obscured from view by the poplar trees that have been planted to afford the new owners with some privacy, and this has reduced the contribution that this view makes to allowing its significance to be appreciated. From here, however, elements of Cottam 1 would be visible in the background behind the hall, extending across an arc of view of c.45°, at a minimum distance of c.2.2km and up to c.8.9km distant.
- 3.3.25 It is considered that at this distance (and taking account of the layering effect that would occur in a relatively flat landscape such as this), the array of solar panels that could be visible in this view of Glentworth Hall and its former stables would have a low-level industrialising effect upon the rural character of part of the distant Trent valley landscape. In terms of the DMRB assessment criteria, these visual impacts can be characterised as '*Changes to the setting of an historic building, such that its significance (or the ability to appreciate it) is noticeably changed*', and therefore impacts of a *Minor Adverse* magnitude. For a Grade II* Listed Building of *High* value, this would result in effects of *Slight or Moderate Adverse* significance in terms of the scoring methodology adopted by the ES. For the Grade II listed former stable, which is of *Medium* value, this would result in effects of *Slight Adverse* significance in terms of the scoring methodology adopted by the ES.
- 3.3.26 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

Roman villa west of Scampton Cliff Farm (NHLE 1005041)

- 3.3.27 As it was not possible to access this asset due to it being on Ministry of Defence land, the assessment has been largely based upon the ZTV (Figure 13.5-6), bolstered by

assessment of the LVIA visualisation from Viewpoint 1 (ES Figure 8.14.1) which is located a short distance away on a similar location on the Lincoln Cliff.

- 3.3.28 The ZTV confirms that there would be extensive views from this location across the Trent valley, and all of the Sites could potentially be visible in this view. These sites would be visible within a relatively wide arc of view extending for c.50°, but at between c.4km and up to 20km distant it is considered that this would only be experienced as a very low-level industrialising effect upon the rural character of the distant historic landscape. In terms of the DMRB assessment criteria, this can be characterised as *'Very minor changes to elements, or to significance (or the ability to appreciate it) due to changes to setting*, and therefore impacts of a *Negligible* magnitude. For a Scheduled Monument of *High* value, this would result in effects of *Slight Adverse* significance in terms of the scoring methodology adopted by the ES.
- 3.3.29 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential development) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

Corringham Windmill (NHLE 1359417)

- 3.3.30 Accessibility to this heritage asset is good due to its location close to the public highway, and therefore the setting was assessed through a site ground-truthing visit bolstered by assessment of the LVIA visualisation from Viewpoint 46 (ES Figure 8.14.46).
- 3.3.31 The southern edge of Cottam 2 is c.625m to the north and therefore there is a moderate expanse of open agricultural land providing a buffer before the panels would come into view beyond the hedgerows, which would also provide a degree of screening. The immediate and essential historic setting of the windmill which is provided by the nearby field boundaries which have fossilised the extent of Upper Pool furlong and the former turnpike road would not be affected by the proposed development, and the wider intermediate agricultural setting as far as the parish boundary with Great Corringham would also be preserved. The proposed development would have an impact upon wider agricultural setting beyond, as confirmed by the LVIA visualisation (Figure ES 8.14.46), which confirms that the upper edges of the tracker panels could be visible above the hedgerow along the boundary of the field to the north.
- 3.3.32 It is considered that, at this distance (and taking account of the layering effect that would occur in a relatively flat landscape such as this), the array of solar panels that could be visible from the Grade II listed windmill would have a low-level industrialising effect upon the rural character of the wider historic landscape, and this would occur across a moderately wide arc of view of c.65°. This can be

characterised as '*Slight changes to historic building elements or setting that hardly affect the significance of the asset*, and therefore impacts of a *Negligible* magnitude. For a Grade II Listed Building of *Moderate* value, this would result in effects of *Neutral* or *Slight Adverse* significance in terms of the scoring methodology adopted by the ES.

- 3.3.33 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be *No change* and therefore the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential purposes) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

The Old Railway Station at Blyton (NHLE 135954)

- 3.3.34 This Listed Building is not on a PRoW or otherwise publicly accessible, so this assessment has relied on the ZTV (Figure App.13.5-25) and professional judgement to ascertain the predicted effect of the development proposals. The assessment presented in section 3.2 above has identified that the key aspects of the setting of this asset that contribute to its significance (or allow this to be appreciated) are the surviving elements of the surrounding curtilage of the former railway station and the extant railway line adjacent that is still in use. Although the ZTV illustrates that there could be some slight visibility of the proposed development at Cottam 3a and 3b, it is considered that there would be *No Change* to those elements of the asset's setting that contribute to its significance, and therefore the effects would be of *Neutral* significance.

Mount Pleasant Farmhouse east of Laughton (NHLE 1317186).

