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Heritage Impact Assessment

To Support A Proposal To Erect A Wind Turbine On Land At Huntroyde Home Farm, Huntroyde West, Wins Lane, Simonstone, Burnley



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Creative Conservation - Inspiring Design

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1.0 INTRODUCTION

1.1 This Heritage Impact Assessment has been put together to support a proposal to erect a single wind turbine (E-33 model) at 44m ground to top of hub height (60.7m ground to top of tip height) on land at Huntroyde Home Farm, Huntroyde West, Wins Lane, Simonstone, Burnley and on behalf of the client; Empirica Investments Ltd.

1.2 The Assessment has been undertaken by Mike Leigh, Director at Time Architects Ltd, 2 Hollins Drive, Sheffield, S6 5GP. Mike is a fully qualified Architect specializing in heritage and conservation architecture, a chartered member of the RIBA, registered with the AABC and RIBA CA and a member of the IHBC. Mike has extensive experience working on some of the finest architectural heritage assets in the UK across all sectors as well as modern sustainable design approaches.

1.3 Prior to his position at Time Architects, Mike held senior architectural positions at Purcell Miller Tritton Architects and Heritage Consultants, throughout the UK (2007 – 2011), Tatlow Stancer Architects, Sheffield (2001 – 2007) and Brownhill Hayward Brown Architects, Lichfield (1999 – 2001).

2.0 THE PROPOSAL

2.1 The client is proposing to erect a single wind turbine (E-33 model) at 44m ground to top of hub height (60.7m ground to top of tip height) on land at Huntroyde Home Farm, Huntroyde West, Wins Lane, Simonstone, Burnley.

2.2 The turbine consists of a tapered tubular steel tower 44m in height. To the head of the tower lies a swivel housing containing a generator,

gearbox and control equipment as well as the nose cone and the three blades. Each blade is a further 16.7m in length giving an overall height of 60.7m from ground to the upper level of the blade tip. The whole assembly is to be finished in a low reflective semi-matt pale grey.

2.3 In addition to the erection of the turbine it is anticipated the structure will require piled foundations at the base of the turbine tower along with a hard standing access track and turning/ parking area adjacent to the turbine.

2.4 The site lies approximately 1000m North of Huntroyde Farm and 2.2km South of the village of Sabden and approximately 3.4km North of the centre of the town of Padiham

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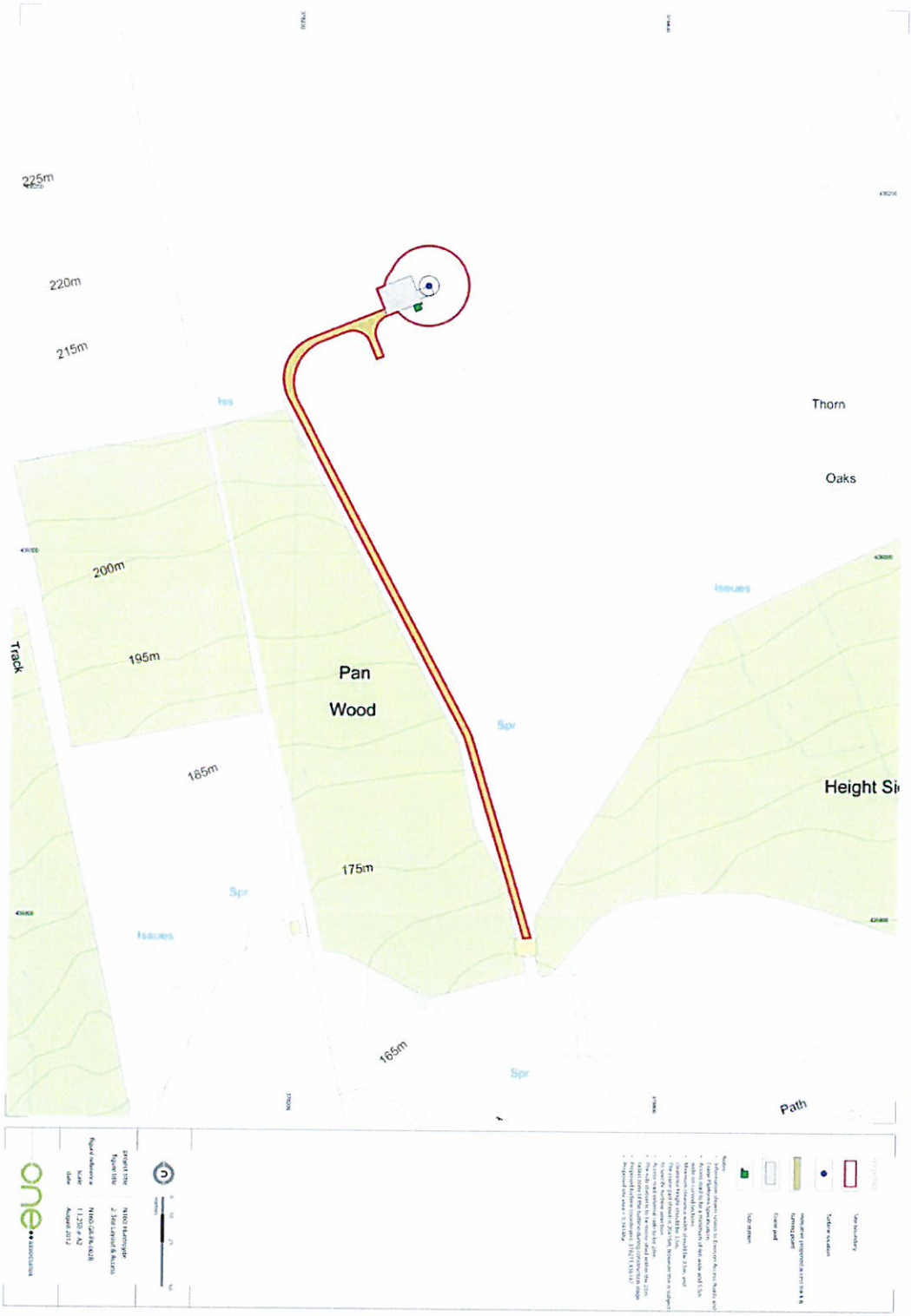


Fig 01, Site Location Plan – proposed location of turbine shown encircled

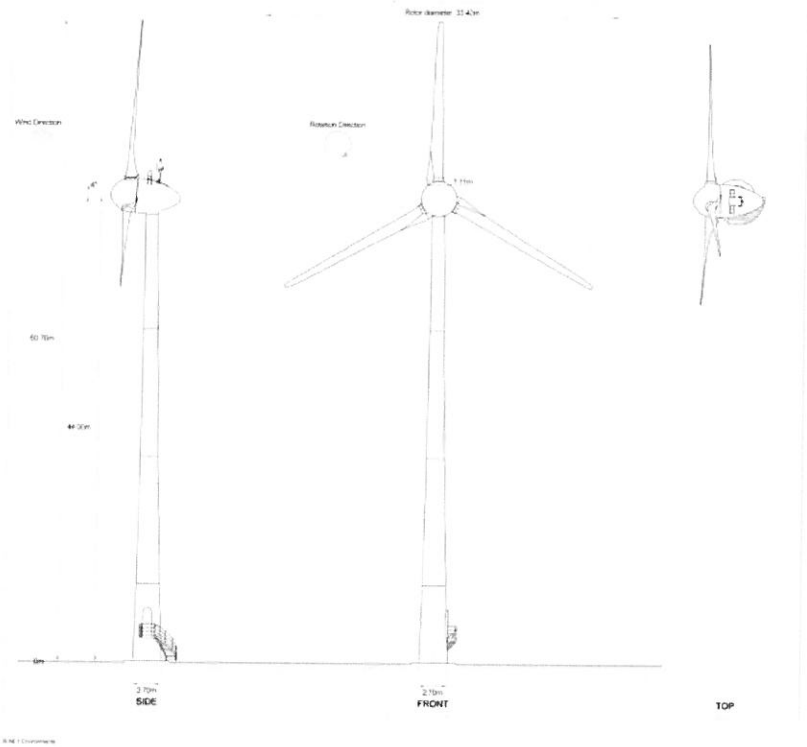


Fig 02, Diagram of the proposed wind turbine (centre).

