

Chapter 7: Cultural heritage

Introduction

7.1 This chapter deals with the cultural heritage issues arising from the proposed wind farm at West Wight. Cultural heritage was identified during the scoping process as an issue of primary importance. The proposals site is in an area of known archaeological interest, and is part of a complex and rich historic landscape including a large number of historic buildings and features. The chapter considers the impacts of the proposed development on the historic environment, including archaeological remains, historic structures and buildings, designed landscapes and the historic character and associations of the wider landscape.

Legislation and policy

7.2 The importance and intrinsic value of cultural heritage is recognised in legislation at national level. Identified features of high importance are protected by the Ancient Monuments and Archaeological Areas Act 1979 and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Further advice on how cultural heritage should be treated is given in Planning and Policy Guidance Notes (PPGs) 15 and 16. PPG 15 deals with above ground features and buildings of historic interest and areas including historic landscapes in the broadest sense. Guidance is given on the protection and controls that apply to identified features such as scheduled ancient monuments, listed buildings, conservation areas, registered parks and gardens and battlefields. PPG 16 aims to ensure that the archaeological sensitivity of a site is fully taken into account in relation to development proposals. It also suggests that early consultation should take place to identify the archaeological sensitivity of sites. The underlying principle is that archaeological remains represent a non-renewable resource and that their conservation (preservation *in-situ*) should be a primary goal.

7.3 PPS 22: *Renewable energy* makes specific reference to the potential effects of renewable energy development on cultural heritage, including area designations such as heritage coasts. The guidance states that renewable energy development should only go ahead if the objectives of the designation will not be compromised by the development and if the environmental, social and economic benefits of the project clearly outweigh any significant adverse effects on the qualities for which the area or site is designated.

7.4 Policies in the Isle of Wight UDP 1996-2011 (adopted 2001) set out planning controls in relation to the effects of development on known cultural heritage such as scheduled ancient monuments, listed buildings, conservation areas and historic parks and gardens.

- 7.5 Other policy relevant to this assessment is guidance published by English Heritage in January 2006 on the specific issues for cultural heritage raised by wind energy developments. The various components necessary to operate a wind farm – wind monitoring towers, switching station, access roads (both temporary and permanent) – all have the potential to damage underlying archaeological remains. In comparison with other more conventional forms of development, however, ground disturbance within the overall footprint of a wind farm is comparatively limited, and individual structures can generally be sited to avoid damage to known features. Given the large areas wind farms can occupy, and the scale of the turbines, the guidance is concerned particularly with visual impacts and their implications for the settings of buildings and sites, and for effects on the qualities and character of large areas of historic landscape potentially including a large number of sites. The guidance also considers the specific threats posed by climate change to cultural heritage. The declaration on the impact of wind power on the countryside by Europa Nostra, the pan-European Federation for Heritage (September 2004), highlights the importance of appropriate siting of wind farms and of ensuring that impacts, including the cumulative effects on historic landscapes, are sufficiently addressed in decision-making.

Methodology

Context

- 7.6 The desk-based study assesses the cultural heritage of the site and its environs as they appear in existing information through designation, the national or local archaeological record, documentary sources or other studies. The archaeological assessment covers a 1.5 km radius from the centre of the site, taken as Hummet Copse, the buildings and historic environment assessment takes a 3.5km radius (agreed with IoWC Archaeologist, letter 18/02/2005). The data sources consulted are outlined below in table 7.1. A full gazetteer of sites and features is in the technical appendix and is illustrated on figures 7.4 and 7.5.

Arnold, C.J. 1982 The Anglo-Saxon cemeteries of the Isle of Wight
Basford, H.V. 1980 The Vectis Report, A survey of Isle of Wight Archaeology IOWC
Basford, H.V. 1989 Historic parks and gardens of the Isle of Wight IOWC
Cartographic sources provided by permission of Hampshire County Council Records Office
Clark, A. 1996 Seeing beneath the soil: prospecting methods in archaeology Batsford
Colcutt, S 1999 The Setting of Cultural Heritage Features, JPL
DOE 1990 Planning Policy Guidance Note 16: Archaeology and Planning
DOE 1994 Planning Policy Guidance Note 15: Planning and the Historic Environment
English Heritage 2006 Wind Energy and the Historic Environment
Europa Nostra, 2004, Declaration on the impact of wind power on the countryside
Evans, P. 2004 West Wight Technological Park, Isle of Wight: Archaeological Assessment Cambrian Archaeological Projects (CAP) Limited Report No. 324
Evans, P. 2004 West Wight Technological Park, Isle of Wight: Geophysical Assessment Cambrian Archaeological Projects Limited Report No. 325

Table 7.1: references and data sources consulted

Table 7.1: continued...

