

BUILT HERITAGE ASSESSMENT

Kettering Energy Park, Northamptonshire

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Kettering Energy Park
1.2
October 2023

Quality Management

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Prepared by:

RPS

Thomas Copp

Director – Heritage

Prepared for:

**Michael Sparks Associates on behalf of
First Renewable Developments Ltd**

EXECUTIVE SUMMARY

This Heritage Statement has been prepared by RPS for Michael Sparks Associates on behalf of First Renewable Developments Ltd. It addresses built heritage considerations relating to the proposed Kettering Energy Park (the site).

The site extends over c. 140ha centred at NGR SP 9277 7489 (Figure 1). It is bounded by the A510 to the east, the A6 to the west and agricultural fields to the north and south.

The site is proposed for mixed use development comprising Employment and Infrastructure, Energy Infrastructure, Solar Farm A, Solar Farm Extension and Hydroponics. First Renewable are looking to develop the site in a series of 'Zones' that reflect the proposed uses of the site.

In accordance with Policy 26 of the North Northamptonshire Joint Core Strategy, a draft Masterplan has been prepared to guide development of the Energy Park proposals. Discussions have taken place with North Northamptonshire Council, including their heritage advisors Place Services in the preparation of the Masterplan and consultation responses from Place Services and Historic England have been received regarding the proposed Masterplan for the site. The comments received from Place Services and Historic England have been taken into account in the preparation of this report.

In accordance with paragraph 194 of the NPPF, this report describes the significance of those heritage assets likely to be affected by the proposed development of the site, with consideration given to any contribution made by the respective settings of the heritage assets. It also provides an initial assessment of impact, based on the current masterplan principles, and identifies relevant mitigation measures.

This report has been informed by site visits, a review of the current masterplan and the associated landscape and visual impact assessment work undertaken to date. It has been prepared following the production of an earlier opportunities and constraints document.

This report demonstrates that the site forms part of the setting of the following designated heritage assets:

- The Round House
- Barn at OS SP 93307435
- The Church of St Mary and the associated Burton Latimer Conservation Area

This report has also concluded that the site does not form part of the setting of Woodford House, and as such its significance will not be impacted by the proposed development.

Of those heritage assets identified above, it has been assessed that the significance of only one, The Round House, is likely to be affected by the proposed development of the site.

It is concluded that, based on the current masterplan proposals, the development of the site is likely to result in adverse impacts to the historic and architectural interest of the listed building. The Masterplan includes embedded mitigation measures that are considered to reduce the impact upon the listed building and these effects will be assessed in more detail as part of a planning application, which will incorporate controls over building heights, materials and issues such as external lighting to minimise any potential harm to the significance of this listed building. The proposals are not considered to affect the significance of any other designated heritage assets.

This report has been prepared to consider consultation responses received about the draft Masterplan document and to support pre-application discussion and will be updated as the project progresses to a planning application.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Heritage Statement has been prepared by RPS for Michael Sparks Associates on behalf of First Renewable Developments Ltd. It addresses built heritage considerations relating to the proposed Kettering Energy Park (the site).
- 1.2 The site extends over c. 140ha centred at NGR SP 9277 7489 (Figure 1). It is bounded by the A510 to the east, the A6 to the west and agricultural fields to the to the north and south.
- 1.3 The site is proposed for mixed use development comprising Employment and Infrastructure, Energy Infrastructure, Solar Farm A, Solar Farm Extension and Hydroponics. First Renewable are looking to develop the site in a series of 'Zones' that reflect the proposed uses of the site.
- 1.4 In accordance with paragraph 194 of the NPPF, this report describes the significance of those heritage assets likely to be affected by the proposed development of the site, with consideration given to any contribution made by the respective settings of the heritage assets. It also provides an initial assessment of impact, based on the current masterplan principles, and identifies relevant mitigation measures.
- 1.5 This report has been informed by site visits, a review of the current masterplan and the associated landscape and visual impact assessment work undertaken to date. It has been prepared following the production of an earlier opportunities and constraints document.
- 1.6 This document is suitable to inform the current design stage and will be updated as the design process develops to support an application.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

National Planning Policy

National Planning Policy Framework (Department for Levelling Up, Housing and Communities, September 2023)

- 2.4 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.5 It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.
- 2.6 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.
- 2.7 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.8 Under *'Considering potential impacts'* paragraph 199 states that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.9 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

National Guidance

Planning Practice Guidance (DCLG & MHCLG)

- 2.10 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.11 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.12 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.13 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.14 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.15 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.16 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.17 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.18 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.19 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.20 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

- 2.21 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.22 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.
- 2.23 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.24 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in September 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.25 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

Local Planning Policy

- 2.26 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.27 The Local Development Framework is provided by the *North Northamptonshire Joint Core Strategy 2011 - 2031*, which was adopted in July 2016.
- 2.28 The relevant policy in the Joint Core Strategy is cited below:

North Northamptonshire Joint Core Strategy 2011 - 2031 (adopted 2016)

POLICY 2 – HISTORIC ENVIRONMENT

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;*
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;*
- c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;*
- d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;*
- e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.*

- 2.29 In line with relevant planning policy and guidance, this Heritage Statement seeks to identify sensitive designated and non-designated heritage assets, clarify the site's archaeological and built heritage potential, the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 RELEVANT HERITAGE ASSETS

- 3.1 This assessment has been informed by site visits undertaken in 2021 and 2022 and previous assessment work, which has included the production of a heritage opportunities and constraints document. In addition, the Strategic Visual Review prepared by Barry Chin Associates has been used to inform this document, which considered nearby heritage assets, registered parks and gardens overlaid with a Zone of Theoretical Visibility (ZTV) and was informed by site visits and discussions with Place Services.
- 3.2 Discussions regarding the proposed Masterplan have also been held with North Northamptonshire Council, including their heritage advisors Place Services. Comments from Historic England have also been received regarding the proposed Masterplan for the site. This document is intended to inform support the Masterplan process as well as pre-application discussions and the evolving scheme.
- 3.3 There are no designated built heritage assets within the site as shown by Figure 1. The designated and non-designated heritage assets within a 1km search area of the site shows that there are two Grade II Listed Buildings in close proximity to the site which may be affected by the proposed development through changes within their respective settings: **The Round House** (NHLE: 1052096 & 1226090) and the **Barn at Ordnance Survey SP 9330 7435** (NHLE: 1190825).
- 3.4 The **Church of St Mary, Burton Latimer** (Grade I Listed Building, NHLE: 1372364) and the **Burton Latimer Conservation Area** to the west of the site are also identified as being sensitive to the proposed development.
- 3.5 Place Services has requested that the assessment establishes the potential sensitivity of **Woodford House and attached Cottages and Outbuildings** (Grade II Listed Building, NHLE: 1266038) which is located to the north-east of the site, just outside the 1km search area.
- 3.6 The masterplan for the site is currently evolving, but envisages the creation of an Energy Park to provide new complementary employment uses in a range of buildings and zones across the site. This report is based primarily on the principle of development and has been prepared to inform the preparation of the Masterplan document and pre-application discussions. A final assessment of impact will be provided at design freeze stage to support a planning application, which will utilise available visualisations prepared as part of any the planning application.

4 CONSTRAINTS AND OPPORTUNITIES

- 4.1 A Constraints and Opportunities assessment was undertaken in November 2021. This established that there are no designated heritage assets within the site, and set out the following constraints and opportunities:
- 4.2 There are three complexes of buildings located within the site; Wold Lodge, Top Lodge and Burton Wold Farm. It has been established that none of these buildings possess sufficient heritage interest to be considered as non-designated built heritage assets and as such, there are no constraints to their demolition and/or development within their settings.
- 4.3 The site has been identified as a positive element of the setting of The Round House (Grade II Listed Building). The development of the site will result in the loss of part of the present agricultural setting of The Round House that forms an element of the panoramic views from the Listed Building; this will cause less than substantial harm to the heritage asset. However, the impact of the development can be reduced through the mitigation measures outlined below, and this part of the setting of The Round House has previously experienced a degree of change and urbanisation through the delivery of the wind and solar farms. The allocation of this area for an Energy Park also accepts a degree of impact to The Round House and in accordance with paragraph 202 of the NPPF, this harm will be balanced against the considerable public benefits delivered by the scheme.
- 4.4 The following mitigation measures could be considered in the emerging masterplanning of the site to minimise the impacts as far as possible on The Round House: :
- Retention of areas of open space along the eastern (Thrapston Road) boundary of the site;
 - Appropriate planting and landscape treatments along the sensitive southern and eastern site boundaries;
 - Low-key junction and highway treatment along Thrapston Road with main access positioned beyond immediate setting of The Round House;
 - Locating smaller units with lower ridge heights in closest proximity to The Round House (e.g. office buildings, smaller commercial warehouses);
 - Use of appropriate roof design;
 - Positioning access roads and parking areas within the site rather than along the western or southern boundaries;
 - Appropriate elevation treatment and minimal signage; and
 - A heritage interpretation strategy located along the public rights of way through the site relating to the history of The Round House which could record views of the site prior to development.