3.0 ASSESSMENT OBJECTIVES

3.1 The client has recently submitted a planning application for the proposed wind turbine and in order to comply with the National Planning Policy Framework, has been requested to submit additional information to include an assessment of the landscape and visual impact incurred, and the impact upon the designated heritage assets within the locality of the development site to a radius as deemed appropriate.

3.2 The assessment therefore aims to assess the visual impact of the proposed development upon the designated heritage assets within the locality of the development site as agreed with the relevant local authorities. Furthermore the assessment will provide sufficient information for the determining planning authority or their advisors to determine the impact of the development upon the historic environment.

3.3 Further documents outlining the landscape and visual impact of the proposal have been undertaken by others and are to be submitted under separate heading.

4.0 ASSESSMENT METHODOLOGY

4.1 The location of the site is such that it falls within the boundaries of Ribble Valley Borough Council. After consultation with the conservation officers acting on behalf of Ribble Valley Borough Council it was considered appropriate, given the size of the proposal and nature of the surrounding landscape, to assess the impact on the designated heritage assets within a 7km radius of the proposal site. This measurement concurs with the findings of a Landscape and Visual Assessment submitted also in support of the planning application, of the likely distances from the site that views of the proposal will be possible. The designated heritage assets assessed include Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens.

4.2 Information was sourced from the Conservation Area maps, Historic Environment Records and the most up to date Local Development Plans held for each of the local authorities listed above and the National Heritage List and National Monuments Records, both held by English Heritage.

4.3 A detailed visit to the site and to each listed designated heritage asset was undertaken on 26th February 2013. All listed designated heritage assets that fall within the 7km radius from the proposal site listed above were considered, assessed and photographed.

5.0 HISTORIC CONTEXT OF THE SITE

5.1 The county of Lancashire was officially formed only in 1182 making it one of the youngest of the historic counties of England. Its name is derived from the county town of Lancaster, which itself means 'Roman fort on the River Lune'. The county boundaries extend to the borders of Cumberland, Westmoreland, Yorkshire and Cheshire. The county was established sometime after the Norman Conquest with the initial intention of forming estate lands to help facilitate the defence of the area south of Morecombe Bay from Scottish raiding parties, which were travelling round the Cumberland coast and across the bay at low water, rather than attacking through the mountainous regions of the Lake District.

5.2 Before this time evidence exists that the area was part of a loose confederation of ancient Celtic tribes known as the *Brigantes* during the Iron Age. Tribal sociology tended to revolve around a predominantly agricultural lifestyle in small settlements, surrounded by small fields and pastures. Archaeological excavations at Lathom have revealed at least two houses dating from around 2000 BC. Roadways, such as existed at all, would have been little more than footpaths and animal droving routes which linked farmsteads and settlements. Apparently Brigantian tribes operated more-or-less autonomously and independently, only coming together for ceremonial purposes, or in the event of war, when they combined to form powerful guerrilla armies.

5.3 Following the Roman conquest of Britain in AD 43 certain native tribes aided the gradual invasion and an eventual treaty was made with Cartimandua, Queen of the Brigantes. Thereon the Roman army gradually penetrated north across Brigantia and established a permanent presence with the construction of the first forts in the northwest around AD 72. Roman roads were soon constructed to connect the forts at Carlisle, Ribchester, Kirkham, Lancaster, Manchester, Warrington, Wigan and Walton-le-dale which still underlie the major road networks that crisscross the County of Lancashire today.

5.4 Following the Roman withdrawal from Britain in the fourth century AD, the lands of Lancashire returned to what they had been before, populated by a now Romanised British people. The vacuum created by Roman withdrawal was filled in the late fifth century by King Rheged, whose kingdom stretched from Scotland through present day Cumbria. Within a century these lands had been absorbed into the Kingdom of Northumbria. Lands to the south were held by the Kingdom of Mercia, which included all of present day Cheshire. By the seventh century immigrant Scandinavian peoples, many ejected from Ireland, gradually settled in Lancashire and a mixed Anglo-Saxon culture had already begun to emerge. Southwards, in Cheshire, Scandinavians had been granted a settlement on the Wirral by a peace treaty with the Mercians.
By the middle of the 7th century Anglo-Saxons had already begun to convert to Christianity.

5.5 These Repeated frequent raids over two centuries by the Vikings had a depressive effect on the maintenance, administration and security of the region, so that by the 9th century they were in a very vulnerable condition and ripe for invasion and plunder. Eventually these Viking immigrants converted to Christianity as evidenced in many Scandinavian religious place names such as Ormskirk and Kirkby to the South West of this site - *"kirk"* being the Norse word for church.

5.6 Following the Norman Conquest the county was divided into the six hundreds of Amounderness, Blackburn, Leyland, Lonsdale, Salford and West Derby. Each hundred was sub-divided into parishes which covered relatively large areas and thus were further divided into sub-parishes similar in size to parishes in counties in the south of England.

5.7 The proposal site falls within the area that was the hundred of Blackburn and consisted mainly of woodland subsequently being known as the great

forest of Blackburnshire. The administrative centre was housed in Blackburn with the surrounding area quickly gaining significance having been owned directly by the King and established itself as royal hunting grounds. These grounds were subdivided into four forests of Accrington, Pendle, Trawden and Rossendale.

5.8 The establishment of the market town of Burnley is not noted on record until 1122 when a charter granted the church of Burnley to the monks of Pontefract Abbey. This is likely due to the royal forest nature of the area and that therefore only small scale hamlets had existed in recent prior history. Growth of the settlement was steady over the next three centuries still centred around the parish church. It wasn't until the mid 17th century that weaving was established in the area.

5.9 However in the second half of the 18th century the manufacture of cotton began to replace that of wool. Industrial factories sprang up throughout the area springing north from Manchester and its surround. The potential of water power afforded from the rivers Calder and Brun allowed the development of Burnley. A turnpike was created in 1754 linking the towns of Blackburn, Burnley and Colne and the development of the surrounding areas including factories developed in Hebden Bridge, Todmorden, Padiham, Accrington, Whalley, Clitheroe, and Nelson. This was reinforced with the creation of the Leeds Liverpool Canal at the start of the 19th Century and saw further industrialization of the area with the development of a number of drift and deep shaft coal mines. By the turn of the 20th century the mining industry of the area had declined significantly though the textile industry was reaching its peak. The intervention of the First World War though heralded the beginning of the collapse of the British textile industry which continued throughout the remainder of the 20th century.

5.10 Lancashire is today perhaps not so well noted for windmills as other counties such as Yorkshire, Lincolnshire, Norfolk and Suffolk. However in past times Lancashire could hold its own for numbers of windmills. It is said that windmills were introduced to Britain by returning crusaders. The earliest written reference to a windmill in England, dated 1185, relates to a mill at Weedley in Yorkshire. A small farming community owned by the Knights Templar, the militant religious order founded in the 10th century on the borders of modern Iran and Afghanistan which was noted for windmills as early as the 9th century. Original windmills would have been built on the open fields or common land of the village. The erection of a mill was a privilege granted only to the lord of the manor or the church and with its ownership went certain rights in respect of milling corn.

5.11 The earliest windmills were so designed that they became known as post mills. Free standing, the wooden framed body of the mill was supported on a massive upright post which stood on a horizontal frame of two timbers crossed and jointed at right angles. This arrangement of construction allowed the body of the mill to be rotated on the post in order to be faced into or away from the wind in much the same way modern wind turbines are constructed.

