

Heritage Addendum

Project name: Varley Solar Farm
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Introduction

- 1.1. This Heritage Addendum has been prepared by the Pegasus heritage team to provide further information to support the current planning application for the Varley Solar Farm. This note should be read in conjunction with Pegasus Group’s existing Heritage Desk-Based Assessment (November 2022) and seeks to address and clarify upon comments from the Conservation Officer for the LPA and provide further information in relation to specific heritage assets.



Plate 1: Extract of the revised landscape strategy showing the northernmost extent of the Site

- 1.2. Following the submission of the Desk-based assessment, a revised landscape strategy for the proposed development site was prepared (Plate 1) to address consultation responses on the landscape elements of the scheme, but also in response to heritage consultation comments which are discussed in relation to specific heritage assets below. The revised landscape strategy includes the addition of a new area of woodland planting at the northeasternmost extent of the Site as well as a further 58no. trees along the northern and western site boundaries and along the Public Right of Way (PRoW) which passes through the Site.

Assessment

Talbot’s End House Grade II Listed Building

- 1.3. Talbot’s End House is a Grade II Listed Building (1114984) located approximately 150m north of the development site at its nearest point. It was subject to a detailed settings assessment within Pegasus Group’s Desk-Based Assessment with a level of intervisibility between from the northern extent of the Site and the upper stories of the Listed Building identified.
- 1.4. Whilst the Desk-Based Assessment did not attribute any harm to the heritage significance of this asset through changes to its setting, the Conservation Officer did raise concerns regarding the proposed development’s industrialisation of the wider rural landscape of this asset as a result of the scheme.
- 1.5. The revised landscaping strategy (Plate 1) proposes an additional area of woodland planting in the northeastern corner of the development site – through which currently a gap in existing trees and hedgerows facilitates the aforementioned intervisibility between this asset and the Site. This additional woodland planting will screen any development between the proposed development site and this asset. The woodland planting would therefore remove any appreciable ‘industrialisation’ experienced through the proposed development from Talbot End House whilst retaining the overall rural character of land in views to the south.

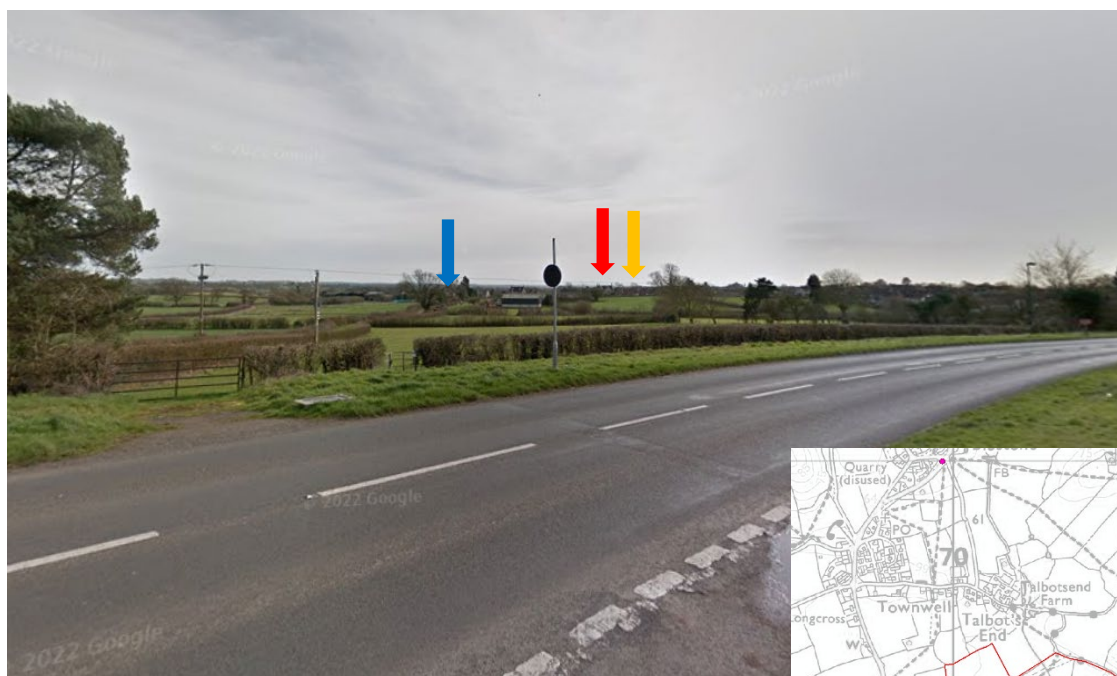


Plate 2: View looking south from the junction of Tortworth Road and B4058 (Talbot’s End Farmhouse identified in blue, The Gables in red, and Talebrocke in orange)

- 1.6. Whilst the scope of the existing settings assessment was considered to be a ‘logical and proportionate undertaking’ by the Conservation Officer, some concerns regarding views from Tortworth Road towards this asset and the Site were raised. Tortworth Road is located approximately 640m north of the proposed development site at the nearest point and runs northwards from this location, at its two junctions with the B4058 at Bibstone, to Tortworth.

The Conservation Officer identifies views from the northeastern junction of Tortworth Road and the B4058 and expressed some concerns for impacts to the backdrop of Talbot's End House (and Talbot's End generally) through development.