Archaeological Considerations

- 4.5 The record of a possible former quarry within the site remains unproven and it is considered unlikely that there has been quarrying at the location recorded; in any case even if quarrying had been undertaken at this location it would not be a constraint to development.
- 4.6 Geophysical survey has been undertaken across the southern part of the site which identified only a single possible archaeological anomaly, alongside anomalies relating to agriculture and former field boundaries. Based upon the HER data the remainder of the site is considered to have a low to moderate potential for significant Prehistoric evidence, a moderate to high potential for significant evidence dating to the Late Iron Age and Romano-British periods and a low potential for significant (i.e. non-agricultural) evidence dating to the Saxon, Medieval, Post-Medieval and Modern periods. Any such remains are likely to be of local to regional interest and would be significant for their archaeological interest and potential to contribute to regional research agendas.
- 4.7 The Local Planning Authority are likely to require archaeological evaluation of the site, comprising, as a minimum, a geophysical survey of the unsurveyed part of the site. Depending on the results of

the geophysics, a subsequent programme of trial trenching may also be required to inform any future planning application.

5 HERITAGE ASSESSMENT

The Round House (Grade II Listed Building, NHLE: 1052096)

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

- 5.1 The Round House comprises a farm dating from the early and mid-nineteenth century with later alterations. The farmhouse includes a three-storey round tower with conical roof and viewing platform. The tower also incorporates an oculus above a rendered panel with the wording 'Panorama/Waterloo/Victory/June 18/A.D./1815' to its western elevation. It is understood from the listing description that The Round House was built for the Arbuthnot family of the nearby Woodford House following a visit from the Duke of Wellington, who '*apparently mentioned that the countryside reminded him of the land around Waterloo*'.
- 5.2 The significance of the listed building is derived from its architectural interest, particularly its unusual design and the scale of the round tower which is prominent in views from Thrapston Road (see Plate 1 below). It is also derived from the historic interest of the building and its association with the Duke of Wellington, who frequently stayed at Woodford House nearby and inspired the inscription on the building, commemorating the Battle of Waterloo.



Plate 1: The Round House, with its large inscribed round tower, viewed from Thrapston Road (A510).

- 5.3 The farmhouse is located to the western side of the farmstead immediately adjacent to Thrapston Road with a nineteenth century barn to the south. Large modern farm buildings extend to the east and south-east of the farmhouse with agricultural fields beyond. It was noted as being in use as a public house ('Waterloo Victory') on the 1884 OS map, although it had returned to operating as a farm by the end of the nineteenth century.

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

- 5.4 The setting of the building includes its farmstead to the east, its prominent location overlooking Thrapston Road and the surrounding, generally agricultural, land.
- 5.5 The surrounding farmstead, which includes a 19th century stone barn to the south, illustrates the historic use and historic interest of the building and makes an important contribution to its significance. Although the large-scale agricultural buildings to the east are somewhat discordant architecturally with the Round House, they do represent the ongoing agricultural use of the building and make a more limited contribution.
- 5.6 The location of the building overlooking Thrapston Road provides prominence and allows the striking architectural interest of the building to be experienced and appreciated by passing motorists. The audible effects associated with Thrapston Road and the A6 have however reduced the historic rurality of the setting of The Round House.
- 5.7 Sales particulars of 1922 indicate that the land associated with The Round House was primarily located to the east of Thrapston Road, with a small triangle of land to the west of the road (excluded from the site). There does not therefore appear to be a direct functional association between the site and the listed building, although the site does still provide some rural and agricultural context.
- 5.8 The open panoramic views of the undeveloped surroundings of The Round House positively contribute to its significance and reflect an important aspect of its original design. The outlook and agricultural landscape, supposedly reminiscent of Waterloo, contribute to the historic interest of the building. The present setting of The Round House retains the general agricultural character of its historic context; however, the landscape to the west has experienced a degree of change through the construction of the wind farms and will also experience further change as a result of the consented solar farms being installed.



Plate 2: A view of The Round House from within the eastern extent of the site

5.9 The site forms part of the panoramic views of the surrounding countryside that are possible from The Round House and is therefore considered to make some positive contribution to its significance in its present undeveloped state. The agricultural use of the site also responds and contributes to the historic interest of the listed building.

5.10 The Round House is visible from across parts of the site, with the distinctive conical roof visible above the intervening hedgerows. This provides some further, limited appreciation of the architectural interest of the listed building.

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

5.11 The development will alter the outlook from the listed building to the west, as well as an element of its agricultural setting. Although the land does not appear to have been historically farmed by The Round House, the development will nonetheless result in a degree of harm to the listed building's historic interest through the further loss of agricultural context and the change in character of this landscape, which the listed building was constructed to overlook.

5.12 The emerging layout has been developed to retain some close and longer-distance views of The Round House from within the site, allowing it to still be experienced as a landmark building. The current layout also allows for the smaller units to be located closest to the listed building, which presents opportunities for further mitigation through design.

5.13 The change in outlook from the listed building will, however, alter both the architectural and historic interest of The Round House given the importance of the outlook and landscape to the west. This will result in a degree of harm to the building's significance which can be more precisely identified on receipt of final plans and relevant visualisations.

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

5.14 The proposals include embedded design measures, which have been informed by an earlier opportunities and constraints document:

- The new vehicular access to the site is to be located to the north of the Round House, so that activity is as far from this building as possible
- Development on the site is to be set back from Thrapston Road immediately opposite the Round House to retain an open frontage to the Site
- Views towards the Round House have been identified from within the Energy Park site and a view cone identified where new buildings will be excluded
- Provision of smaller scale development closest to the listed building.

This will allow for the retention of some key views of The Round House and the provision of smaller units closest to the listed building.

5.15 Further design measures should also be explored to minimise potential adverse impacts. These are likely to include:

- Detailed consideration of building height and form to reduce visual impact and retain the landmark qualities of The Round House
- Consideration of materials palette, to minimise visual impacts
- A detailed landscaping strategy, to filter or, if necessary, screen views of new development
- Detailed consideration of external lighting to reduce lightspill within the setting of the listed building

Step 5: Make and document the decision and monitor outcomes

- 5.16 The development will likely lead to harm to the significance of The Round House, a designated heritage asset. The precise extent and magnitude of any such harm will be assessed as part of the application.

Barn at OS SP 93307435 (Grade II Listed Building, NHLE: 1190825)

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

- 5.17 The barn in this location dates from the mid-eighteenth century but has been substantially altered and largely rebuilt to form the present building which is now in residential use. The building has not been formally de-listed but has been assessed of being of negligible heritage interest in its current condition. Nevertheless, it remains a listed building.
- 5.18 The building remains located within a rural setting, set amongst agricultural land.

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

- 5.19 The significant changes seen to the barn have reduced any contribution made to its significance by the asset's setting. Although the building technically remains as a heritage asset, its markedly reduced significance means that there has been a resultant reduction in any contribution made by its setting. Therefore, while the land to the north, including the site, remains as part of the setting of the listed building it is not considered to contribute to its significance.

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

- 5.20 As such, whilst the proposed development will result in a change within its setting, it is not considered that this will have any impact on the heritage interest of the barn as its setting makes no contribution to its significance.
- 5.21 The development proposals are not considered to have the potential to alter the reduced significance of the listed building.

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

- 5.22 No mitigation measures are necessary considering the reduced significance of the building and the lack of contribution now made by its setting.

Step 5: Make and document the decision and monitor outcomes

- 5.23 The proposals will have no impact on the significance of the barn as a designated heritage asset, due to the rebuilding of the listed building.

**Church of St Mary (Grade I Listed Building, NHLE: 1372364)
Burton Latimer Conservation Area**

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

- 5.24 The Church of St Mary, Burton Latimer (Grade I Listed Building, NHLE: 1372364) is located 1.8km to the west of the site within the Burton Latimer Conservation Area. There is distant visibility of the spire from parts of the site at the western end.
- 5.25 The significance of the church is derived from its architectural and historic interest as a medieval parish church, which was originally constructed in the twelfth century before undergoing later

extensions and alterations. The listing citation notes that the tower and spire were rebuilt as part of a nineteenth century “restoration” undertaken by Slater and Carpenter (presumably William Slater and Richard Carpenter, a practice based in London responsible for numerous ecclesiastical restoration projects).

- 5.26 The setting of the listed building is principally based on the historic core of Burton Latimer. However, the height of the spire coupled with the generally flat surrounding topography means that there are longer-distance views of the listed building permitted, including from within the site.

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

- 5.27 The site is separated from the church and conservation area by modern built development along the eastern side of Burton Latimer, the A6 and a substantial tract of agricultural land. The heritage assets are experienced only distantly in views from the site and it is not possible to discern their individual heritage significance.

- 5.28 In return views east towards the site from the conservation area, the open space of the site is not visible by virtue of the intervening modern built form to the southern part of the conservation area, vegetation and changing topography.

- 5.29 The wider setting of the church, which includes distant and often glimpsed views makes a lesser contribution. GPA3 (CD5.21, see inset box at p.7) is clear that church spires and towers often have vast settings, but that elements of the wider setting and long-distance views will not necessarily contribute to their significance as heritage assets. It states:

Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.

- 5.30 In this case, the experience of the church through these incidental, long-distance views of its spire permitted from within the site are examples of a such landscape views which do not contribute to the heritage significance of the listed building and do not allow the architectural and historic interest of the listed building to be appreciated. The site does not therefore contribute to the significance either of the Church of St Mary or the wider Burton Latimer Conservation Area.

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

- 5.31 Where the proposed development within the site may be visible, it will be experienced distantly on the horizon beyond the agricultural fields closest to the conservation area to the east of the A6, the intervening vegetation and the existing wind turbines. This will not affect the significance of the conservation area.