5.12 It was the seventeenth century that first saw windmills employed for purposes other than grinding corn. It also appears likely that from midway through this century, windmills became more permanent structures than had previously been the case. By far the largest congregation of these now more permanent mills lay in the East Riding of Yorkshire however examples could be seen right across the country not least in the North West. The flat landscape to the area in question with few fast flowing streams meant the mill became the natural choice as a motive power source. Reasonably large expanses of relatively open land

with uninterrupted winds and reasonably close abundant agricultural land combined all the qualities necessary to feed the growing population.

5.13 The nineteenth century was considered the golden age of the windmill. Their numbers throughout the UK reached its peak before a slow decrease in numbers until the present day where few survive.

6.0 THE IMPACT OF WIND TURBINES ON HERITAGE ASSETS GENERALLY

6.1 As the world moves forward into the twenty-first century and we become more aware of our impact upon the planet around us, our emotive feelings towards the delivery mechanisms of green and sustainable energy sources is one area causing an immense amount of debate. Having signed up to ever more demanding measures alongside other developed nations, the issue has become something of a fundamental objective for central and local government.

6.2 The granting of permission for wind turbines is one of the more emotive issues dealt with by the planning system. On one hand the positive role that such equipment and technology plays in the production of renewable energy and the reduction of the nation's reliance on fossil fuels is clearly of significant benefit to all. As an island nation we have the ideal climate and conditions to take advantage of such a plentiful and reasonably reliable source. However wind turbines have what is considered to be a large visual presence in the landscape. In some cases this is considered to be a harmful visual impact upon some heritage assets and the historic environment in general. Such impact will clearly vary from case to case dependent on the sensitivity and significance of the affected heritage asset and its particular setting.

6.3 Whilst English Heritage makes it quite clear that the setting of each designated heritage asset is of major importance to the asset, indeed even archaeological items are considered to have a setting. Limited guidance is provided with regard to the assessment of such settings. This can be attributed to the large scale of variance in the nature and significance of heritage assets. English Heritage have though published guidance entitled The Setting of Heritage assets: English Heritage Guidance (2011) which is a brief all-encompassing document outlining a broad scope of the requirements deemed necessary to be considered in the preparation of Planning applications affecting a heritage asset. Furthermore English heritage have produced a document entitled Wind Energy and the Historic Environment (2005), a practical guidance document offering useful background and broad points to be considered such as visual dominance, scale, intervisibility, vistas and sightlines, movement, sound or light effects and unaltered settings when considering proposals in the vicinity of heritage assets.

6.4 It is fair to say though that many planning applications for wind turbines prove successful. However useful parameters for the assessment of setting can be drawn from comments made by planning inspectors where material considerations arise and applications are dealt with at appeal.

6.5 A number of such cases have arisen over recent years in line with the increased level of such proposals. For instance an appeal in 2008 heard by Inspector D Lavender between Enertrag UK Vs South Norfolk District Council regarding the proposed installation of seven wind turbines on land around Busseys Loke, Norfolk. In assessment of the impact upon cultural heritage, the inspector stated that: *the argument would focus only on settings and, additionally in the case of Conservation Areas, views in and out.*

6.6 In the final analysis it was not considered that the negative impact on heritage assets was sufficient justification for refusal. The inspector stated that*: In each case where I have identified harm to setting and/or views it is apparent that sufficient of the setting or view would remain preserved to enable the building or settlement and its historically important environs to still be appreciated and enjoyed. On balance, when calibrated against the need to address climate change, I consider the appeal scheme to be acceptable in terms of its impact on cultural heritage features.*

6.7 At an appeal in 2010 heard by Inspector Robin Brooks between RH Bott and Son Vs East Hertfordshire District Council regarding a proposal to erect 3 wind turbines on land in Benington, Hertfordshire. English Heritage did not raise objections on the grounds of effects on the setting of any scheduled ancient monument, highly graded listed building or designed landscape. Their advice was that although the turbines might be seen in views to or from such designations, they would be sufficiently distant or screened that their presence would seem incidental, though a small number of Grade II listed buildings would be affected more directly.

6.8 The inspector accepted that the setting of a Conservation Area should be construed widely and without undue geographical constraint but stated that: *I consider it is going too far to argue that any development with a visual relationship with a heritage asset must be within its setting, It seems to me that for something to be within the setting of a conservation area then there must be some more or less direct visual or functional relationship with that area that directly contributes to or complements its character or appearance and that reinforces, or at least reflects, the reasons for its designation*

6.9 When considering the setting of a listed village pub which was considered to be affected more directly the Inspector considered that although the

turbines would be visible from around the public house they would be largely screened by trees in the foreground and middle distance and would not feature strongly in views of the building at close range, The inspector concluded that the setting of the building, both historically and visually, was confined to the main village street and its immediate surroundings and that the setting would thus be preserved.

7.0 RELEVANT LOCAL AND NATIONAL POLICIES

7.1 In considering this planning application Ribble Valley Borough Council will be required to consult (and in effect be led by) planning guidance outlined by national government. This comprises overall guidance relating to the statutory designations present and other material considerations arising in the form of the National Planning Policy Framework (NPPF) 2012, and the current local Development Plan for each affected local authority.

7.2 **National Planning Policy Framework (NPPF) -** Planning legislation relating to the built historic environment is set out in the Planning (listed Buildings & Conservation Areas) Act 1990. Guidance relating to this act is published as National Planning Policy Framework (NPPF) 2012 particularly Section 12; Conserving And Enhancing The Historic Environment. In short the relevant paragraphs relating to this proposal are paragraphs 128, 129, 131, 134, 135, 137 & 140.

7.3 Paragraph 128 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

7.4 Paragraph 129 states that *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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

7.5 Paragraph 131 states that *In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development*

7.6 Paragraph 134 states that *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

7.7 Paragraph 135 states that *The effect of an application on the significance of a non-designated heritage asset should be taken into account in*

determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.8 Paragraph 137 states that: *Local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

7.9 Paragraph 140 states that *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

7.10 **Ribble Valley Local Plan, –** prepared under the requirements of the Planning and Compensation Act 1991 and complies with the Planning (listed Buildings & Conservation Areas) Act 1990 to establish a long term planning strategy policy for the region. It is worth noting that this document adopted in 1998 is the current relevant local planning guidance document and although a revised Local Plan is being created at present for the whole region it has not yet been adopted and therefore this application will be considered under the existing document. In short the relevant sections relating to this proposal are 4.6 The Borough's Archaeological and Historic Heritage, 4.7 The Built Environment, 4.8 Historic Parks and Gardens and 4.11 Renewable Energy. There is no specific section relating to the proposal site.

7.11 4.6 The Borough's Archaeological and Historic Heritage states *in considering development proposals, the Borough Council will apply a presumption in favour of the preservation of ancient monuments and other nationally important archaeological remains and their settings. The case for preservation of archaeological remains will be assessed having regard to the intrinsic importance of the remains which will be weighed against the need for the proposed development. Archaeological remains cannot be replaced. PPG 16 clearly sets out government guidance on this issue. It stresses that where nationally important archaeological remains, or their settings, whether scheduled or not, are affected by a proposed development there should be a presumption in favour of their physical preservation.*

7.12 4.7 The Built Environment states

CONSERVATION AREAS

There are 16 conservation areas currently designated in the plan area. The Borough Council will seek to preserve or enhance the character or appearance of conservation areas. Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area. Conservation areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are areas of special architectural or historic interest. The character of which it is desirable to preserve or enhance. The designation reflects not only the value of individual buildings but also their collective contribution to the overall character of the area as a whole. Trees and

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open spaces also contribute to this. Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site. In the majority of cases, these details will be considered necessary for the Borough Council to assess the impact of a proposal on the conservation area. Applicants are advised to enquire, at an early stage as to the Council's requirements in respect of each application for development. Outline planning applications will not normally be considered acceptable.

LISTED BUILDINGS

The Borough Council will have special regard to the desirability of securing the retention, repair, maintenance and continued use of buildings of special architectural or historic interest. Listed buildings are statutorily designated by the Department for Culture, Media and Sport in recognition of their special architectural or historic interest. The buildings are classified in grades to show their relative importance, the grades are:

Grade 1 buildings of exceptional interest whose preservation is in the national interest;
Grade II particularly important buildings within grade II;*
Grade II buildings of special interest, which warrant every effort being made to preserve them.

