Archaeological, Cultural and Heritage Impact Assessment

Listed Buildings (5.1.1)

The report assesses the impact of the proposal on surrounding heritage assets including Listed Buildings. In respect of Sion Hill House, the heritage asset is `effectively scoped out of further assessment due to the lack of intervisability between the Listed Building, its setting and the application site.

The same is true of Wolverley Court. However, in the case of North Lodges and gateway of Lea Castle there is intervisability with the application site. This has simply been ignored and there is no assessment of the impact that the Listed Building will be subject to. There is reference to historic tree planting that used to be in place to screen the Lodges from the parkland, but these have been removed. The Lodges are now only partially screened by surviving trees and there is strong intervisability between the Lodges, their setting and the application site, this should have been assessed correctly.

Comments regarding Photographic Plates

The report is misleading in the way that the photographic plates are annotated. This is a major error in the visual impact assessment and highlights a bias in favour of the proposal.

The visual impact assessment places its emphasis on views of the heritage assets when viewed from the application site, when it is also important to consider the view of the application site FROM the surrounding assets. For example, at plate 5, the heritage asset is in the foreground with the application site concealed behind it. No view is included from the setting of North Lodges towards the application site.

Plate 6 is a view of the application site looking towards North Lodges and describes the heritage asset as being `just visible surrounding by mature trees and vegetation. However, the report has not considered a view from North Lodges towards the application site. The proposed extraction works will be clearly visible from the Listed Building and this will significantly and negatively impact its setting.

Plate 11

At plate 11 Broome Cottage is described as being hidden behind the surviving park wall, suggesting that the building will be screened from the proposed works, however, Broome Cottage is on the application side of the wall and will therefore be impacted by the proposals.