- 5.32 The alteration to the limited and distant return views of the spire of the Church of St Mary will not diminish the ability to appreciate the architectural interest of the listed building and will have no impact on its significance.

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

- 5.33 The proposals will not affect the significance of the Church of St Mary or Burton Latimer Conservation Area and no further design or mitigation measures are necessary.

Step 5: Make and document the decision and monitor outcomes

- 5.34 The proposals will have no impact on the significance of these designated heritage assets. This will be confirmed as part of the application.

Woodford House and attached Cottages and Outbuildings (Grade II Listed Buildings, NHLE: 1266038)

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

- 5.35 Woodford House is located 1.2km north-east of the site. There is no intervisibility between the site and the listed building as it is surrounded by substantial mature planting.
- 5.36 The building remains located within a rural setting, set amongst agricultural land.

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

- 5.37 The setting of the house, and to a lesser extent its associated buildings, is formed by the formal grounds and parkland which are well contained within the substantial mature tree belts which surround the parkland on all sides. The setting of the listed building makes a positive contribution towards its significance.
- 5.38 There is no visual or historic functional relationship between the site and Woodford House. Therefore, the site does not form part of the setting of the listed building and is not considered to contribute to its significance.

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

- 5.39 As such, whilst the proposed development will result in a change within the wider context of the building, it is not considered that this will have any impact on the heritage interest of the listed building as the site does not form part of its setting and makes no contribution to its significance.

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

- 5.40 No mitigation measures are necessary considering that the site does not form part of the setting of the listed building.

Step 5: Make and document the decision and monitor outcomes

- 5.41 The proposals will have no impact on the significance of Woodford House as a designated heritage asset, due to the fact that the Site does not form part of its setting and so makes no contribution to its significance.

6 SUMMARY AND CONCLUSIONS

- 6.1 This Heritage Statement has been prepared by RPS for Michael Sparks Associates on behalf of First Renewable. It addresses the principal built heritage considerations related to the development of the site and has been prepared to inform ongoing pre-application discussions.
- 6.2 This report demonstrates that the site forms part of the setting of the following designated heritage assets:
- The Round House
 - Barn at OS SP 93307435
 - The Church of St Mary and the associated Burton Latimer Conservation Area
- 6.3 This report has also concluded that the site does not form part of the setting of Woodford House, and as such its significance will not be impacted by the proposed development.
- 6.4 Of those heritage assets identified above, it has been assessed that the significance of only one, The Round House, is likely to be affected by the proposed development of the site. This report has described the significance of The Round House with consideration given to the contribution that its setting, including the site, makes to this significance.
- 6.5 It is concluded that, based on the current masterplan proposals, the development of the site is likely to result in adverse impacts to the historic and architectural interest of the listed building. The Masterplan includes embedded mitigation measures that are considered to reduce the impact upon the listed building and these effects will be assessed in more detail as part of a planning application, which will incorporate controls over building heights, materials and issues such as external lighting to minimise any potential harm to the significance of this listed building. The proposals will not affect the significance of any other designated heritage assets.
- 6.6 This report has been prepared to consider the proposed Masterplan and to inform pre-application discussion and will be updated to support a subsequent planning application.

Sources Consulted

General

Northamptonshire Historic Environment Record

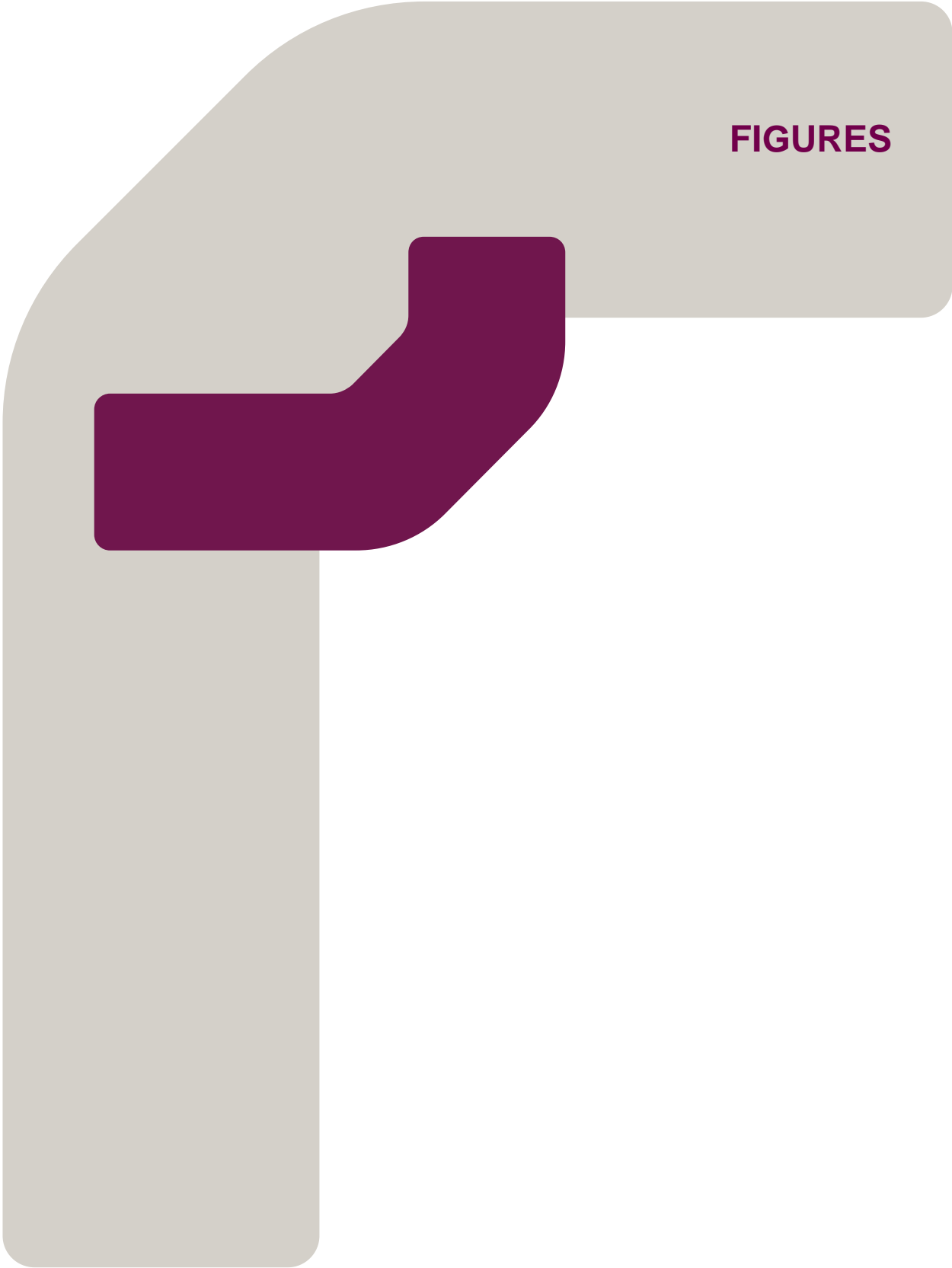
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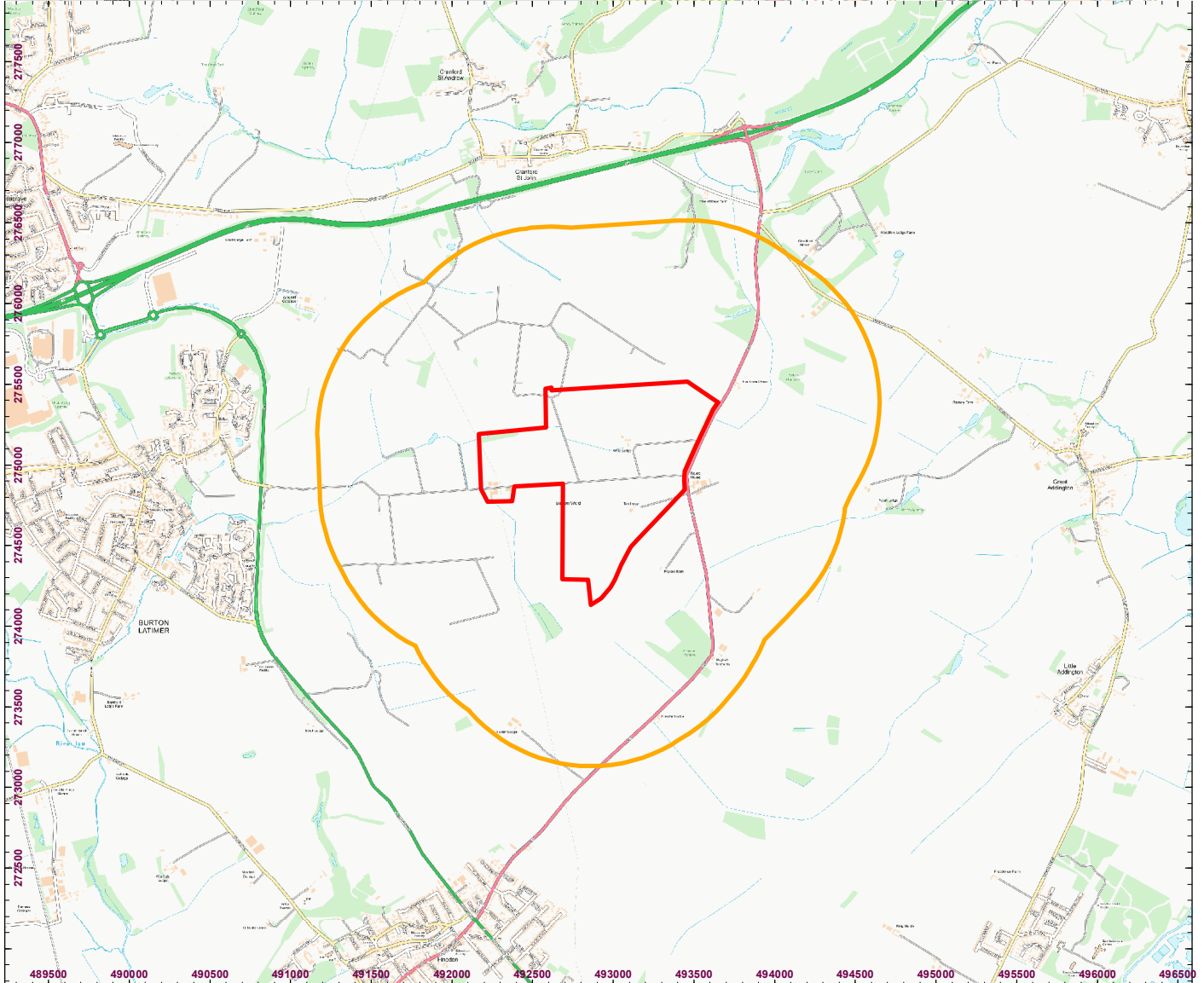
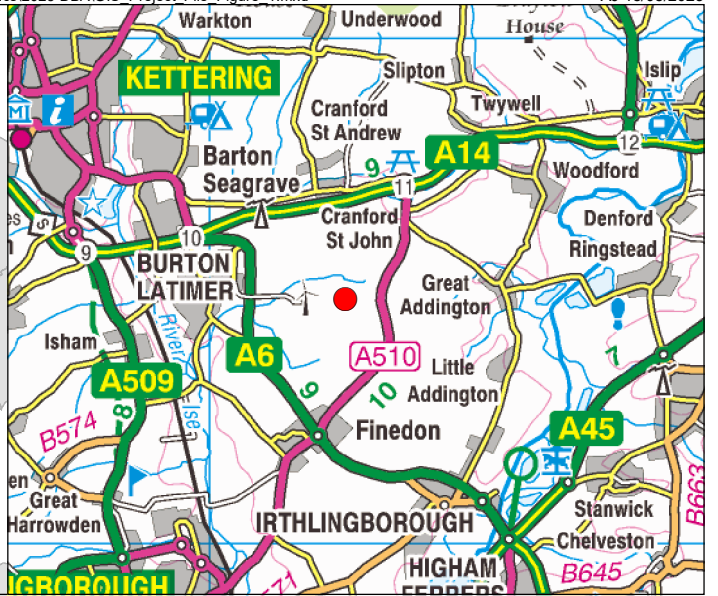
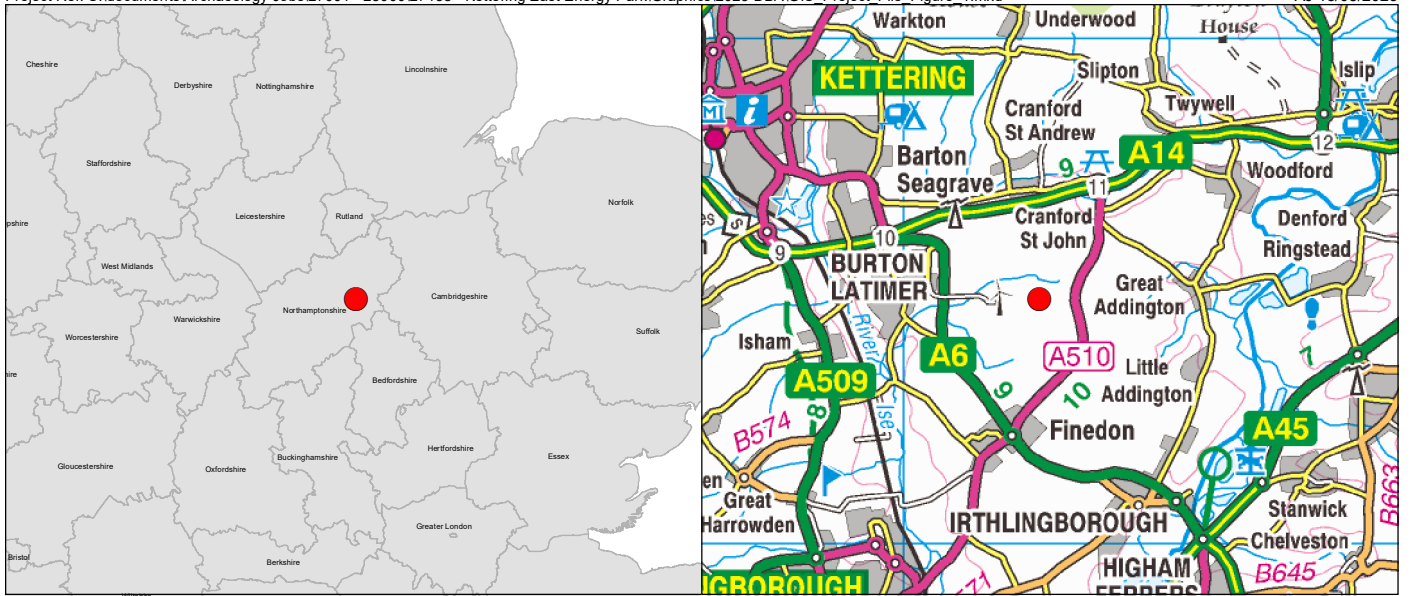
British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Soilscape – <http://www.landis.org.uk/soilscapes/>