Listed buildings are largely classified as a reflection of their architectural importance. In addition, buildings and structures of any period which are particularly important illustrations of social economic history, for example, almshouses, schools, stations or buildings which show virtuosity or are associated with well known characters or events are normally regarded as listworthy. Development proposals on sites within the setting of buildings

listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

i) The desirability of preserving the setting of the building
ii) The effect of the proposed development on the character of the listed building
iii) Any effect on the economic viability of the listed building
iv) The contribution which the listed building makes to the townscape or countryside
v) The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment.

The setting may be limited to ancillary land, but may often include land some distance away from it. The setting may encompass a number of other properties. The setting of an individual listed building very often owes its character to the harmony produced by a particular grouping of buildings and to the quality of the spaces created between them. While a listed building forms an important visual element in a street, it would be correct to regard any development in the street as being within the setting of the building. In some cases, setting can only be defined by a historical assessment of a building's surroundings.

7.13 4.8 Historic Parks and Gardens states *development proposals affecting a historic park or garden and its setting will be strictly controlled to ensure they do not harm the appearance or function of the area. Proposals will be assessed in terms of scale, size, design and materials.*

7.14 4.11 Renewable Energy states *in view of the general environmental benefits associated with harnessing renewable energy sources, the*

Borough Council will support the development of renewable energy schemes provided it can be shown that such developments would not cause unacceptable harm to interests of acknowledged importance in the local environment. The Government's policy is to stimulate the development of new and renewable energy sources wherever they have prospects of being economically attractive and environmentally acceptable in order to contribute to:- diverse, secure and sustainable energy supplies; reduction in the emission of pollutants; and encouragement of internationally competitive industries. National planning policy guidance is set out in PPG22 together with technical annexes. The Borough Council acknowledge that new and renewable energy sources can potentially contribute to energy needs in a significant and sustainable way. Renewable energy sources offer the hope of increasing diversity and security of supply, and of reducing harmful emissions to the environment. In assessing proposals for renewable energy schemes, the Borough Council will have particular regard to the following issues:

(ii) the measures that would be taken, during and after construction, to the impact of the development on local land use and residential amenity;
(iii) the local and wider benefits the proposal may bring;
and
(iv) the fact that certain renewable energy resources can only be harnessed where the resource occurs.

The aim of the planning system is to secure economy, efficiency and amenity in the use of land in the public interest. The Borough Council's policies towards developing renewable energy sources must be weighed carefully with its continuing commitment to policies for protecting the local environment. The Borough Council acknowledge the advice in PPG22 that proposals to harness renewable energy can display a variety of factors peculiar to the technology involved. Moreover, such schemes can have particular locational constraints since, in many cases, the resource can

only be harnessed where it occurs. The Borough Council will need to consider both the immediate impact of renewable energy projects on the local environment and their wider contribution to reducing emissions of greenhouse gases. The Borough Council will have particular regard to proposals within the AONB. Proposals within the AONB will have to contribute to the protection, conservation and enhancement of the natural beauty of landscape of the AONB.

WIND ENERGY

The Borough Council will approve proposals for wind turbine generators providing:

1) About the Proposal
i) the visual impact of the proposal on the wider landscape is justifiable;
ii) the proposal does not harm any wildlife habitat or area of historical or architectural importance;
iii) the degree of nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside is minimal;
iv) the proposal does not interfere with electromagnetic signals;

The immediate and wider impact of the proposed development on the landscape; and AONB in particular the need to protect features and areas of natural, cultural, historic and archaeological interest;

v) the design, colour layout and scale of turbines and ancillary structures including access roads must be appropriate to the character of the area;
vi) connections to electrical grids and sub stations etc. must be acceptable in the landscape setting;
vii) adequate restoration and after use provision must be made:

iii) suitable parking facilities should be provided where appropriate.

2) Location development proposals within or close to the Area of Outstanding Natural Beauty, sites of special scientific interest, local nature reserves, or scheduled ancient monuments will not be allowed, unless:

i) the proposal cannot be better located outside such statutory designated areas:

ii) the proposal is acceptable in environmental and landscape terms; and

iii) any adverse environmental impacts as far as practicable have been mitigated:

Global warming is one of the biggest environmental challenges now facing the world. An important contribution towards reducing this threat can come from wind energy. This policy seeks to promote the beneficial effects of wind energy development, wherever it is economically attractive and environmentally acceptable. However, there are likely to be very few, if any, sites within or next to urban areas, rural settlements or recreational sites where wind farms can be accommodated because of unacceptable environmental and technical impacts. Wind generators can have significant local environmental effects. In particular the upland locations, which are the most suitable for wind turbines because of their high wind speeds, tend to be of high landscape quality. Wind turbines should not normally be located on ridge top or summit locations where they would form prominent feature when viewed from the surrounding area. The wider impact shall take into account the cumulative effect of any further development of a similar nature in locality. Any parking facilities should be suitably located and sympathetically designed using appropriate materials and landscaping to minimise the visual intrusion. Because of the potential nuisances that can arise from wind turbines, particularly from noise, shadow flicker or electromagnetic interference it is necessary that these are fully described in applications. Prediction calculations to show the levels of nuisance,

particularly at the nearest habitations, will therefore be required to properly judge proposals and to allow for any mitigation measures.

7.15 It should be considered that all designated heritage assets within the scope of the assessment have been considered fully and the proposal assessed on its impact on their setting. The impacts of the proposal are limited and benign and that the proposal will not impact upon the special interest of any of the listed buildings or scheduled Ancient Monuments and their settings or the character and appearance of the Conservation Areas assessed.

8.0 ASSESSMENT OF THE AFFECTED DESIGNATED HERITAGE ASSETS

8.1 The site lies approximately 1000m North of Huntroyde Farm and 2.2km South of the village of Sabden and approximately 3.4km North of the centre of the town of Padiham. The site itself is currently scrub land, relatively sparse with a few small scale bushes and a number of mature trees and stone walls to the surround. There are numerous small scale local roads running close by. There is also currently a telecommunication mast located approximately 200m north of the proposed site and 3 No large scale wind turbines located approximately 8.5km South East of the site.



Fig 03, View from the proposed site looking North



Fig 04, View from the proposed site looking South

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Fig 05, View from the proposed site looking East



Fig 06, View from the proposed site looking West

8.2 Designated heritage assets and the impact upon them:

01	
Designation	Listed Buildings –1 No Grade II
Description	Copthurste Farm and Cottage Listed Grade II - Farmhouse and Cottage
Distance from site (approximate)	0.5km
Impact	There are a number of mature trees located within the close vicinity of the asset that are likely to screen the view of the turbine somewhat. The turbine is reasonably close to the asset however the nature of the topography and surround trees will screen the view of both the asset and the turbine. With these points in mind no appreciable negative impact is anticipated on the Listed Buildings.