IoWC Unitary Development Plan (2001)
IoWC Unpublished Draft Isle of Wight Historic Landscape Characterisation Report: Chapter 3 Thorley/Wellow Area
Isle of Wight County Press 4/11/05 'Huge hoard of Iron Age coins found'
IFA 1999 (revised 2001) Standard and Guidance for Archaeological Desk Based Assessments
Jones, R. 2005 'In-direct Impact Assessment on Setting' Cambrian Archaeological Projects Limited
Lambrick, G. and Hind, J. 2005 Planarch 2: Review of Cultural Heritage Coverage in Environmental Impact Assessments Oxford Archaeology
Masser, P. 2006 Environmental Impact Assessment of Wind Farms: Cultural Heritage and the Problem of 'Setting' Headland Archaeology
Museums, Libraries & Archives Council October 2005 Portable Antiquities Scheme Annual Report 2004-05
Page, W. 1912 Victoria County History of Hampshire & Isle of Wight, vol. 5 Constable & Co. Publications
RPS Consultants 2001 Seaclean Wight Pipelines: Archaeological Assessment Report Vol. 1
Taylor, C. 1975 Fields in the English Landscape Alan Sutton Publishing
Williams, A. and Martin, G.H. (eds.)1992 Domesday Book: A complete translation Penguin
www.digital-documents.co.uk for site and findspot location and journal information
www.english-heritage.org.uk/pastscape for site and findspot in the vicinity
www.imagesofengland.org.uk for listed building information

Table 7.1: references and data sources consulted**Scope of the study**

- 7.7 The intention of the assessment is to provide a description of the likely value, extent, state of preservation and potential significance of the cultural heritage features in the study area that could potentially be affected by the proposal. It includes consideration of all nationally and locally identified buildings and areas and their settings. The archaeological element of the study was undertaken with reference to the Institute of Field Archaeologists' (IFA) Code of Conduct and appropriate Standards (1999). In addition to the desktop assessment produced by Cambrian Archaeology, an evaluation of each turbine location was undertaken by Wessex Archaeology. A separate assessment of the predicted indirect effect on settings was produced by R Jones for Cambrian Archaeology. The original reports can be found at technical appendix B.
- 7.8 There is some overlap with the landscape and visual assessment on the issue of visual impact and with the social and community assessment on amenity and public responses; reference should therefore be made to those sections of this environmental statement. This chapter considers only how the proposals are predicted to affect the cultural significance of features and areas.

Limitations of study

- 7.9 The report's conclusions are limited by the extent and quality of existing information. Its usefulness in predicting the actual archaeological resource

must therefore be qualified. A number of concerns were raised over the methodology employed for the initial archaeological assessment; however, additional work undertaken recently at the request of the County Archaeologist ensures the current state of knowledge of the archaeology of the site is adequate for an assessment to be made of the effects of the development on that resource.

Assessment of significance

- 7.10 In order to assess the effects on cultural heritage of the proposed development, the chapter first makes an overall assessment of the components and level of the significance of all sites or features within the study area, including above and below ground elements and setting. The setting of any feature is composed of a visual catchment, which can range from very confined to very extensive depending on the nature of the site, and a range of historical or functional relationships to the surrounding area. The importance of a visual setting to the significance of a feature or building, and to how it is understood and appreciated, can therefore vary greatly. The review by Planarch of the treatment of cultural heritage issues in EIA highlighted the lack of consensus on the definition of setting and on methodologies to determine the significance of effects on setting¹. The perception of the impact of visual changes can depend on aesthetic judgements that are inevitably subjective. The assessment of significance, coupled with reference to national and local legislation, relevant policy statements and best professional practice, allows a judgement to be made of the sensitivity of the site to change.
- 7.11 The judgement of the magnitude of change likely to occur as a result of development is based on available information on the proposed development; immediate and direct changes, such as ground disturbance for construction, the removal of existing structures, any changes to drainage etc. and more long term or indirect changes from the addition of new structures and transport networks, or changes to views of or from heritage features, or perceptions of their priority in the landscape. Given the particular nature of wind farm developments, the turbines themselves are obviously the main component and will largely determine the visual impacts, but potential impacts could also result from the associated access tracks, grid connections, switching station and temporary access required for construction. One aspect particular to wind farms is the decommissioning stage at the end of the 25-year operational design life of the development.
- 7.12 The broad criteria developed for measures of the importance or sensitivity of the resource affected, and the magnitude or scale of the change are shown on figures 7.1 and 7.2 respectively. The generic definitions of the significance of potential effects can then be generated by feeding in the two resultant sets of criteria into the potential significance matrix (figure 7.3).