- 3.3.35 This Listed Building is not on a PRoW or otherwise publicly accessible, so this assessment has relied on the ZTV (Figure App.13.5-31) and professional judgement to ascertain the predicted effect of the development proposals.
- 3.3.36 The assessment presented in section 3.2 above has identified that the key aspect of the setting of this heritage asset that contributes to its significance (or allow this to be appreciated) comprises the surrounding agricultural land that is likely to have been farmed by the tenant farmers occupying the property. The ZTV identified that there are clear views across this land from the farmhouse, and that one small part of this, c.550m to the south (Cottam 3a Field K13) would have panels erected as part of the scheme proposals, and these would be likely to be visible in views from the farmhouse. In addition, panels within the wider setting beyond this to the south in Cottam 3a would also be visible in views from the farmhouse.
- 3.3.37 Most of the surrounding farmland historically associated with Mount Pleasant farmhouse would, therefore, remain unaffected, and this would form a moderately sized buffer between the building and the panels. It is considered that the presence of this buffer (and also taking account of the layering effect that would occur in a relatively flat landscape such as this), the array of solar panels that could be visible

from Mount Pleasant Farmhouse would have a very low-level industrialising effect upon the rural character of the wider historic landscape across a relatively moderate arc of view, i.e., of c.50°. It should also be noted that much of this arc of view had previously lost its rural agricultural character, having been occupied by the RAF Blyton airfield since the Second World War.

- 3.3.38 The visual impacts described above can be characterised as '*Slight changes to historic building elements or setting that hardly affect the significance of the asset*', and therefore impacts of a *Negligible* magnitude. For a Grade II Listed Building of *Moderate* value, this would result in effects of *Neutral* or *Slight Adverse* significance in terms of the scoring methodology adopted by the ES.
- 3.3.39 The duration of this effect would be long term (40 years) but would ultimately be reversible, after which the impact compared to a 'do nothing' scenario would be No change and therefore the effect would be *Neutral*. Moreover, considering that the development would prevent any further developments from occurring within the Order Limits (e.g., for residential purposes) during the operational period, there is the potential for the development in the longer term to have a beneficial effect on the settings of heritage assets.

3.4 Step 4: Explore ways to maximise enhancement and avoid or minimise harm

- 3.4.1 Mitigation proposals designed to minimise the visual impacts of the proposals are discussed in detail in the LVIA chapter of the ES (see section 8.8), the outline Landscape and Ecological Management Plan (LEMP) and discussed further in the Cultural Heritage chapter (section 13.8).
- 3.4.2 For impacts to the settings of designated heritage assets and non-designated historic buildings, the landscape mitigation proposals discussed in the LVIA chapter (section 8.8) and LEMP would provide screening (by Year 15) for some of these assets, and this would help to reduce the visual impact of the solar panels and other Site infrastructure.
- 3.4.3 The heritage assets listed below, comprising a Scheduled Monument, a Registered Park and Garden, and three Listed Buildings, the assessment concluded that, in the absence of mitigation, the construction and operational phases would result in effects of *Slight Adverse* significance:
- Roman villa west of Scampton Cliff Farm (NHLE 1005041)
 - Fillingham Castle (NHLE 1166045/NHLE 1000977)
 - Glentworth Hall (NHLE 1063348)
 - Former stables at Glentworth Hall (NHLE 1166094)
- 3.4.4 It is concluded that whilst the landscape proposals, once matured by Year 15, would reduce the visual impact from these designated heritage assets, the Scheme

would still be likely to be visible from this elevated position and therefore this score would remain unchanged.

3.4.5 It is considered that the *Slight Adverse* effects predicted at the following Scheduled Monuments, Listed Buildings would be reduced to *Neutral* once the landscape proposal have matured (i.e., by Year 15) by virtue of the placement of the proposed screening proposals:

- Gilby medieval settlement (NHLE 1016795)
- Coates medieval settlement and moated site (NHLE 1016979)
- Thorpe in the Fallows Farmhouse (NHLE 1308921)
- Mount Pleasant Farmhouse east of Laughton (NHLE 1317186)
- Corringham Windmill (NHLE 1359417)

3.4.6 For the *Thorpe medieval settlement* Scheduled Monument (NHLE 1016978), the 'embedded mitigation' comprised setting back the proposed solar panels 50m from the northern edge of the Scheduled Area in the field to the north. However, the LVIA visualisations produced from within the scheduled area from Viewpoint 6 (ES Figure 8.14.6c-d) illustrate that this would still result in a *Moderate Adverse* impact due to the adverse effect that this would have upon the visual relationship with the field to the north and its fossilised strip field boundaries (part of an HLC unit of the '*Ancient Enclosure*' type), as well as the industrialising effect of the prominently visible solar panels and other Site infrastructure. The assessment concludes that this would translate into *Moderate Adverse* (i.e., 'significant' effects) in the absence of further mitigation. LVIA Figure 8.14.6e illustrates how the landscape mitigation proposals (i.e., new hedgerow planting) will have matured by Year 15. Whilst this would screen the views of the solar panels, thereby mitigating the industrialisation effect that these would have on the rural character of the adjacent landscape, the visual relationship with the *Ancient Enclosure* fields to the north would still be severed, and this would, therefore, remain as a *Moderate Adverse* effect. It is recommended that further consultation with Historic England is undertaken during the Examination Period with a view to identifying a design that would reduce this 'significant' impact to an acceptable level. This could, for example, include setting back the hedgerow further to the north so that some visibility of the field to the north is preserved, which would also serve to avoid impacts to recently identified archaeological remains of possible Iron Age/Romano British date immediately to the north of the Scheduled monument (AR01).

3.5 Step 5: Make and document the decision and monitor outcomes

3.5.1 The outcomes cannot be considered until after the application has been determined and therefore this is outside the scope of this assessment.

4 References

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5 Photographs



Photograph 1: View north-west towards Cottam 1 across the Deserted village of North Ingleby (NHLE 1003570) from Sturton Road).