Fig 07, View from the site towards the turbine

Heritage Impact Assessment

To Support A Proposal To Erect A Wind Turbine On Land At Huntroyde Home Farm, Huntroyde West, Wins Lane, Simonstone, Burnley

02	
Designation	Conservation Area Listed Buildings –5 No Grade II
Description	The Village of Higham Listed Grade II - Lower House Farmhouse, Jackson Fold, Four Alls Inn, Higham Hall, School
Distance from site (approximate)	1.3km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 08, View from the site towards the turbine

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03	
Designation	Listed Buildings –5 No Grade II
Description	The villages of Higher and Lower White Lea Listed Grade II - Cottage Adjoining Acre House, Old House in Yard, Acre House, White Lea House, Higher White Lea Farmhouse
Distance from site (approximate)	2.1km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 09, View from the site towards the turbine

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04	
Designation	Listed Buildings –1 No Grade II* & 12 No Grade II
Description	The Village of Fence Listed Grade II* - Ashlar House Listed Grade II – Fencegate Farmhouse, Gateposts, Church of St Anne, Fencegate, Bay Horse, Height Farmhouse, Methodist School, Hoarstones, Fencegate House, Church Cottage, Cottage Adjoining Church
Distance from site (approximate)	3.5km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 10, View from the site towards the turbine

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05	
Designation	Listed Buildings –4 No Grade II
Description	The village of Whitelea Lane Listed Grade II - Orchard Cottage, Chapel House Farmhouse, 304 Wheatley Lane Road, Grains Barn Farm
Distance from site (approximate)	4.0km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 11, View from the site towards the turbine

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06	
Designation	4 No Conservation Areas Listed Buildings –23 No Grade II
Description	The village of Brierfield Listed Grade II - Cottage West of Scholefield House, 2 & 4 Church St, Stocks, Cold Weather House Farmhouse, Chapel House, Scholefield House, Brierfield Mills, Methodist Church, Leeds Liverpool Canal Bridge, Walverden Cottage, Cold Weather Farmhouse, Scholefield Farmhouse, Kibble Bank Farmhouse, Higher Saxfield Farmhouse, Farm Outbuilding, Edge End House, Church of St Paul, Clay Cottage, Town Hall, Friends Meeting House, Higher Scholefield Cottage, Higher House & Cottage, Domus
Distance from site (approximate)	4.8km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Conservation Area and Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 12, View from the site towards the turbine

07	
Designation	Listed Buildings –2 No Grade II* and 9 No Grade II
Description	Village of Catlow and surround Listed Grade II* - Burwains, Lower Town House Listed Grade II – Foulds House, Packhorse Bridge, Catlow House, Southfield House, Lower Town House, Ringstone Hill Farmhouse, Catlow Fold Farm at Catlow Hall, Southfield Cottages, Southfield Fold Farmhouse & Cottage
Distance from site (approximate)	7.2km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.

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Fig 13, View from the site towards the turbine

08	
Designation	Conservation Area Listed Buildings –12 No Grade II
Description	The Town of Nelson Listed Grade II - Marsden Hall, Leeds & Liverpool Canal Whitefield Bridge, The Station Hotel, Leeds & Liverpool Canal Lemeshaye Bridge, Church of ST Mary, Leeds & Liverpool Canal Warehouse, Marsden Hall Cottage, Former Coach House, Gateway & Railings, Band Stand, Cemetery Chapel, Spring Cottage
Distance from site (approximate)	6.4km
Impact	Due to the surrounding topography, trees and built up nature of the town, the indivisibility study suggests there is no possibility of the turbine being visible from the town.



Fig 14, View from the site towards the turbine

09	
Designation	Scheduled Ancient Monument
Description	Castercliff small multivallate hillfort shown as 01 on the plan
Distance from site (approximate)	6.8km
Impact	Due to the surrounding topography and trees, the indivisibility study suggests there is no possibility of the turbine being visible from the asset.

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Fig 15, View from the site towards the turbine

10	
Designation	2 No Conservation Areas Listed Buildings –2 No Grade II*, 37 No Grade II Scheduled Ancient Monument
Description	The village of Barrowford Listed Grade II* - Lamb Working Mens Club, Higherford Old Bridge Listed Grade II – Higherford Mill, Barn at Greenfield Farmhouse, Leeds & Liverpool Canal Lock Numbers 45, 46, 47, 48, 49, 50 & 51, Lower Fulshaw Head Farmhouse, Laund Farmhouse, Greenfield House Farm, Crowtrees, Barrowford Bridge, Clerks House, 13 – 17 Foreside, 99 – 103A Gisburn Road, George & Dragon Pub, Fold, Number 1 Fold & Numbers 2,4 & Holt Sq, Higherfold Mill Chimney, White Bear Inn, Park Hill, Barn at Park Hill, 195 – 211

	Gisburn Road, 239 – 247 Gisburn Road, Toll House, Leeds & Liverpool Canal Swinden Aquaduct, Further Lee Farmhouse, Crowtree Cottage, Pasture House, Leeds & Liverpool Canal Barrowford Lock House, Milestone, Leeds & Liverpool Canal Swinden Bridge, Leeds & Liverpool Canal Barrowford Road Bridge, Cruck Barn Higherford Old Bridge shown as No 02 on the plan
Distance from site (approximate)	5.2km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 16, View from the site towards the turbine

11	
Designation	Listed Buildings – 4 No Grade II
Description	The Village of Roughlea Listed Grade II - Fern, Lynwood, Waterfall, Willow, Glen View & Rose Cottages, Dam Head Farmhouse, Roughlee Old Hall, Yew Tree Cottage
Distance from site (approximate)	5.9km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 17, View from the site towards the turbine

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12	
Designation	Conservation Area Listed Buildings –5 No Grade II
Description	The Villages of White Hough & Thorney Holme Listed Grade II - Whittakers Cottage, Whitehough House, Whitehough Cottages, Barn at Whitehough Cottages, Thorneyholme Hall
Distance from site (approximate)	5.8km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 18, View from the site towards the turbine

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13	
Designation	Listed Buildings –3 No Grade II
Description	The Village of Barley Listed Grade II - Barley Green Cottages, Wilkinsons Farmhouse, Darneys Cottage
Distance from site (approximate)	5.2km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 19, View from the site towards the turbine

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14	
Designation	Conservation Area Listed Buildings –1 No Grade II* & 11 No Grade II
Description	The Village of Newchurch in Pendle Listed Grade II* - Church of St Mary Listed Grade II – Dimpenley Top Farmhouse, Spen Barn Farmhouse, Nutter Headstone, 16 – 20 Newchurch St, Parker Tomb, Saddles Farmhouse, Nabs House, The Vicarage, Mounting Steps, 22 Newchurch St, Well Head Farmhouse,
Distance from site (approximate)	4.5km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 20, View from the site towards the turbine

15	
Designation	Conservation Area Listed Buildings –1 No Grade II* & 2 No Grade II
Description	The Villages of Sabden Fold & Lower Houses Listed Grade II* - Sabden Great Hall Listed Grade II – Green Top Farmhouse, Lower Houses Farmhouse
Distance from site (approximate)	2.4km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Conservation Area and Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 21, View from the site towards the turbine

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16	
Designation	Listed Buildings –1 No Grade II
Description	Dean Farm Listed Grade II - Farmhouse
Distance from site (approximate)	1.2km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 22, View from the site towards the turbine

17	
Designation	Listed Buildings –1 No Grade II
Description	Stainscomb Farmhouse Listed Grade II - Farmhouse
Distance from site (approximate)	1.9km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 23, View from the site towards the turbine

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18	
Designation	Conservation Area Listed Buildings –3 No Grade II
Description	The Village of Sabden Listed Grade II - Church of St Nicholas, Whins House, Sabden House
Distance from site (approximate)	2.2km
Impact	The indivisibility study suggests views of the turbine will be experienced specifically for the buildings located to the Eastern edge of the village. What potential views there may be within the village are likely to be reasonably well screened by the surrounding built environment of the village, the number of trees and the topography of the land. It is not considered that the turbine will be viewed in the context of the conservation area or the listed buildings in such a way that the impact would be harmful on the character of the area or the setting of the listed buildings



Fig 24, View from the site towards the turbine

19	
Designation	Listed Buildings –2 No Grade II
Description	The Village of Wymondhouses Listed Grade II - Wymondhouses Farmhouse, 2 Wymondhouses
Distance from site (approximate)	3.9km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 25, View from the site towards the turbine

20	
Designation	Conservation Area Listed Buildings –1 No Grade I & 6 No Grade II
Description	The Village of Wiswell Listed Grade I - Vicarage House Listed Grade II – Barn, Crabtree Cottage, Cold Coats Farmhouse, Parker Place Farmhouse, Wiswell Eaves House, Wiswell Shay Cross
Distance from site (approximate)	5.8km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 26, View from the site towards the turbine