FIGURES





 Site Boundary

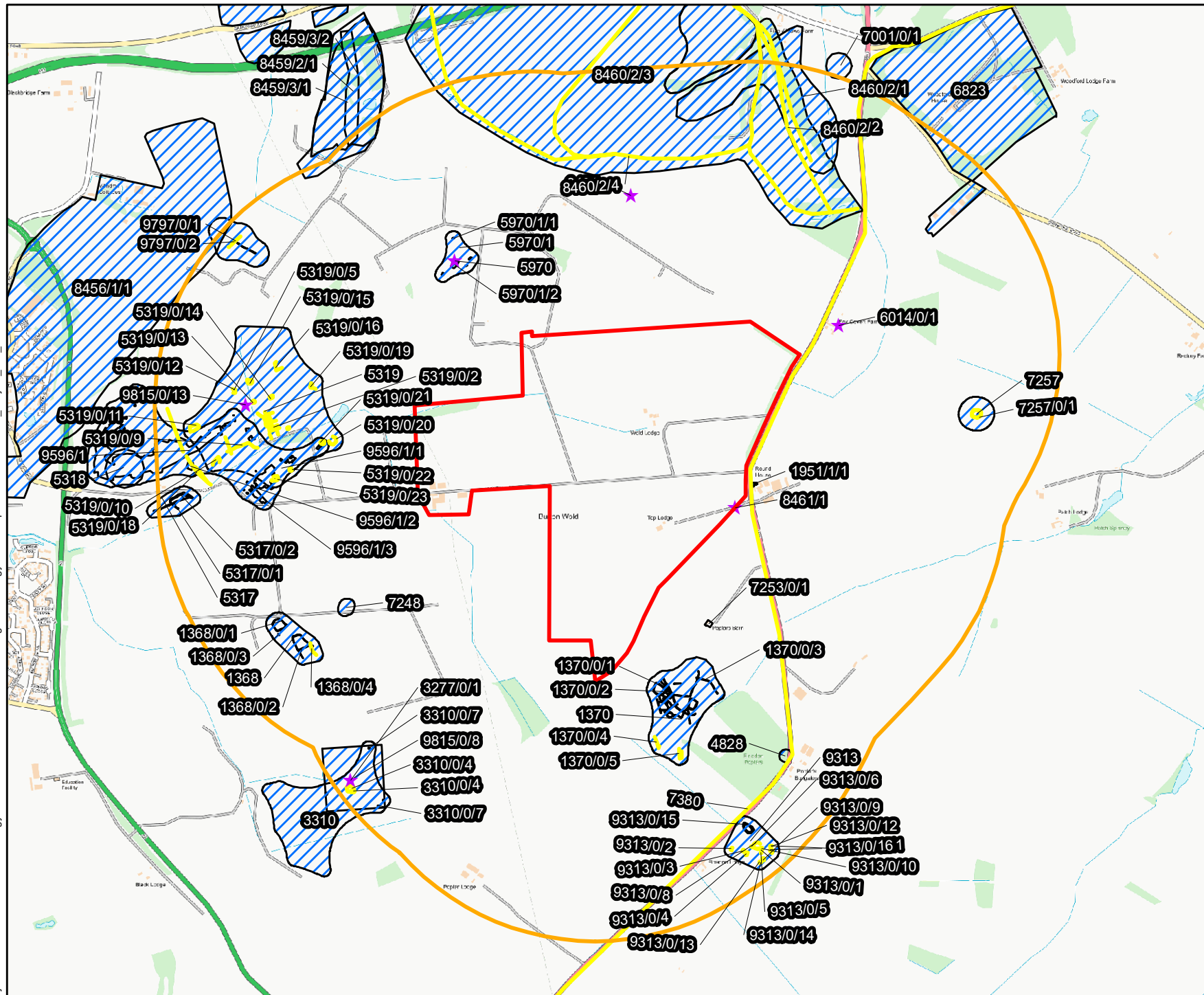


0 500 1,000m
Scale at A4: 1:40,000



Figure 1
Site Location

Project Ref: S:\documents\Archaeology Jobs\27001 - 28000\27458 - Kettering East Energy Park\Graphics\2023 DBA\GIS_Project_File_A4L.mxd