Photograph 2: Zoomed view as above.



Photograph 3: View north-west towards Cottam 1 from the north-western corner of Roman villa W of Scampton Cliff Farm (NHLE 1005041).



Photograph 4: View west-south-west towards Cottam 2 from the PRow that crosses the Site of medieval preceptory and settlement remains, Temple Garth, Willoughton (NHLE1007689).



Photograph 5: View north-west towards Cottam 3 from the PRow that crosses the Site of medieval preceptory and settlement remains, Temple Garth, Willoughton (NHLE1007689).



Photograph 6: View west-south-west towards Cottam 2 from the PRow within Monks Garth moated site, Willoughton (NHLE 1011456).



Photograph 7: View north-west towards Cottam 3 from the PRoW within Monks Garth moated site, Willoughton (NHLE1011456).



Photograph 8: Aerial image of the village of Stow and the designated heritage assets within it.



Photograph 9: General view of the screening afforded by the built environment to the east of the Site of a college and Benedictine Abbey, St Mary's Church, Stow (NHLE 1012976).



Photograph 10: View south along that part of the DCO application boundary adjacent to Site of a college and Benedictine Abbey, St Mary's Church, Stow, where abnormal loads access will be required during construction.



Photograph 11: View north-west from the PRow that crosses Broxholme medieval settlement and cultivation remains (NHLE 1016797).



Photograph 12: View north-east from the PRow that crosses Broxholme medieval settlement and cultivation remains (NHLE 1016797).



Photograph 13: View north-west from within Thorpe medieval settlement (NHLE 1016978) across the western side of field parcel D14 of Cottam 1d (immediately beyond the fence line).



Photograph 14: Zoomed view as above, illustrating the layering of parcels within Cottam 1d to the north-west of D14 (summer).



Photograph 15: As above, in winter when the leaves are off the trees. Buildings along Ingham Road beyond parcels D2 and D3 of Cottam 1d are visible in the distance.



Photograph 16: View NNW from within Thorpe medieval settlement (NHLE 1016978) across the western and central parts of field D14 of Cottam 1d (immediately beyond the fence line).



Photograph 17: View north from within Thorpe medieval settlement (NHLE 1016978) across the central and eastern parts of field D14 of Cottam 1d (immediately beyond the fence line).



Photograph 18: Zoomed view as above (west side) showing parcel D13 layered in the middle distance and buildings associated with Lower Furze Hill farm beyond.



Photograph 19: As above, in winter when the leaves are off the trees. Coates Hall is visible in the distance to the right of Lower Furze Hill Farm.



Photograph 20: Zoomed view of Photograph 17 (east side) showing hedgerow partially surviving along eastern boundary of field D14, and layered views across field D15 beyond. Grange Farm at Coates is visible in the distance on the left.



Photograph 21: As above, in winter when the leaves are off the trees revealing views of farm buildings at The Grange (right).



Photograph 22: View north across the eastern field of Coates medieval settlement in the direction of Cottam 1c, and it is evident that this would be unlikely to be visible from this part of the scheduled area.



Photograph 23: View north-west across the eastern field of Coates medieval settlement (NHLE 1016979) in the direction of Cottam 1c which is unlikely to be visible from any of this area.



Photograph 24: View south-west along the southern edge of Coates medieval settlement (NHLE 1016979) looking towards Cottam 1e, showing the level of screening afforded by the belt of trees along the southern edge of the road.



Photograph 25: View north-west across the western field of Coates medieval settlement (NHLE 1016979) looking in the direction of Cottam 1g.



Photograph 26: Glimpsed view through the trees along the southern edge of Coates eastern field of Coates medieval settlement (NHLE 1016979) in the direction of Cottam 1d, which, if visible, would be seen in the context of the layering of trees and hedgerows along the horizon.



Photograph 27: Zoomed view as above.



Photograph 28: Aerial view of the hamlet of Coates indicating the location of the Grade I Listed Church of St. Edith (NHLE 1146742) to the north of the trees within the scheduled medieval moated site (NHLE 1016979) and to the south of the farm buildings of Hall Farm.



Photograph 29: View north-west towards Cottam 1g from the churchyard adjacent to the Coates moated site (NHLE 1016979).



Photograph 30: View south-west through the gap in the trees lining the southern edge of Coates moated site (NHLE 1016979), looking towards Cottam 1d, which if visible would be glimpsed within the layering of trees and hedgerows along the horizon.



Photograph 31: Zoomed view as above.



Photograph 32: View south-west (right) to south (left) from the southern edge of Coates moated site (NHLE 1016979), looking towards the western part of Cottam 1d, which, if visible, would be seen within the context of the layering of trees and hedgerows along the horizon.



Photograph 33: View south (right) to south-east (left) from the southern edge of Coates moated site (NHLE 1016979), looking towards the central and eastern part of Cottam 1d, which, if visible, would be seen within the context of the layering of trees and hedgerows along the horizon.