21	
Designation	Listed Buildings –1 No Grade I, 1 No Grade II* * 9 No Grade II
Description	The Village of Great Mitton Listed Grade I - Church of All Hallows Listed Grade II* - Mitton Hall Listed Grade II – Sundial, Aisled Barn, Three Fishes Inn, Winkley Hall Farmhouse & Cottage, The Old Vicarage, Great Mitton Hall, Mitton Bridge, Cross
Distance from site (approximate)	7.2km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 27, View from the site towards the turbine

22	
Designation	Listed Buildings –1 No Grade II* * 7 No Grade II
Description	The Village of Little Moor Listed Grade II* - Standen Hall Listed Grade II – Lower Standen Farmhouse, 1 – 9 Little Moor, 11 – 15 Little Moor, Primrose House, The Old Bothy, Little Moor House, Mounting Block
Distance from site (approximate)	6.1km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 28, View from the site towards the turbine

23	
Designation	Conservation Area Listed Buildings –1 No Grade I, 1 No Grade II* & 99 No Grade II 1 No Scheduled Ancient Monument 1 No Park & Garden
Description	The Town of Clitheroe Listed Grade I – Clitheroe Castle Listed Grade II* - Parish Church of ST Mary Magdalene Listed Grade II - Commercial Hotel, 78 – 88 Whalley Road, Chucrh of St James, Salford & Wheat sheaf Hotel, 90 – 110 Whalley Road, Premises Occupied by Ribble Valley Council, Turret From Houses of Parliament, 11 – 23 York St, Clitheroe Royal Grammar School, 2 – 6 York St, 12 – 16 York St, Mytton House, Dog & Partridge Pub, 7 & 9

	Wellgate, Part of premises occupied by No 27, Stanley House, St Michaels Primary School, 3 – 5a Market Place, 9 Market Place, 17 Moor Lane, Brown Cow Pub, 46 Moor Lane, Stocks Wells, New Inn, The Alleys, 7 & 9 Shaw Bridge ST, 11 – 15 Shaw Bridge St, 2 Shaw Bridge St, 6 Shaw Bridge St, 8 & 10 Shaw Bridge St, 29 – 33 Wellgate, 2 Castle St, 4 – 12 Castle St, 18 & 20 Castle St, Swan Royal Hotel, 9 Castle ST, 13 – 19 Castle St, 27 & 29 Castle St, 31 & 33 Castle St, Premises Occupied By Ribble Valley Council, Town Hall, 10 Church St, 12 Church ST, 3 & 5 Chucrh St, 19 Church St, 21 Church St, 2 & 4 Duck St, 6 – 12 Duck St, 26 & 28 Duck St, Premises Occupied by Barclays Bank, 4 – 8 Church Brow, 6 & 8 Church St, 22 Church St, 23 Church St, 3 – 13 Duck St, Premises occupied by Ceramica Italia Ltd, 30 & 32 Duck St, White Lion Hotel, 1 & 3 Moor Lane, The National Buildings, 48 – 52 Moor Lane, 1 & 3 Parson Lane, 18 & 20 Parson Lane, 32 – 36 Parson Lane, 11 & 13 Railway View Avenue, 5 Shaw Bridge St, Ashgrove Shaw Cottage, 4 Shaw Bridge St, Crown Inn Chambers, 34 – 38 York ST, The Vicarage, 1 Church St, Premises occupied by Tourist Information Office, Andrew Carnegie Public Library, 4 Church Court, 24 Church St, 15 Church St, The Towns Well, 33 & 35 Lowergate, 39 & 41 Lowergate, Victoria Hotel, Premises occupied by Yorkshire Bank, 32 – 36 Moor Lane, 56 – 60 Moor Lane, 16 Parson Lane, 38 & 30 Parson Lane, 3 – 9 Railway View Avenue, 1 & 3 Castle Gate, 16 Castle St, 26 Castle St, 11 Castle St, Starkie Arms Hotel, Saint Marys Well, Stainworth House, 8 & 10 York St, 18 York St, K6 Telephone Kiosk, Outbuilding & Stable Block to Clitheroe Castle, The Grand Cinema, Clitheroe Castle shown as No 03 on the plan

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	Clitheroe Castle Park and Gardens
Distance from site (approximate)	7.0km
Impact	Due to the surrounding topography, trees and built up nature of the town, the indivisibility study suggests there is no possibility of the turbine being visible from the town.



Fig 29, View from the site towards the turbine

24	
Designation	Conservation Area Listed Buildings –4 No Grade II 1 No Scheduled Ancient Monument
Description	The Village of Worston Listed Grade II - Crow Hill Cottage, Worston Old Hall, Bellman Farmhouse, Wall Enclosing Garden Bellmanpark Lime Kilns
Distance from site (approximate)	7.1km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 30, View from the site towards the turbine

25	
Designation	Conservation Area Listed Buildings –5 No Grade II
Description	The Village of Chatburn Listed Grade II - Manor House Cottage, 55 & 57 Downham Road, Christ Church, Crow Tree Farmhouse, 6 Downham Road
Distance from site (approximate)	7.3km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 31, View from the site towards the turbine

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26	
Designation	Conservation Area Listed Buildings –3 No Grade II* * 33 No Grade II
Description	The Village of Downham Listed Grade II* - Downham Hall, Church of St Leaonard, Old Well Hall Listed Grade II – Pair of Gatepiers, Pair of Gatepiers, Barn to Home Farm, Top Row, Top Row, Stocks, Downham Church of England School, Bridge, Back o' T'thorn, Village Hall, The White House, Sundial, Lane Side Farmhouse, Vicarage, Greengates, Chapel Brow, Milestone, Clay House Farmhouse, Hooke Cliffe Farmhouse, Pendlehurst The Cottage, Lower Hall Cottages, Briar Cottage, Fir Tree House, Asseton Arms, No 45, Lower Hall Cottages, Stables & Coach House, Door & Surround in Garden Wall, Building on East Side of Yard, Top Row, Post Office & House, Barn at Fir Tree House, Chapel Brow
Distance from site (approximate)	7.3km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 32, View from the site towards the turbine

27	
Designation	Conservation Area Listed Buildings –1 No Grade II* & 2 No Grade II
Description	The Village of Pendleton & Mearley Hall Listed Grade II* - Little Mearley Hall Listed Grade II – Lane Side Farmhouse, Great Mearley Cottage
Distance from site (approximate)	5.1km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Conservation Area and Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.

29	
Designation	Listed Buildings –1 No Grade II
Description	Clerk Hill Hamlet Listed Grade II - Clerk Hill
Distance from site (approximate)	5.8km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 35, View from the site towards the turbine

30	
Designation	Listed Buildings –4 No Grade II 1 No Scheduled Ancient Monument shown as No 05 on plan
Description	Portfield Hamlet Listed Grade II - Moreton Lodge, Barn at Portfield Farm, Park Heaf Farmhouse, Ba Portfield Hillfort
Distance from site (approximate)	6.3km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 36, View from the site towards the turbine

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31	
Designation	Listed Buildings –1 No Grade II* & 5 No Grade II
Description	The Village of Read Listed Grade II* - Read Hall Listed Grade II – Church of ST John Evangelist, Icehouse, 2 Pairs of Gate Piers, Lodge to Read Hall, Houlkners Farmhouse
Distance from site (approximate)	6.4km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 37, View from the site towards the turbine

32	
Designation	Listed Buildings –11 No Grade II
Description	The Village of Simonstone Listed Grade II - Cockshutts Farm, Pigsties With Poultry Loft, Pump House, Evesons Farmhouse, Wilkinsons Farmhouse, Milestone, Simonstone Hall, Barn, Top O'th' Bank Farmhouse, Starkie Farmhouse, Toll Bar Cottage
Distance from site (approximate)	2.8km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 38, View from the site towards the turbine

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33	
Designation	Listed Buildings –1 No Grade II* & 14 No Grade II
Description	The Village of Huntroyde and Surround Listed Grade II* - Hargrove Farmhouse Listed Grade II - Huntroyde, Feeding Shed, Cuckoo Hall, Barn & Stable, Priddy Bank Cottages, Pump House Farmhouse, Ha Ha, Higher Slade House, West Cottages, Priddy Bank Farmhouse & Cottage, Wall Green, Lower Trap Farm House & Barn, Foulds House Farmhouse, High Whittaker Farmhouse
Distance from site (approximate)	1.5km
Impact	All views of the assets that are likely to feature the turbine will be from the South and rear of the buildings and where a number of mature trees are located that are likely to screen the view somewhat. The turbine is reasonably close to the asset however the nature of the topography and surround trees will screen the view of both the assets and the turbine somewhat. With these points in mind no appreciable negative impact is anticipated on the Listed Buildings.