- Site Boundary
- Search Area
- ★ Monuments (points)
- Monuments (lines)
- Monuments (polygons)

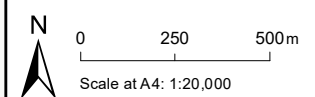
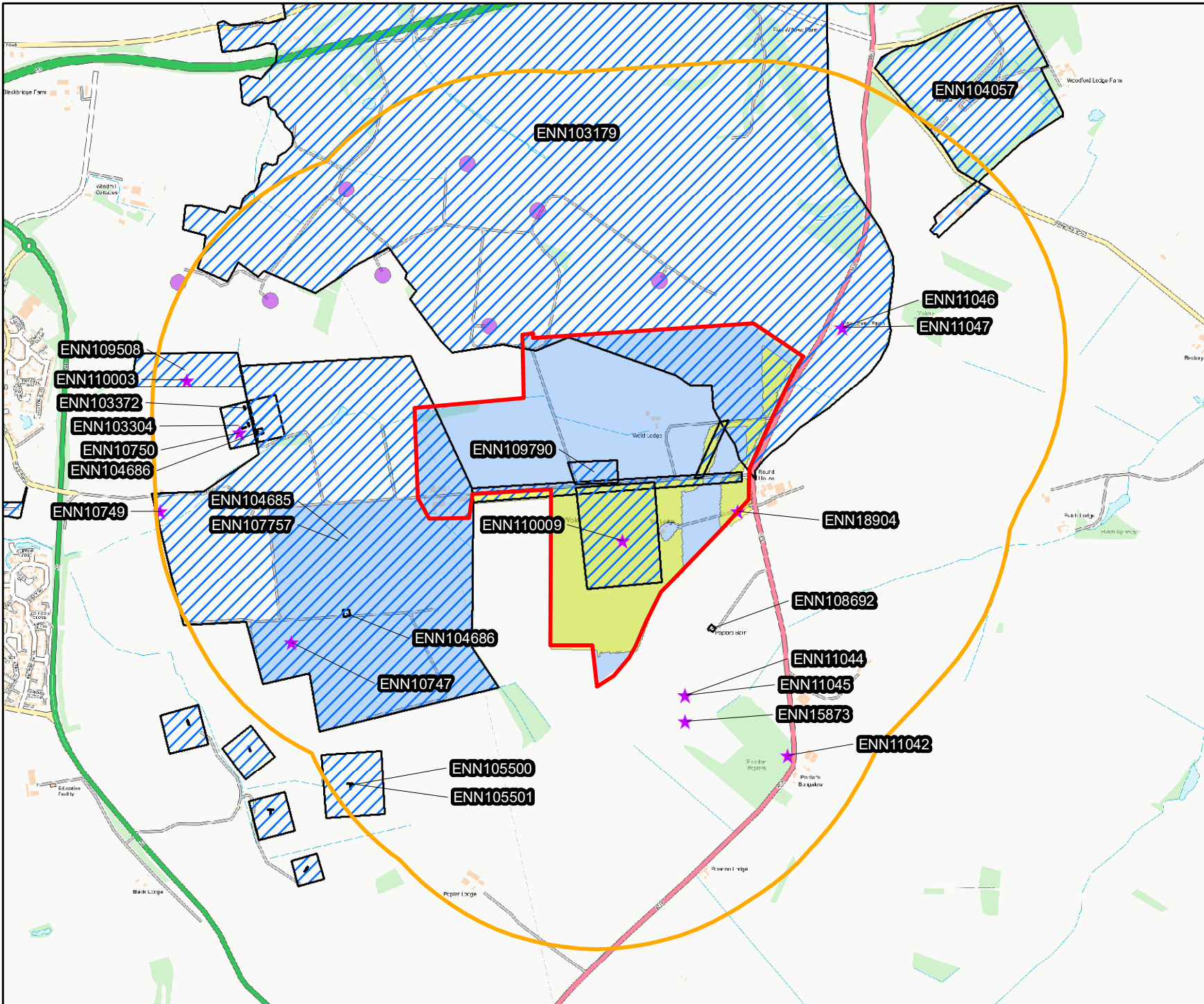


Figure 2
HER Monuments



- Site Boundary
- Search Area
- ★ Events (points)
- Events (polygons)
- Archaeology Wales 2014
- Magnitude Surveys 2020
- MOLA 2022

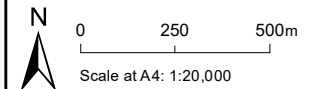
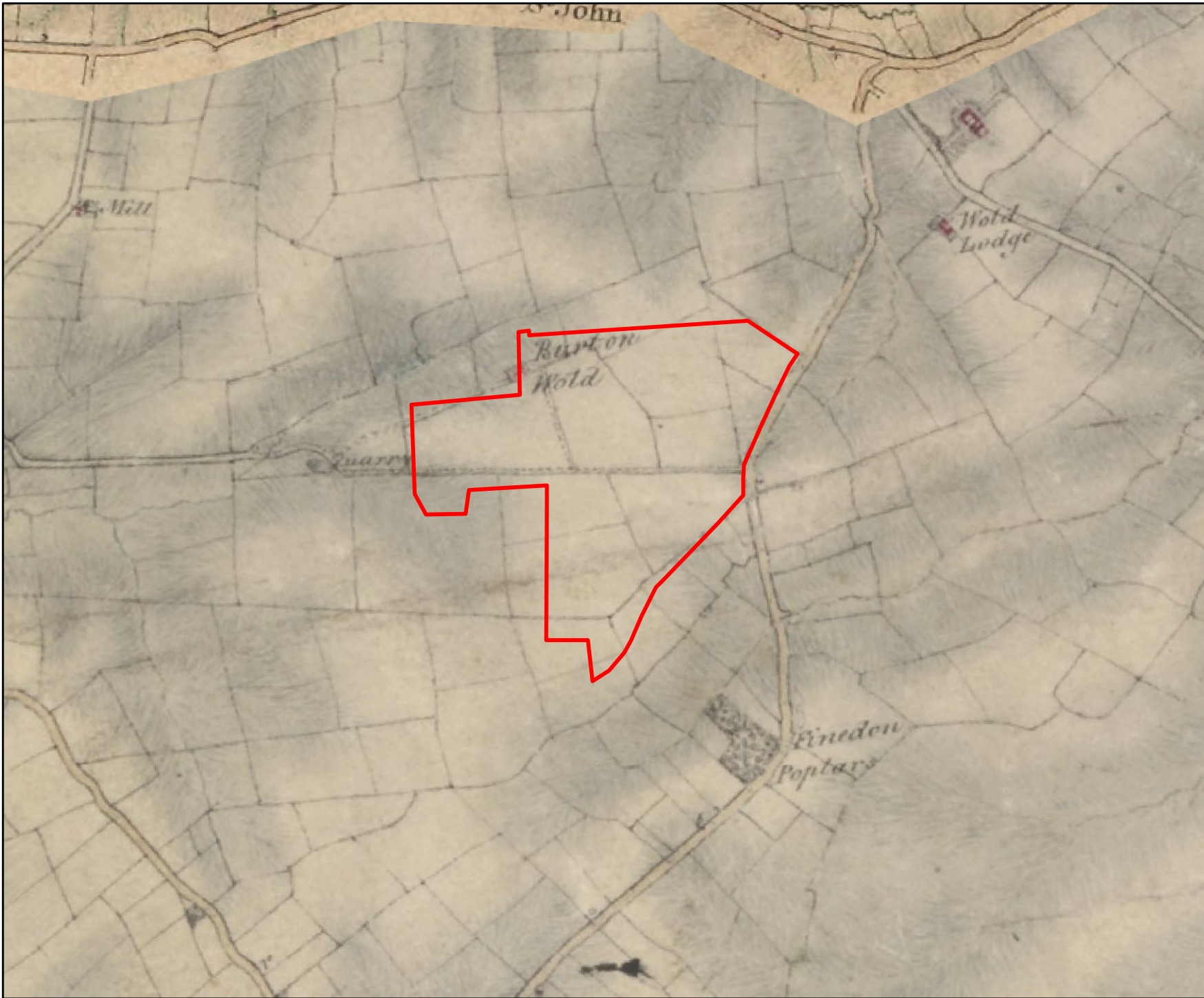