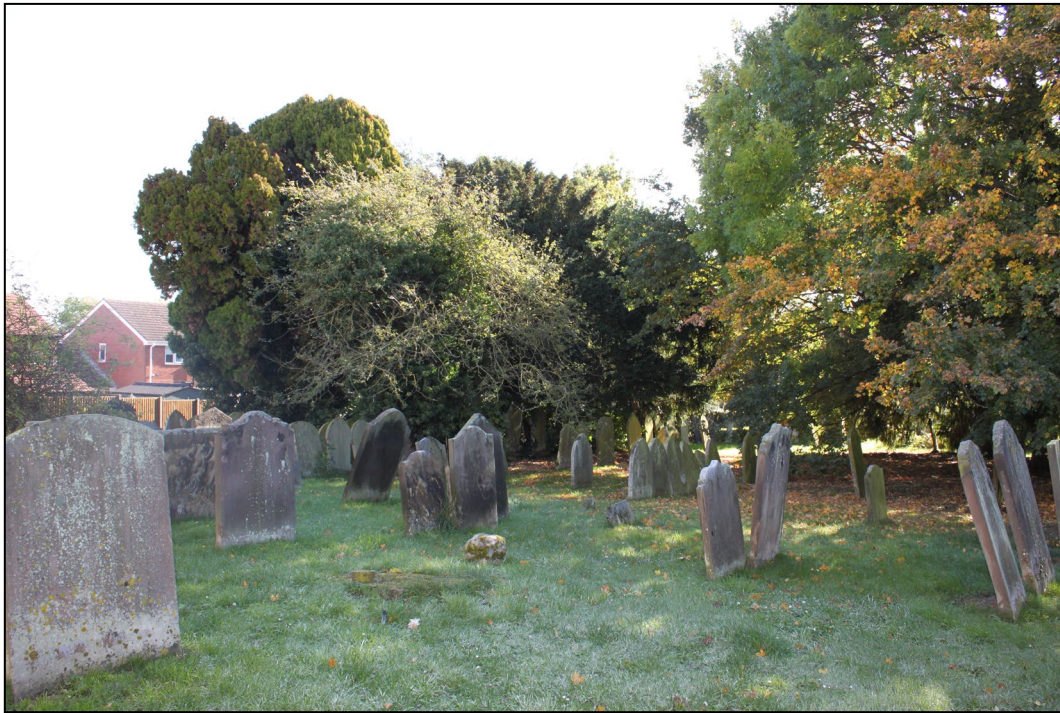
Photograph 34: View south-east (right) to east (left) from the southern edge of Coates moated site (NHLE 1016979), looking towards the eastern part of Cottam 1d, which, if visible, would be seen within the context of the layering of trees and hedgerows along the horizon.



Photograph 35: View north towards Church of St. Cuthbert, Brattleby (NHLE 1063378) illustrating the level of screening provided by the vegetation to the west for views from the church and Cross in St Cuthbert's churchyard Scheduled Monument (NHLE 1018288).



Photograph 36: View south towards the Cross in All Saints churchyard, Heapham (NHLE 1018290).



Photograph 37: View south-east towards the scheduled Cross in St Martin's churchyard, Blyton (NHLE 1018291), in the direction of Cottam 3b.



Photograph 38: View south-west towards Cottam 1 from the eastern edge of Harpswell Hall Scheduled Monument (NHLE 1019068), illustrating the level of screening afforded by the vegetated field boundary.



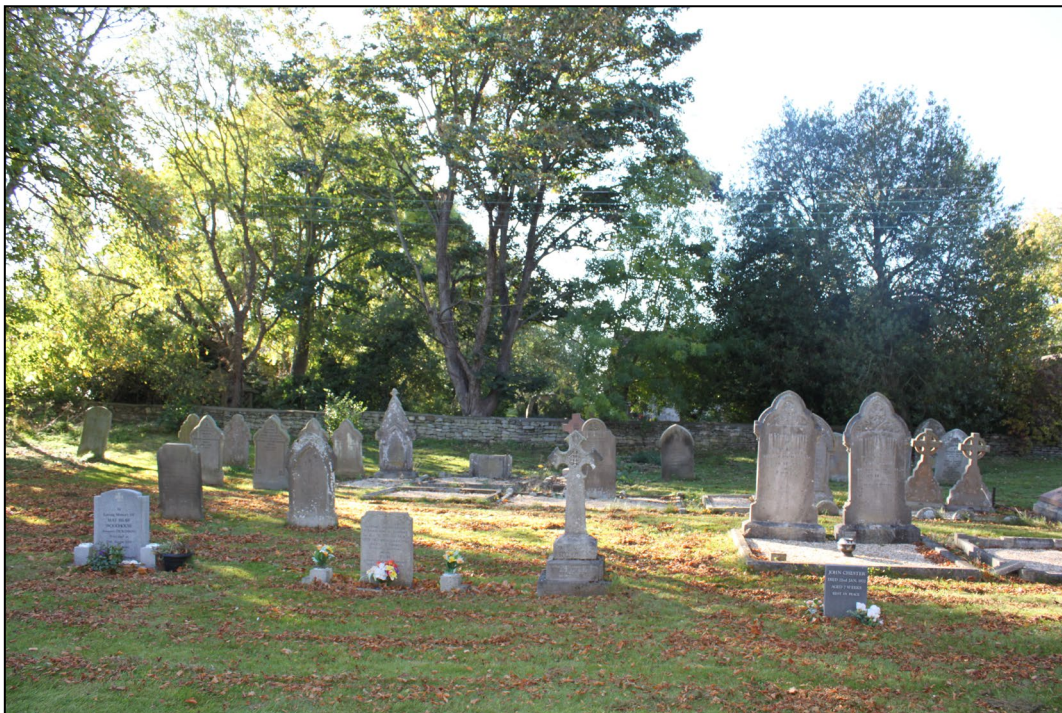
Photograph 39: View north-west towards Cottam 2 from the eastern edge of Harpswell Hall Scheduled Monument (NHLE 1019068) illustrating the level of screening afforded by the vegetated field boundary.