Fig 39, View from the site towards the turbine

34	
Designation	Conservation Area Listed Buildings –2 No Grade I, 1 No Grade II* & 38 No Grade II 1 No Scheduled Ancient Monument shown as No 06 on plan 1 No Park & Garden
Description	The Town of Padiham Listed Grade I – Gawthorpe Hall, Great Barn Listed Grade II* - Stockbridge House Listed Grade II – Boundary Stone, Terrace Wall, Estate Offices, 22 – 26 Bank St, Gatepiers, Town Hall, 2 Factory Lane, 29 Mill St, Gatepiers, 2 Bank St, Barclays Bank, Stockbridge Lodge, Church of ST Leonard, Nazareth Unitarian Church, Green Farm Cottage, 1 & 3 Moor Lane, Barn & Lean To Stable, 487 Padiham Road, Church of All

	Saints, Gateway & Wall, Habergham Lodge, Drinking Fountain, Craggs Farmhouse, Isles House, Prestige Bedding Centre, Engine House, 1 – 21 Gawthorpe St, 2 No Boundary Stones, Arbory Lodge, National Westminster Bank, Cellar Restaurant, Trevelyan Guest House, Gate Piers, 2 – 6 Gawthorpe St, Boundary Stone, Game Larder, Former Coach House Engine at Padiham Room Power Company Gawthorpe Hall Gardens
Distance from site (approximate)	3.4km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 40, View from the site towards the turbine

35	
Designation	Listed Buildings –11 No Grade II
Description	The Village of Lowerhouses Listed Grade II - Back Oak Cottage, Old Oak Cottage, 2 – 22 Lowerhouse Fold, 204 – 238 Lowerhouse Lane, 217 – 227 Lowerhouse Lane, Lamp Post, 274 – 298 Lowerhouse Lane, 295 – 317 Lowerhouse Lane, 305 – 308 Lowerhouse Lane, Warehouse & Canal Cottage at Dugdale Wharfe, Canal Bridge
Distance from site (approximate)	2.7km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 41, View from the site towards the turbine

36	
Designation	Conservation Area Listed Buildings –1 No Grade II* & 2 No Grade II
Description	The Village of Altham Listed Grade II* - Church of ST James Listed Grade II – The Corn Mill, Mill Cottages
Distance from site (approximate)	4.1km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Conservation Area and Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 42, View from the site towards the turbine

37	
Designation	Listed Buildings –1 No Grade I, 2 No Grade II* & 1 No Grade II
Description	Martholme Hamlet Listed Grade I – Martholme Listed Grade II* - Gatehouse, Outer Archway Listed Grade II – Martholme Viaduct,
Distance from site (approximate)	4.0km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 43, View from the site towards the turbine

38	
Designation	3 No Conservation Areas Listed Buildings –1 No Grade II* & 11 No Grade II
Description	The Villages of Clayton Le Moors & Great Harwood Listed Grade II* - Sparth Manor Listed Grade II – Barn, Ice House, Building in Garden of Henfield House, Sparth House, Building at Clayton Hall, Canal Warehouses & Offices, Mercer House, All Saints Vicarage, Church of All Saints, Stable Block, War Memorial
Distance from site (approximate)	6.8km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 44, View from the site towards the turbine

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39	
Designation	Listed Buildings –5 No Grade II
Description	The Village of Huncoat Listed Grade II - Church of St Augustine, High Brake Hall, Village Stocks, Huncoat Hall & Barn, Hill House Farmhouse
Distance from site (approximate)	7.1km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 45, View from the site towards the turbine

40	
Designation	Listed Buildings –1 No Grade II 1 No Scheduled Ancient Monument shown as No 07 on plan
Description	The Village of Hapton Listed Grade II - Hapton Hall Farmhouse Hapon Castle
Distance from site (approximate)	6.0km
Impact	The intervisibility study suggests that distant views of the turbine may be possible from the Listed Buildings. Any possible views are likely to be at least partly screened by surrounding hedging and trees. With this in mind no appreciable negative impact is anticipated on the designated heritage assets.



Fig 46, View from the site towards the turbine

41	
Designation	Listed Buildings –1 No Grade I, 1 No Grade II* & 2 No Grade II
Description	Shuttleworth Hall Listed Grade I - Shuttleworth Hall Listed Grade II* - Arched Gateway & Garden Wall Listed Grade II – Canal Bridge at Altham Bridge, Canal Bridge 121
Distance from site (approximate)	5.2km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 47, View from the site towards the turbine

42	
Designation	Listed Buildings –12 No Grade II 1 No Scheduled Ancient Monument shown as No 08 on plan
Description	The Village of Whittlefield Listed Grade II - Malt Shovel Pub, Royle Cottage, Royle Hall Farmhouse, Gate Piers, Stables, Gate Piers, Royle Lodge & Gate Piers, Boundary Stone, Boundary Stone, Numbers 462 & 464, East Portal of Gannow Tunnel, Inghams Farmhouse Ightenhill Manor
Distance from site (approximate)	5.4km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 48, View from the site towards the turbine

43	
Designation	4 No Conservation Areas Listed Buildings –2 No Grade II* & 150 No Grade II 1 No Scheduled Ancient Monument 2 No Parks & Gardens
Description	The Town of Burnley Listed Grade II* - Church of St Peter, Burnley Mechanics Listed Grade II - Aquaduct, Woodtop Primary School, Habergham Hall Farmhouse, Former Public Hall & School, British Waterways, Former Forge, Finsley House, 5 Grimshaw St, Registery Office, Nat West Bank, No 79 & Mount Pleasant Baptist Church, Rosedale, Warehouse, Building Attached to Warehouse, Pentridge Mill Chimney, Howarth Fold Farmhouse, Lower Howarth Fold Farmhouse, Hufling Hall, Endsleigh Insurance Imperial Chambers, 41 Manchester Road, 72 & 74 Manchester Road, Wharf Masters House, Centre Warehouse, North Warehouse, South Warehouse, Stable Block, Boundary Wall, Spring Hill, 147 Manchester Road, Green Hill Bowling Club, 171 – 175 & Garden Walls, Canal Bridge, Tower & Spire of Former Methodist Church, Town Hall, The Castle, Front Garden Wall to Nu 254, "9 & 31 Rose Hill Road, Rosehill House Hotel, Back Lane Farmhouse, Cherryfold, Scott Monument, 11 – 13a Nicholas St, 14 & 16 Nicholas St, 18 & 20 Nicholas St, 22 & 24 Nicholas ST, Church of ST Stephen, Burnley Building Society, Central Library, Aenon Baptist Chapel, Church of ST Catherine, Burnley Curriculum Development Centre, Park House, Spring Bank, Tarleton House, Park View, Rockwood, Former Entrance to Towneley Park, Hand Bridge, Towneley Golf Clubhouse, Coke Ovens, 10 – 14 Dugdale ST, Base of Former Butter Cross, Trafalgar Mill Walker Hey Footbridge, Chucrh of Holy Trinity, British