Figure 3
HER Events



 Site Boundary

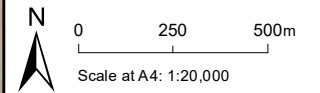
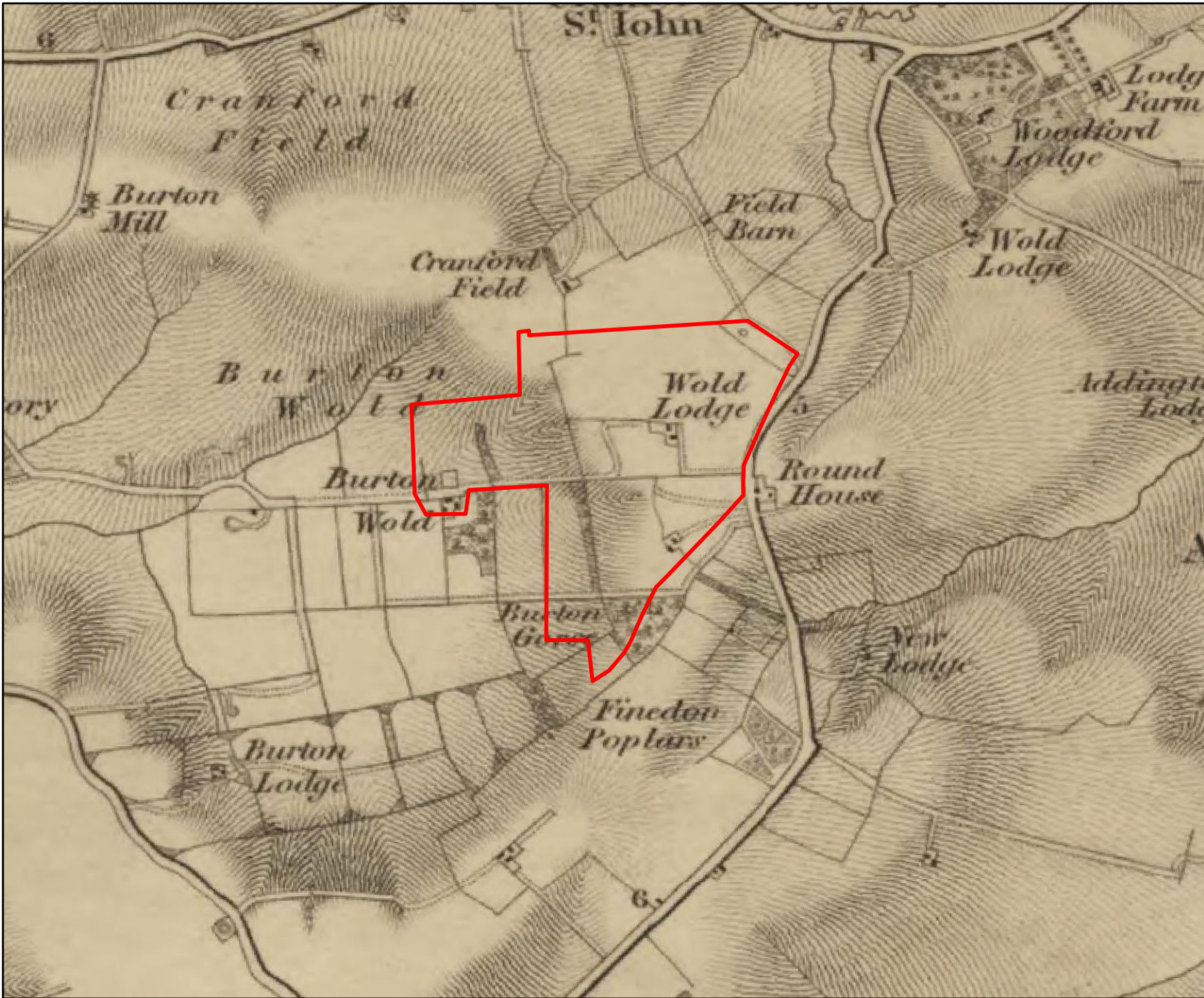


Figure 4
1817 Ordnance Survey



 Site Boundary

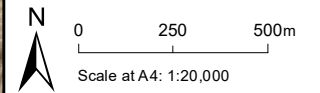
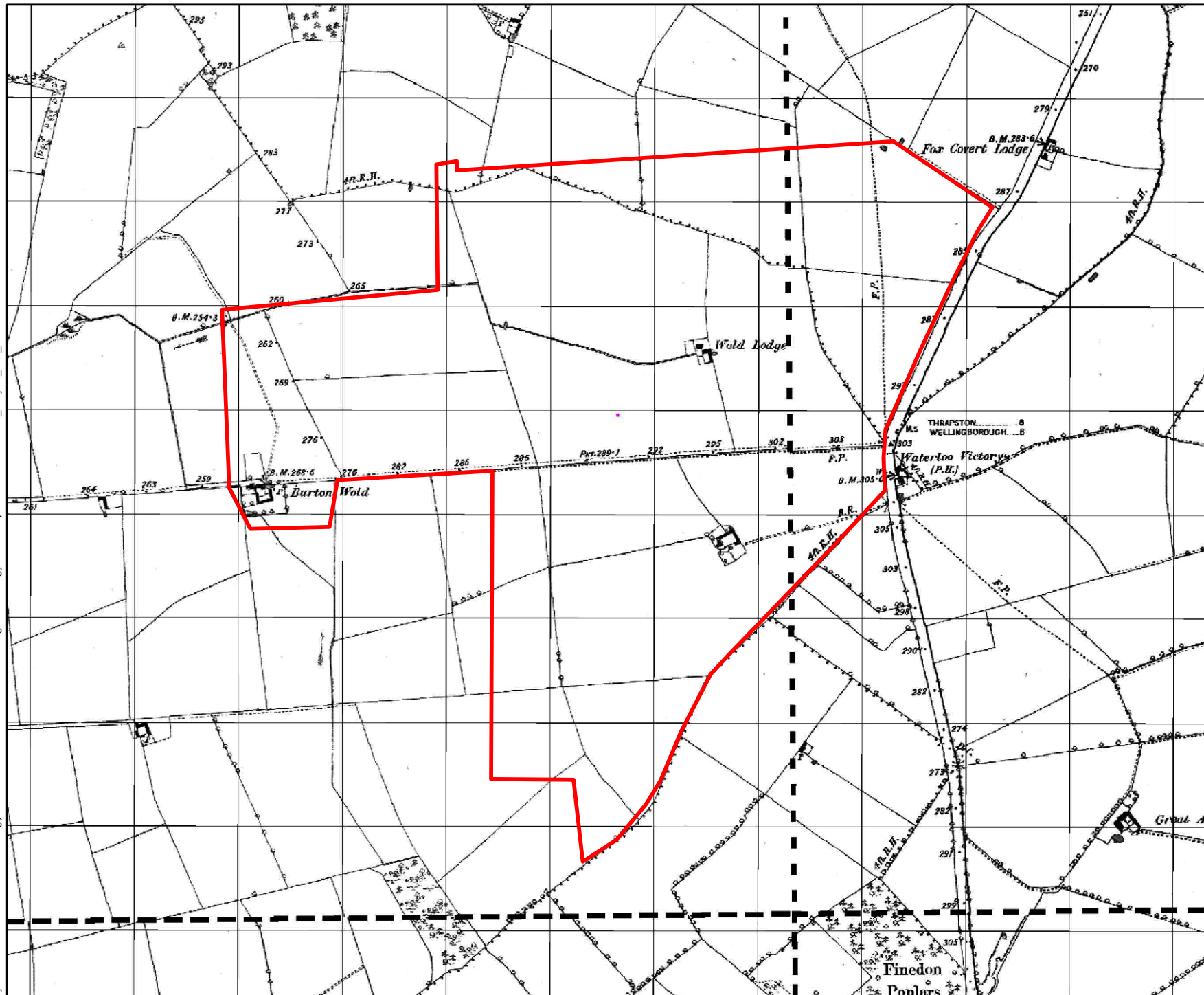