Photograph 40: General view north-east towards Cottam 1 from the north-eastern edge of the Bishop's Palace Scheduled Monument (NHLE 1019229).



Photograph 41: Aerial view of Cammeringham showing the location of the Listed Buildings and illustrating the screening of views westwards provided by the surrounding built environment.



Photograph 42: View west from the Church of St Michael and All Angels, Cammeringham (NHLE 1063342) illustrating the extent of screening immediately beyond the church yard.



Photograph 43: Aerial view of Glentworth Hall (NHLE 1063348) and its stable block (NHLE 1166094), and Glentworth Conservation Area and its Listed Buildings to the south-east.



Photograph 44: View south-west along the avenue towards Glentworth Hall (NHLE 1063348).



Photograph 45: View south-west towards Glentworth Hall (NHLE 1063348) from the PRow to the north-west.



Photograph 46: View south-west towards Glentworth Hall (NHLE 1063348) from Middle Street on the Lincoln Cliff.



Photograph 47: Zoomed view as above, the Stable Block at Glentworth Hall (NHLE 116094) is visible on the right. Cottam 1 would be visible in the distance to the left of the Hall and Cottam Power Station which is silhouetted on the horizon.



Photograph 48: Aerial view of Blyborough illustrating the extend of tree cover surrounding the two Listed Buildings and the shelter belts along the road to the west which provide further screening of views westwards towards the Sites.



Photograph 49: View west from the Church of St Alkmund, Blyborough (NHLE 1063375) illustrating the lack of visibility of the landscape to the west in the direction of Cottam 3.



Photograph 50: Aerial view of Brattleby Conservation Area (to the north) and Aisthorpe (to the south) illustrating the extent of tree cover screening views to the west from the Listed Buildings.



Photograph 51: View north from the edge of the churchyard at Church of All Saints, Heapham (NHLE 1064048).



Photograph 52: Aerial view of North Carlton illustrating the extent of tree cover and the built environment screening views to the north towards Cottam 1 from each of the Listed Buildings.



Photograph 53: View northwest at the Church of St Luke, North Carlton (NHLE 1064070).



Photograph 54: Aerial view of Scotter illustrating the extent of the built environment screening the views from the Listed Buildings to the south-south-west towards Cottam 3. The settlement is also beyond the 'bare earth' ZTV for the project proposals.



Photograph 55: Aerial view of Blyton illustrating the screening effect that the built environment in eastern part of the settlement will provide in views eastwards towards Cottam 3a from the Church of St. Martin (NHLE 1064159).



Photograph 56: View north-east towards Cottam 3a from the Church of St Martin, Blyton (NHLE 1064159) illustrating the screening provided by the surrounding built environment.



Photograph 57: Aerial view of illustrating how the surrounding built environment and trees provide screening for most of the Listed Buildings, though note the more open views from Corringham, Windmill to the east.



Photograph 58: View east towards Cottam 2 from the Church of St Lawrence, Corringham (NHLE 1064162).



Photograph 59: View east towards the village of Corringham (Church of St. Lawrence visible at the centre of the photograph) illustrating the amount of tree cover which screens views of the landscape beyond from view.



Photograph 60: Similar view to as above in the winter when the leaves are off the trees, illustrating the screening effect of the built environment and vegetation from the barn at Hall Farm (left) down to the Church of St. Lawrence (right). Cottam 2 would be located wholly behind this block of screening.



Photograph 61: Aerial view of Springthorpe illustrating the extent of the screening afforded by the surrounding built environment and vegetation in views north towards Cottam 2 and south-east towards Cottam 1 from the Listed buildings.



Photograph 62: View north-east from the Church of St Lawrence and St George, Springthorpe (NHLE 1146616) illustrating the screening of views towards Cottam 2 by the surrounding built environment.



Photograph 63: General view illustrating the screening afforded by the built environment and vegetation to the east of St Mary's Church, Stow (NHLE 1146624), looking north. Note the Grade II listed Whipping Post (NHLE 1064062) on the grass verge in the foreground.



Photograph 64: View westwards towards the village of Stow illustrating the lack of visibility of the landscape beyond where the proposed development of Cottam 1 would be located.



Photograph 65: Zoomed view as above showing the tower of St Mary's Church, Stow (NHLE 1146624).



Photograph 66: View north-west from the Church of St. Edith, Coates (NHLE 1146742) illustrating the screening afforded by the nearby trees and hedges.



Photograph 67: View north from the Church of St. Edith, Coates (NHLE 1146742) illustrating the screening afforded by the farm buildings opposite.



Photograph 68: View north-west from the Church of St. Edith, Coates (NHLE 1146742) illustrating the screening afforded by the farm buildings and nearby vegetation.



Photograph 69: View south-west towards the Church of St. Edith, Coates (NHLE 1146742), illustrating its generally wooded surroundings.



Photograph 70: View north towards Church of St. Edith, Coates (NHLE 1146742), illustrating its generally wooded surroundings (taken in winter).



Photograph 71: Aerial view of Upton illustrating the extent of the surrounding built environment screening views to the south-east towards Cottam 1 and north towards Cottam 2 from the Church of All Saints (NHLE 1146810).