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	Railways Viaduct, Mill Chimney, Fishwick Cottages, Churchill Pub, 64 – 68 Bank Parade, Burnley College, Cross of St Paulinus, Market Cross & Stocks, Shorey Well, Railings & Gate Piers, Retaining Wall, The Goit, The Stackhouses, 4 & 6 Bankhouse St, Warehouse, Jireh Baptist Church, Bridge Inn, The Town Mouse Pub, Milestone, 83 – 87 Church St, 89 & 91 Church St, Chaffer Monument, Former Burnley Coop, 10 Hammerton St, 12 & 14 Hammerton St, Shifters, Post Office, 34 – 40 Kierby Walk, British Legion Club, Old Red Lion Hotel, 1 & 3 Nicholas St, Virgil Andertons Shops, 16 ST James St, 18 ST James St, White Lion Pub, Swan Inn, 104 St James St, Coral Bingo, Sandygate Canal Bridge, Slater Terrace, Structure Adjoining Slater Terrace, Retaining Wall, Thwackums, Newton Mill Chimney, St Marys Presbytery, 5 – 9 Nicholas St, Burnley College, Commemorative Fountain, Mackenzie Memorial, 4 – 10 Paradise St, The Former Billiards Hall, 1 & 3 Coal St, Prestige Building, 4 – 8 Dugdale St, Dexters Paints, Victoria Mill, Burnley House, Belle Vue Terrace, Belle Vue Mill, Plane Tree Pub, Oak Mount Mill Chimney, Oak Mount Mill Engine House, Franciscan Convent & Chapel, T Robinson Prospect Terrace, 78 – 84 Yorkshire ST, 4 Lime Kilns, Roman Catholic Church of ST Mary, Kay Monumnet, Waddington Monument, Retaining Wall, Wall & Gates, St Peters Church Infants, St Peters Church Juniors, Railway Bridge, Former Angle ST Baptist Church, 108 – 114 Hebrew Road, Stanley Mill, Jamia Mosque, Sandy Holme Aquaduct, Duke of York Hotel, Burnley Lane Baptist Church, Baptist Church Hall, Church of ST Andrew, St Andrews School, Former Stable Block to Stanley Mill

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	Oakmount Mill Engine & House Townley Hall Garden Scott Park Thompson Park Queens Park
Distance from site (approximate)	7.3km
Impact	Due to the surrounding topography, trees and built up nature of the village, the indivisibility study suggests there is no possibility of the turbine being visible from the village.



Fig 49, View from the site towards the turbine

Heritage Impact Assessment

To Support A Proposal To Erect A Wind Turbine On Land At Huntroyde Home Farm, Huntroyde West, Wins Lane, Simonstone, Burnley

9.0 CONCLUSIONS

9.1 The study assessed the potential visual impact of the wind turbine on designated heritage assets within a 7km radius of the proposal site as agreed with the conservation officer. These assets included Conservation Areas, Listed Buildings and Scheduled Ancient Monuments. The study identified 43 receptors to be assessed which were all visited, recorded and considered. Some of the receptors included more than one designated heritage asset

9.2 In all cases it was considered the proposed turbine would have little impact on the setting of the conservation area, listed buildings, registered par & garden or scheduled ancient monuments identified. The following reasons for lack of impact were identified:

- The area, building or monument exists within an enclosed urban context whereby any views of the turbine would be restricted or irrelevant
- The area or building exists within its own setting and does not rely on the wider surrounding area to preserve it special character or appearance
- The area, building or monument is screened by trees or hedges to an extent that views of the turbine are severely if not completely restricted
- The area, building or monument is located within an area whereby the surrounding topography is such that the turbine simply won't be visible

9.3 It is therefore considered that the proposal complies with local and national policies regarding heritage including; National Planning Policy Framework (NPPF) and the Ribble Valley Local Plan.

Heritage Impact Assessment

To Support A Proposal To Erect A Wind Turbine On Land At Huntroyde Home Farm, Huntroyde West, Wins Lane, Simonstone, Burnley

10.0 SOURCES

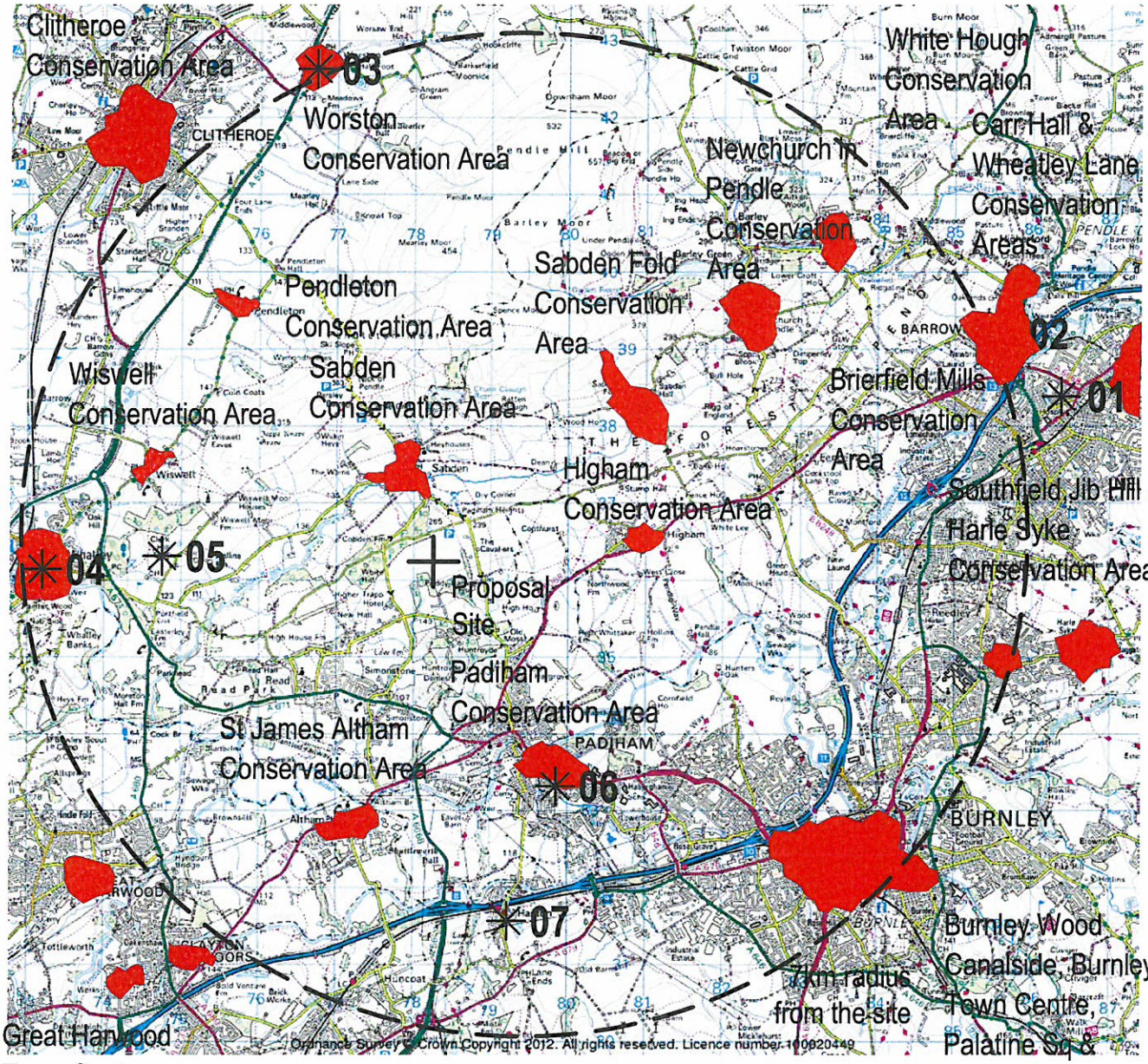
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Heritage Impact Assessment

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11.0 APPENDICIES



REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT	EMPIRICA INVESTMENTS LTD	SCALE N.T.S	DATE FEB 2013
PROJECT	HUNTROYDE FARM PROPOSED WIND TURBINE	DRAWN ML	CHECKED
DRAWING TITLE	SITE MAP	JOB NUMBER 1306	DRAWING NO. 100 REVISION

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