Figure 5
1835 Ordnance Survey

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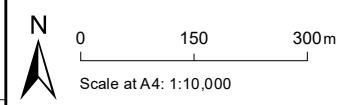
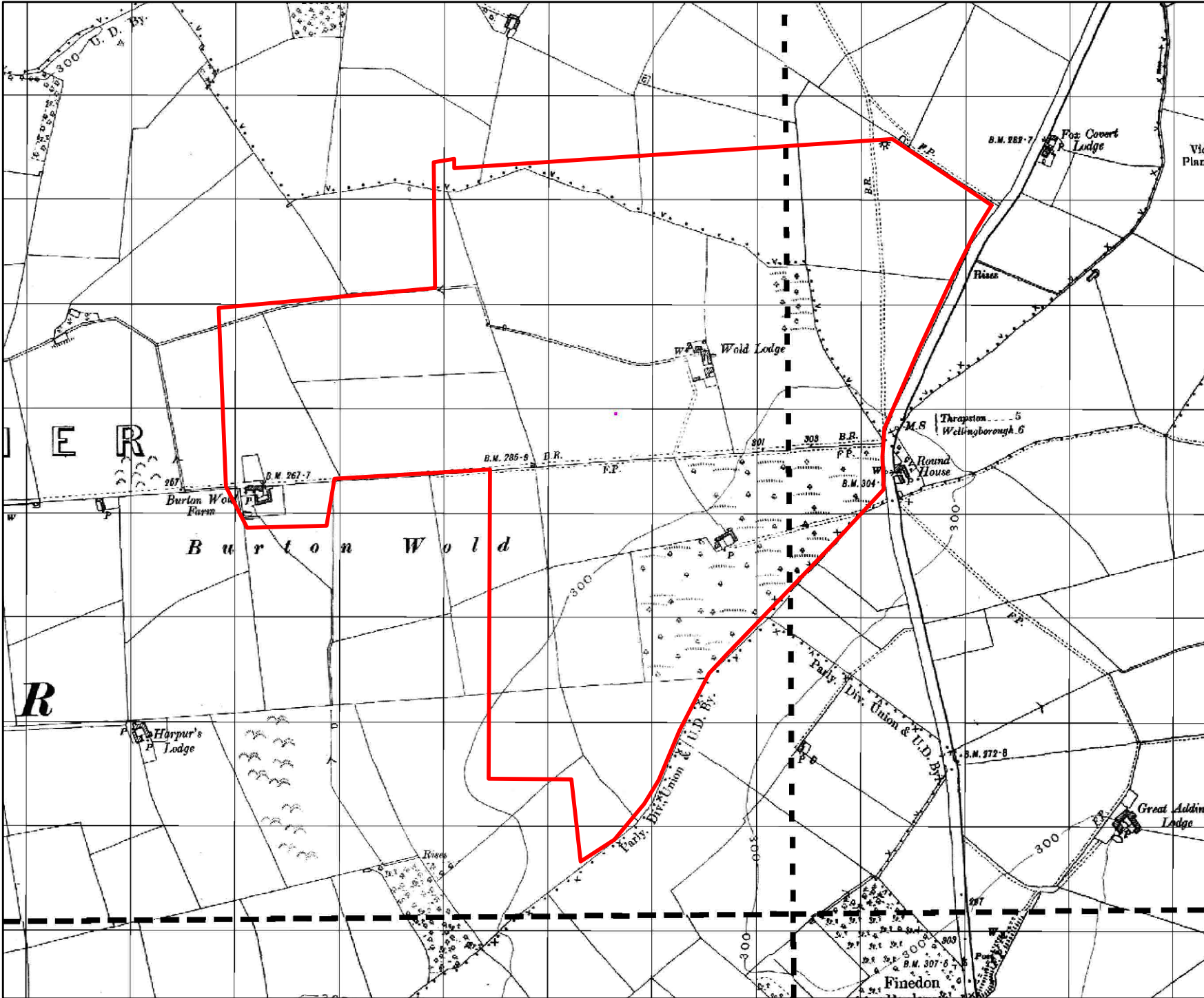


Figure 6
1884 - 1885 Ordnance Survey



 Site Boundary

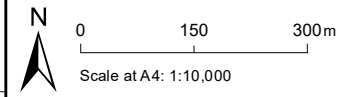
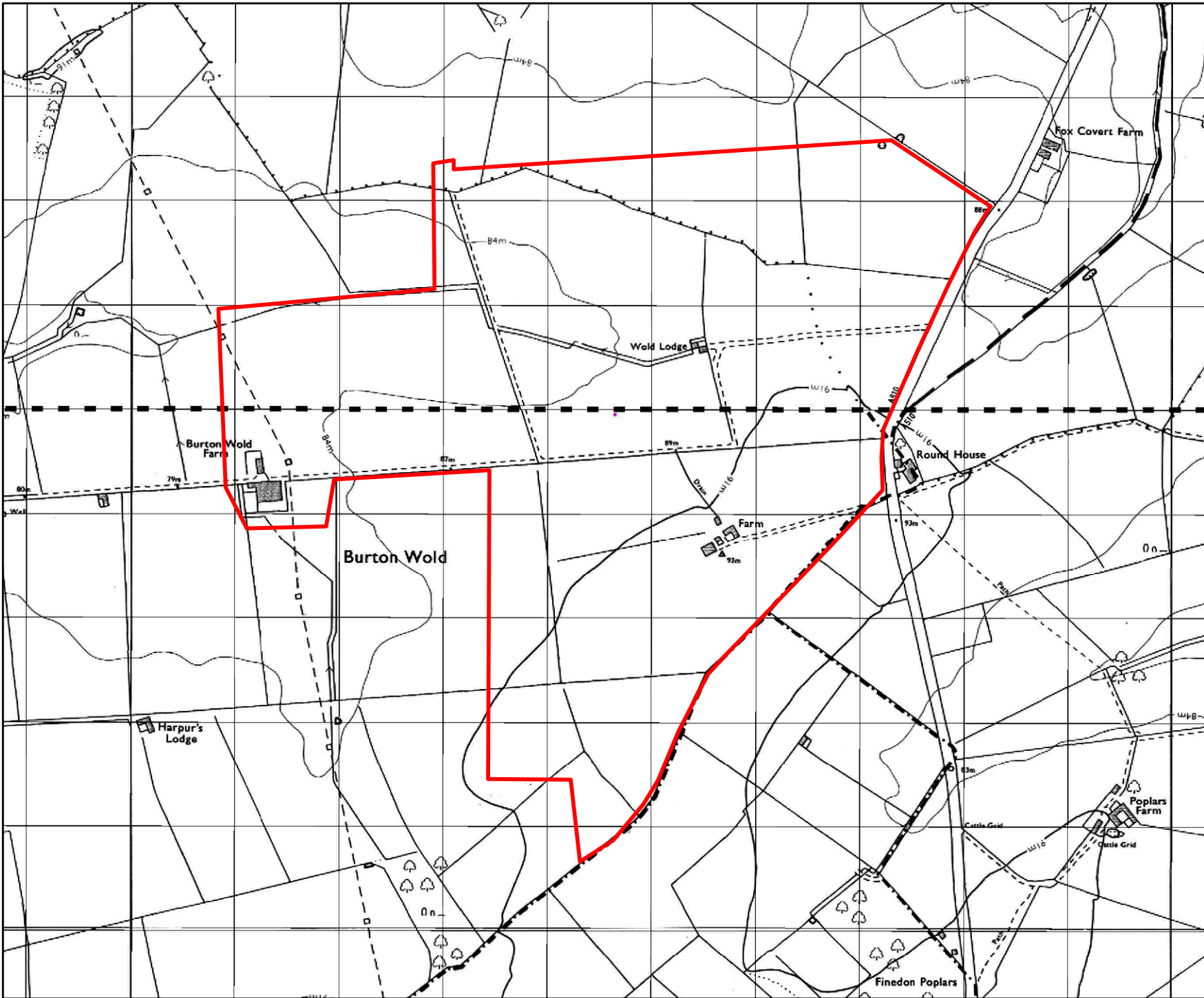


Figure 7
1927 Ordnance Survey



 Site Boundary

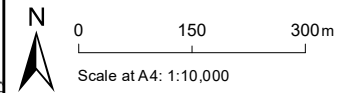
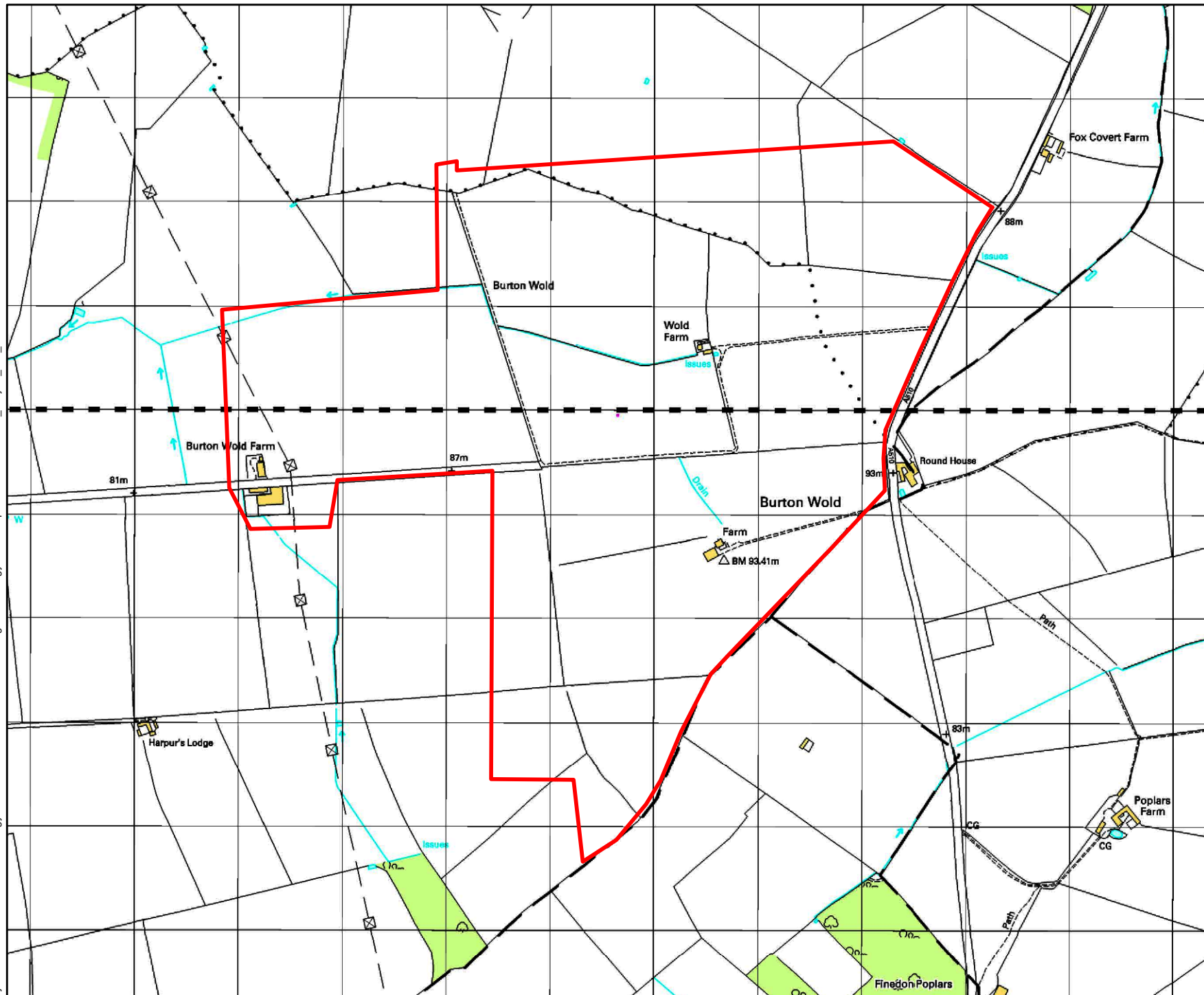