Photograph 72: View north-east towards the Church of All Saints, Upton (NHLE 1146810) illustrating its setting within the centre of the village.



Photograph 73: View south from the easterly side of Church of All Saints, Upton (NHLE 1146810) illustrating the lack of visibility beyond the nearby built environment.



Photograph 74: View north from the Church of All Saints, Upton (NHLE 1146810) illustrating the screening afforded by the vegetation at the edge of the churchyard.



Photograph 75: Aerial view of Scampton illustrating the extent of the screening afforded by the vegetation and built environment in views to the north-west towards Cottam 1 from the Grade I Listed Gateway at Scampton House Farm (NHLE 1147274).



Photograph 76: View south-west towards Cottam 3 from the Church of St John the Baptist, Northorpe (NHLE 1165812)



Photograph 77: View south-west towards Cottam 3 from the Church of St Genwys, Scotton (NHLE 1165912).



Photograph 78: View westwards from the roadside adjacent to the western edge of the curtilage of Fillingham Castle (NHLE 1166045). The view from the castle would be similar, though c.150m further back from the road and c.8m higher up (at ground level).



Photograph 79: Zoomed view as above, illustrating the view of West Burton Power Station and oblique glimpses across the intervening fields beyond the village of Fillingham which is hidden within the trees.



Photograph 80: Aerial view of Hemswell Conservation Area (outlined in green) illustrating the level of screening provided by the surrounding built environment and vegetation.



Photograph 81: View WNW from the Church of All Saints, Hemswell (NHLE 1166242) illustrating the level of screening provided by the trees and built environment in views towards Cottam 2.



Photograph 82: Aerial view of Harpswell illustrating the frequent blocks of woodland and trees in close proximity to the Church of St. Chad (NHLE 1309029).



Photograph 83: View south-west towards Cottam 1 from the Church of St Chad, Harpswell (NHLE 1309029) illustrating the level of screening afforded by the surrounding vegetation.



Photograph 84: View north-west towards Cottam 2 from the Church of St Chad, Harpswell (NHLE 1309029) illustrating the level of screening afforded by the surrounding vegetation.



Photograph 85: View south-west towards Cottam 1 from the Church of St Michael, Glentworth (NHLE 1309078).



Photograph 86: View north-west towards Cottam 2 from the Church of St Michael, Glentworth (NHLE 1309078).



Photograph 87: View west along the southern side of the Church of St. Andrew, Fillingham, towards the location of the Grade II Listed monument within the churchyard (NHLE 1309113).*



Photograph 88: Aerial view of Pilham illustrating the extent of the tree cover along the boundaries within the village, and the location of the Church of All Saints (NHLE 1317137) towards the centre of the settlement where north-westerly views towards Cottam 3b will not be possible in this flat landscape.



Photograph 89: View north-west towards the: Church of All Saints, Pilham (NHLE 1317137).



Photograph 90: View north-west towards Cottam 3b from the: Church of All Saints, Pilham (NHLE 1317137).



Photograph 91: Aerial view of Laughton illustrating the screening provided by the trees and buildings to the south-east of the Church of All Saints (NHLE 1317208).



Photograph 92: View south-west from the Church of All Saints, Laughton (NHLE 1317208) illustrating the level of screening provided by the surrounding trees and built environment.



Photograph 93: Aerial view of Gate Burton Hall (NHLE 1359458) illustrating the extent of the surrounding woodland screening views eastwards towards Cottam 1.



Photograph 94: Aerial view of Marton illustrating the extent of the built environment and wooded back plots to the east of the Church of St. Margaret of Antioch (NHLE 1359484) which screen the views towards the Cottam 1 Site parcels.



Photograph 95: View south-east from the Church of St. Margaret of Antioch, Marton (NHLE 1359484) towards the shared cable route corridor.



Photograph 96: View south-west from the Church of St. Margaret of Antioch, Marton (NHLE 1359484) towards the shared cable route corridor.



Photograph 97: View south towards the Church of St. Margaret of Antioch, Marton (NHLE 1359484) and the shared cable route corridor.



Photograph 98: Aerial view of Saxilby illustrating the location of the Church of St. Botolph in relation to the surrounding built environment and the new development of Ingham View under construction to the north.



Photograph 99: View north from the Church of St Botolph, Saxilby with Ingleby (NHLE 1359490) illustrating the level of screening within the church yard.



Photograph 100: View north-west towards Cottam 1 from the eastern edge of the Church of St John the Baptist, Scampton (NHLE 1359492).



Photograph 101: Aerial view of South Carlton illustrating the location of the Church of St. John the Baptist (NHLE 1359493) at the northern edge of the settlement and Conservation Area.



Photograph 102: View north-west from the Church of St John the Baptist and Monson Mausoleum, South Carlton (NHLE 1359493).



Photograph 103: Zoomed view as above, illustrating the layering effect of the trees in the middle distance.



Photograph 104: Looking north to the western end of the churchyard of the Church of St. Andrew, Fillingham (NHLE 1359847), illustrating the dense vegetation occupying the churchyard.



Photograph 105: View north-west through the gap in the northern boundary of the churchyard of the Church of St. Andrew, Fillingham (NHLE 1359847), illustrating the proximity of the horizon.



Photograph 106: View SSW from Blyton High Street towards The Old Windmill (NHLE 1359455).