- 1.7. A review of online resources indicates that views to Talbot's End House are not available in this location due to screening from planting and structures at Talbot's End Farm (Plate 2). Visibility to wider development within Talbot's End is available in this location – with the large modern outbuildings featuring most prominently. Portions of the rear of the Grade II Listed Talbot's End Farmhouse (1136664), as well as the frontages of the Grade II Listed The Gables (113663) and Talebrocke (1321200).
- 1.8. Views towards the proposed development site from this location are limited, particularly at the Site's northern extent, by existing built form and tree/hedgerow planting. It is anticipated that whilst some development within the Site may be visible in the wider surrounds from this location that this would not alter the overall perception of Talbot's End's rural position in the landscape.
- 1.9. It would therefore be anticipated that the proposed development would not result in any harm to the heritage significance of Talbot's End House Grade II Listed Building through changes to setting.

The Gables Grade II Listed Building

- 1.10. The Gables, located approximately 240m north of the proposed development site, is a Grade II Listed Building (1136673) considered within a detailed settings assessment within Pegasus' Desk-Based Assessment. This asset was identified by the Conservation Officer as sensitive to the proposed development through changes to setting due to levels of identified intervisibility from the northern extent of the Site and the east-west public right of way running through the northern extent of the Site. Some concerns regarding possible co-visibility of this asset and proposed development were also identified from the public right of way which runs southwards between Talbot's End and West End.
- 1.11. The revised landscaping plan introduces a greater level of screening along the northern site boundary than previous iterations. This would be anticipated to screen any intervisibility between the northernmost field of the Site and upper stories of The Gables. Furthermore, treeline planting along the public right of way proposed by the landscaping strategy would be anticipated to remove views towards this asset from this location although would effectively screen proposed built form further to the south from The Gables in views from the upper storey of The Gables. This would retain the overall experience of a rural character within the surrounds of The Gables Grade II Listed Building.



Plate 3: View north from public footpath running southwards from Talbot’s End and approximately level with Wickwar Quarry (Bibstone identified in red)

- 1.12. Longer-distance views from the public right of way running southwards from Talbot’s End and intersecting the proposed development site were not identified during the Site visit due to screening from existing hedgerows and trees. It would not be anticipated that the proposed development would reduce any existing screening from this footpath and as such would not impact upon any existing views towards The Gables Grade II Listed Building.
- 1.13. It is therefore considered that development would not result in any harm to the heritage significance of this asset through changes to setting.

Talebrocke Grade II Listed Building

- 1.14. Talebrocke, a Grade II Listed Building located approximately 260m north of the proposed development site was excluded from a detailed settings assessment within Pegasus Groups Heritage Desk-Based Assessment on the basis of the low scale of this Listed Building as well as no identified intervisibility between this asset and the Site. For the sake of completeness, as outlined by the Conservation Officers comments, this has been completed below.
- 1.15. Talebrocke was first added to the List on 5th June 1984, formerly Listed as Varley Farm Cottage. The building is a single storey rendered farmhouse with an attic converted for additional living space. Whilst Talebrocke is a mid-late 17th century construction, a 19th century single storey and attic wing extension is noted to the left.

- 1.16. Talebrocke is most readily viewed looking south whilst travelling along Talbot’s End from which its frontage is most appreciable. A public footpath runs southwards from Talbot’s End, adjacent to this building’s western face before turning westward further to the south – it is from this footpath that the western and southern aspects of the building are most readily viewed and appreciated.



Plate 4: Talebrocke from Talbot’s End

- 1.17. As a Grade II Listed Building, Talebrocke is a designated heritage asset of less than the highest significance as defined by the NPPF. It is considered that the significance of this Listed Building is primarily derived from its built fabric, design and layout which is a preserved example of a gabled vernacular farmhouse. It is therefore considered that this asset’s significance is primarily derived from its historic and architectural interests.
- 1.18. Setting is also considered to contribute towards the heritage significance of this asset, albeit to a lesser degree than the building’s own built fabric and form.
- 1.19. Despite changes to historic field patterns, the more immediate agricultural surrounds of this asset contribute a minor amount to the historic interest of the asset through their inherent historic functional connection. This is particularly noted to the immediate north and south of the asset where tithe records indicate a common ownership and tenancy between Talebrocke and agricultural fields.
- 1.20. The proposed development site is located approximately 260m south of this building at its nearest point. Due to the lower scale of Talebrocke and boundary treatments both within and external to the Site, no intervisibility between this asset and the Site has been identified. Further, no particular historic link between this building and the Site has been identified.

- 1.21. It is acknowledged that the proposed development site is a part of the wider agricultural surrounds of this building. However, given the distance between the two, lack of current intervisibility and no notable functional relationship between the Site and asset, the proposed development site is not considered to contribute towards the heritage significance of this asset.
- 1.22. The proposed development would introduce enhanced treeline and hedgerow screening measures along the Site's northern boundary. It is anticipated that these measures would screen any unidentified visibility from this Listed Building towards this asset hence preserving the perceivable agricultural surrounds of Talebrocke Grade II Listed Building. Further, due to the scale and location of Talebrocke there is not anticipated to be any co-visibility of the proposed development and this asset.
- 1.23. Overall, it is considered that the proposed development would not result in any harm to the heritage significance of Talebrocke Grade II Listed Building through changes to its setting.