Figure 8
1974 - 1975 Ordnance Survey

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 Site Boundary

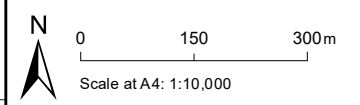
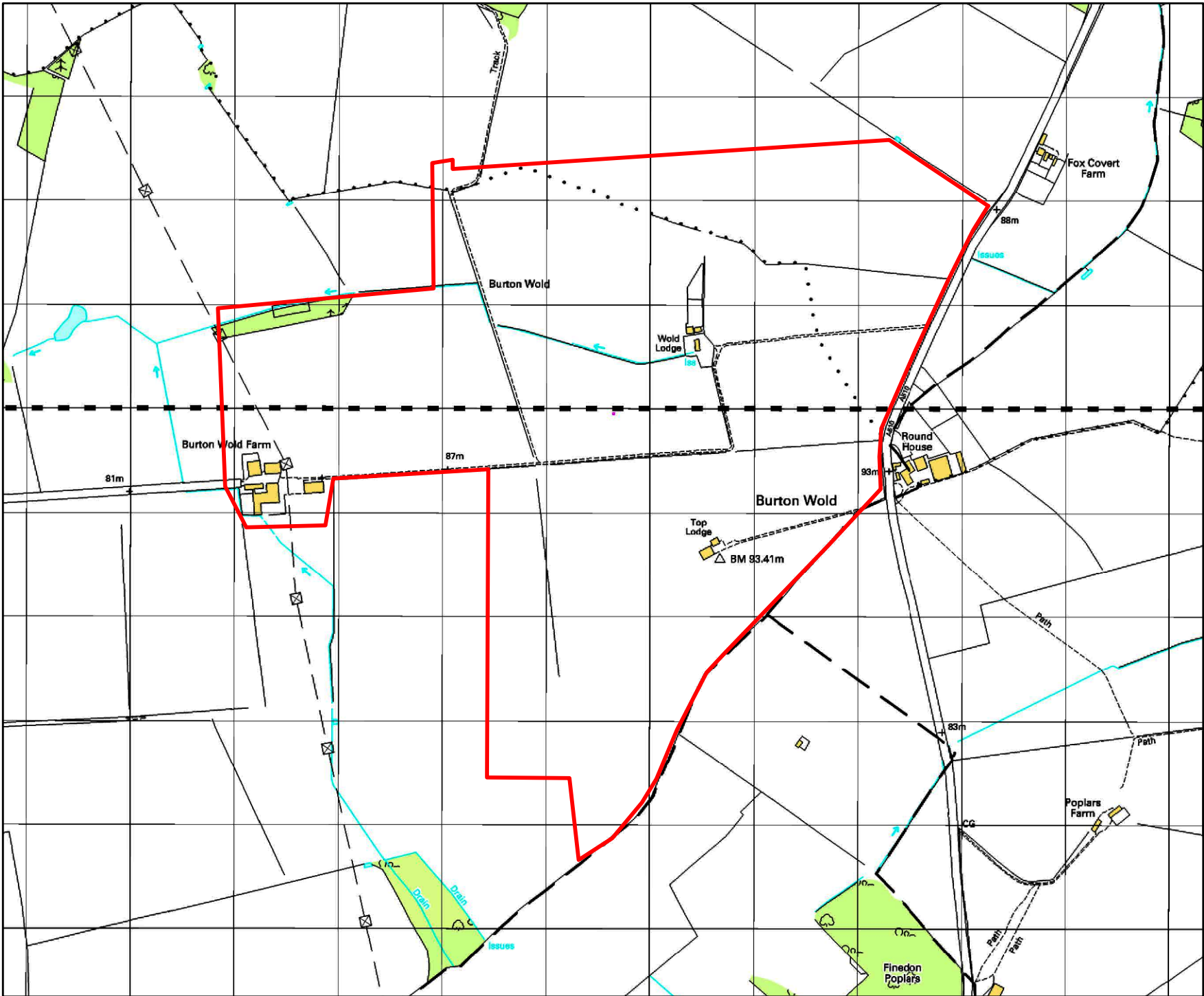



Figure 9
1999 Ordnance Survey



 Site Boundary

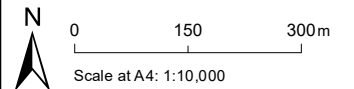
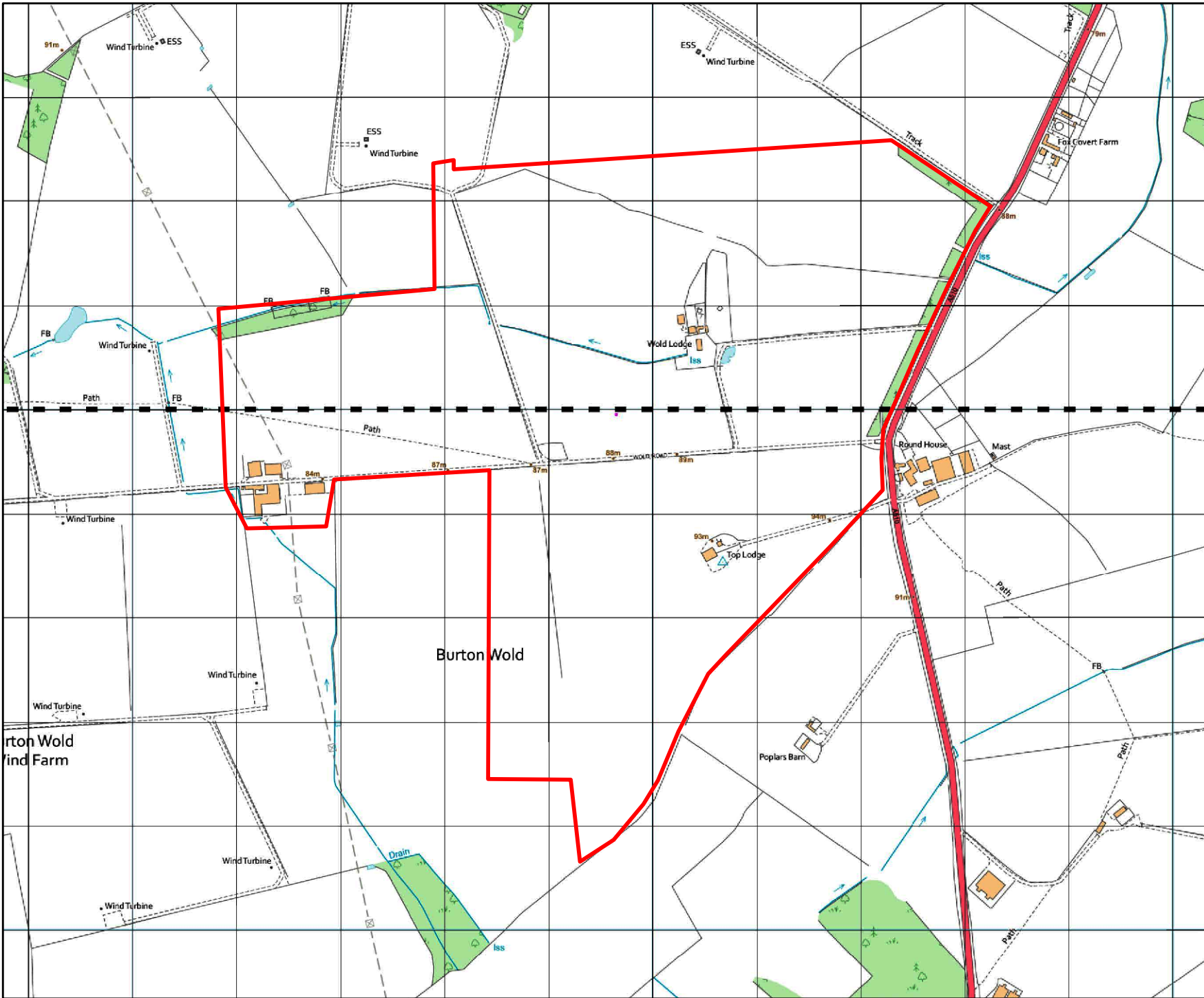


Figure 10
2006 Ordnance Survey



 Site Boundary

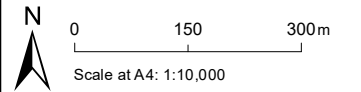


Figure 11
2023 Ordnance Survey



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