Photograph 107: View north-west from the PRoW network at Blyton towards The Old Windmill, (NHLE 1359455) and Church of St Martin (NHLE 1064159) illustrating that no views towards Cottam 3a would be possible due to the screening provided by the intervening vegetation and built environment.



Photograph 108: View south-west from PRoW network at Blyton towards The Old Windmill (NHLE 1359455), illustrating that no views towards Cottam 3b would be possible due to the screening provided by the intervening vegetation.



Photograph 109: View north-west towards Matt Hall (NHLE 1165509).



Photograph 110: View north-west towards Cottam 3a through the fence just to the south-east of Matt Hall (NHLE 1165509) illustrating the screening afforded by the vegetation on the horizon.



Photograph 111: View west from the Gate Piers to Manor House, Cammeringham (NHLE 1359846) towards the Church of St and Michael and All Angels (NHLE 1063342).



Photograph 112: View north towards Corringham Windmill (NHLE 1359417), Cottam 2 would occupy the fields beyond the distant hedgerow.



Photograph 113: Aerial view of Fillingham Conservation Area (outlined in green) and the location of the Grade I (blue), Grade II* (yellow) and Grade II (magenta) buildings in the vicinity.



Photograph 114: Aerial view of the village Ingham depicting the Grade II Listed Buildings and the outline of the Conservation Area in green.



Photograph 115: Aerial view of Till Bridge Farm Cottages (NHLE 1064075), illustrating the considerable screening surrounding the Listed Building, preventing any views northwards towards Cottam 1d



Photograph 116: Aerial view of Kexby illustrating the screening afforded by the trees and built environment in views from 2, Glenworth Road (NHLE 1359479) to the south-east and east towards Cottam 1g and 1c respectively.



Photograph 117: View west towards the Threshing Barn at Church End Farm, Stow (NHLE 1064063).



Photograph 118: View west towards 21 Church Lane, Stow (NHLE 1064064), surrounded by vegetation and other buildings.



Photograph 119: View north-west towards the Wesleyan Chapel (NHLE 1146761) and 6, Sturton Road (NHLE 1064066) at the heart of the village of Stow.



Photograph 120: Aerial view of Sturton by Stow illustrating the locations of the Listed Buildings.



Photograph 121: View north-west towards the Lych Gate and Wall of Church of St Hugh of Avalon (NHLE 1064068) and Church of St Hugh of Avalon (NHLE 1146772) from High Street, Sturton by Stow.



Photograph 122: View north towards Old Hall, Sturton by Stow (NHLE 1146778).



Photograph 123: View eastwards towards the Old Rectory Home for The Elderly (NHLE 1359488), Sturton by Stow, illustrating the screening effect of the modern accommodation block to the east of the Listed Building.



Photograph 124: View east towards 9 Ingham Road, Stow (NHLE 1146755) illustrating the lack of intervisibility with the surrounding landscape towards the eastern end of the village.



Photograph 125: View north-east towards Brickyard Cottages (NHLE 1146766) illustrating the screening afforded by the vegetation to the rear of the Listed Buildings.



Photograph 126: View south towards Thorpe in the Fallows Farmhouse (NHLE 1308921) from village street.



Photograph 127: View west along Village Street illustrating the screening afforded by the built environment and hedgerows to the north of Thorpe in the Fallows Farmhouse (NHLE 1308921).



Photograph 128: Aerial view of Willingham by Stow illustrating the locations of the Listed Buildings in relation to Cottam 1g.



Photograph 129: View ENE along High Street towards the Church of St. Helen, Willingham by Stow (NHLE1146826), partially obscured by Willingham House (NHLE 1359509)



Photograph 130: View north from High Street, Willingham towards Grange Farmhouse (NHLE 1308795) set back within its curtilage.



Photograph 131: View ENE along High Street adjacent to the Church of St. Helen, Willingham by Stow (NHLE1146826), illustrating glimpsed view of the landscape beyond.



Photograph 132: Zoomed view as above, 1 Stow Road (NHLE 1064030) is the building on the right.



Photograph 133: View north towards 20, Fillingham Road (NHLE 1064029), illustrating the screening afforded by the vegetation to the west.



