



ENGLISH HERITAGE

WEST MIDLANDS OFFICE

Mr Nathan Lowde
Rugby Borough Council
Evreux Way
Rugby
Warwickshire
CV21 2RR

Direct Dial: 0121 625 6857
Direct Fax: 0121 625 6821

Our ref: P00316110

23 December 2013

Dear Mr Lowde

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010**

**LAND AT CESTERSOVER FARM, LUTTERWORTH ROAD, CHURCHOVER,
RUGBY, WARWICKSHIRE, CV23 0QP
Application No R12/2009**

Thank you for your letter of 26 November 2013 notifying English Heritage of the above application.

Summary

The site consists of farmland to the north-east of the village of Churchover. The assets which appear to receive the most significant impacts are the parish church and the Conservation Area around it. The installation of four large turbines will cause sufficient harm to merit this scheme being refused.

English Heritage Advice

The development site consists of farmland to the north-east of the village of Churchover. The village, which contains a number of grade II listed buildings, is designated as a Conservation Area and at the heart of the village lies the grade II* listed parish church.

The proposal is for four large wind turbines, whereas the scheme which your local authority has already refused on this site consisted of nine wind turbines. The application contains an extensive analysis of the designated heritage assets which lie near the site. However, in this letter I will concentrate on the assets which receive the most significant impacts, namely the parish church and the Conservation Area around it.

Chapter 10 of the Environmental Statement uses the methodology set out in English Heritage's guidance on assessing the setting of heritage assets and also uses the



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6820 Facsimile 0121 625 6821
www.english-heritage.org.uk

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heritage values set out in English Heritage's publication *Conservation Principles*. These fall into four main categories: Evidential, Historic, Aesthetic and Communal. I would disagree that the value of the church is 'primarily historical and evidential'. The church obviously has its place in the historic landscape which feeds into historical values and as an object in its own right it possesses evidential value. However, its relationship to the surrounding historic landscape (represented partly by the medieval agricultural landscape of ridge and furrow) is both evidential and aesthetic. It is a dominant feature in the landscape, in that it dominates views into the village both from and across the site of the proposed wind turbines. There is also a strong communal value in the parish church as the centre of communal life throughout its history.

Overall, the setting of the church offers an important contribution to the significance of the church. Thus the intrusion into that setting that these four large turbines will form constitutes harm to the significance of the church. I would not argue that that harm is substantial. However, it is potentially of considerable impact. The test for substantial harm is a very high one; nevertheless I would place the level of harm on the setting of the church as towards the upper end of less than substantial, and thus needs to fulfil the tests set out in the first part of paragraph 132 and in paragraph 134 of the NPPF.

I would extend a similar level of harm to the impact of the proposal on the significance of the Conservation Area as well, and thus to be subjected to the same tests.

Recommendation

In conclusion the impact of the proposals for the installation of four large turbines on the significance of the heritage assets will be sufficient to merit this scheme being refused.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Nicholas Molyneux

Principal Inspector of Historic Buildings and Areas
E-mail: nicholas.molyneux@english-heritage.org.uk



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