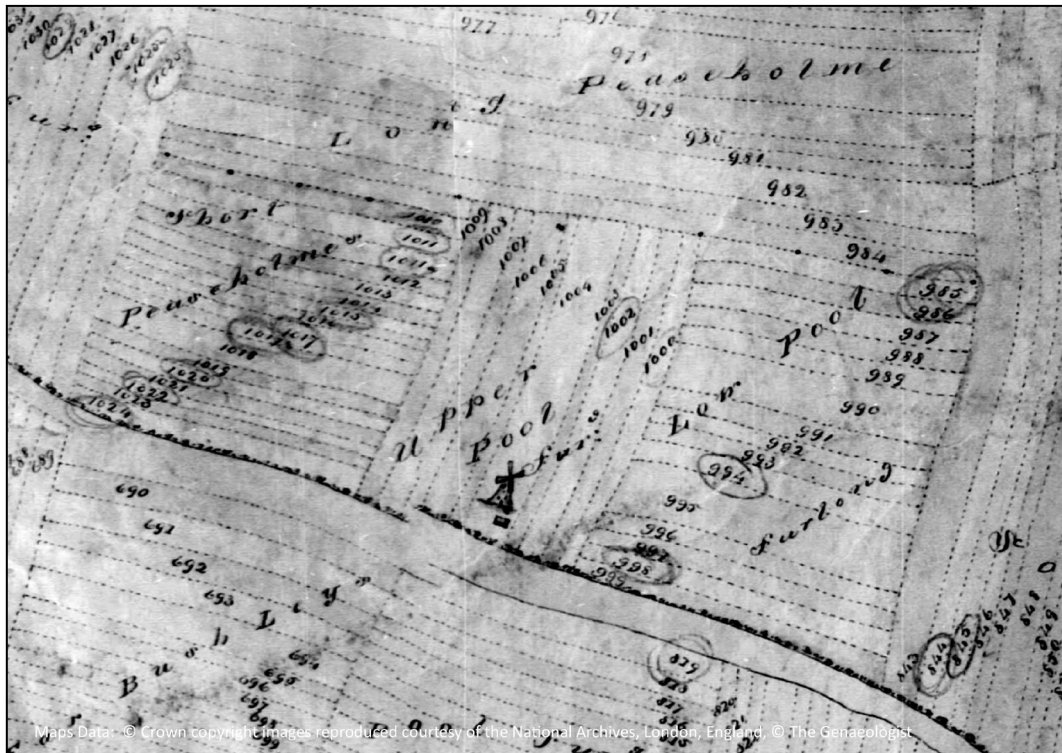
Photograph 134: Extract from the Ordnance Survey Old Series map of 1824 illustrating the extent of parkland surrounding Summer Castle at Fillingham at that time.



Photograph 135: Aerial view of Fillingham Castle illustrating how much of the parkland has now returned to arable. The main west-east axis from Fillingham Lake to the Lodge at the western end of the avenue where it meets Ermine Street is still clearly legible. Registered Park and Garden outlined in magenta.



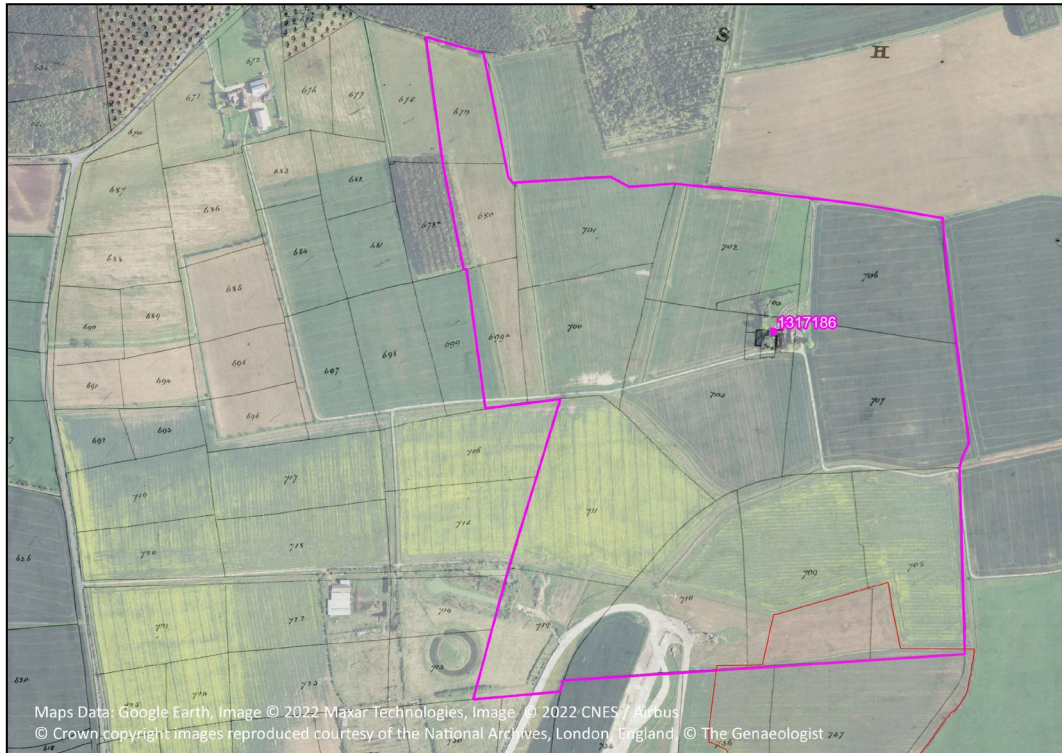
Photograph 136: Extract from the Ordnance Survey Old Series map of 1824 illustrating the extent of parkland to the north-east of Glentworth Hall and James Paine's ornamental lake at the foot of the scarp slope to the north-east.



Photograph 137: Extract from the Little Corringham tithe map of 1847 illustrating the location of Corringham Windmill (NHLE 1359417) within 'Upper pool furlong'. Note the widening of the turnpike and the access and egress points.



Photograph 138: Extract from the 1888 OS 1st edition map illustrating how Upper Pool Furlong became fossilised in the pot-enclosure field system. More recent boundary loss has resulted in the windmill now occupying an agglomerated 'reverse-L' shaped field bounded to the north, east and south by the roads depicted on this image. The boundary of the Cottam 2 Site and the cable route running south of this is outlined in red.



Photograph 139: The 1847 Laughton tithe map overlaid over the modern aerial image with the extent of the farmland associated with Mount Pleasant Farmhouse recorded in the tithe apportionment (NHLE 1317186). The boundary of Cottam 3 is outlined in red (south-east corner).