¹ “ 10.2.5 The lack of basic conceptual definitions, clear professional standards and methods for analysing issues of setting has resulted in extremely confused, inconsistent and variable approaches. . . . 10.4.33 A much clearer agreed concept of ‘setting’ is urgently needed, rooted in how it contributes to people’s understanding and appreciation of historic places and assets, both in terms of enriching understanding and recognising aesthetic, spiritual or other values.”

Baseline

Geology

- 7.13 The drift geology of the site consists of Oligocene and Eocene clays, more specifically the Osborne and Headon Beds. The topography of the site is undulating, generally rising from north to south towards the downs.

Historical background to the area

- 7.14 The Isle of Wight was joined to the mainland at various periods throughout the Palaeolithic and early stages of the Mesolithic. Evidence from this period consists of stone/flint tool implements that are normally discovered on or near the shore. The south-west coast of the Island has proven to be an important study area for the Mesolithic period.
- 7.15 A radiocarbon date of c3,600 BC for clearance of elm woodland from a peat bog at Gatcombe provides evidence for the arrival of Neolithic farming on the Island. The standing field monuments of this period are the communal long barrow burial sites at Tennyson Down, Afton Down and The Longstone. These are all sited on or adjacent to chalk ridgeways, which may have been used as visual boundary markers. This use may have continued; the area below Afton Down contains a concentration of early Bronze Age ring barrow monuments. The most abundant physical remains of the Bronze Age in the area are round barrows, mainly confined to the higher downland ridges. Many of these are now ploughed out. They were often reused later, for instance for secondary burials in the Anglo-Saxon period.
- 7.16 The Iron Age period on the Island is not well represented in the archaeological record. There is little evidence for settlement, although recent work is beginning to identify field systems. There have been a number of significant chance finds, such as coin hoards. The evidence for Romano-British occupation of the Island shows some settlement continuation from the known villa sites at Newport, Brading and Combley. All these are close to the central ridge of the chalk downs, leading to the suggestion that the prehistoric trackway over the downs continued to be used as the main routeway.
- 7.17 It likely that much of the evidence for settlement in the Anglo-Saxon period remains under present day villages; place name evidence such as the -ham suffix highlights an Anglo-Saxon origin for villages such as Wilmingham. The Isle of Wight appears to have been settled by the Saxons in the 5th and 6th centuries as part of the creation of the West Saxon kingdom. There is some archaeological evidence from cemeteries such as the one at Chessell Down where over 130 5th and 6th century Anglo Saxon graves with grave goods suggestive of high status were excavated in the 19th century. The Island remained subject to Viking raids until the early 11th century.
- 7.18 At the time of the Norman conquest, much of West Wight, including the manor of Thorley, was held by Earl Tostig, the Earl of Northumbria, from a

base at Kingsmanor. The 1086 Domesday survey shows the pattern of settlements and divisions of West Wight already well established, and records manors in existence at Thorley, Wellow, Afton, Wilmington and Ningwood. The population of the Island is recorded as just over 1,100 living mainly in small manorial settlements and dispersed farmsteads.

- 7.19 Medieval settlement at Thorley was concentrated around the manor and church. The church was founded in the 11th or 12th century originally as a manorial chapel; a rector is recorded at Thorley between 1161 and 1170. The existing old St Swithen's church was a 13th century re-building. The parish boundary between Thorley and Wellow, established by the 12th century, runs through the proposals site and is revealed by crop marks and on old maps as field boundaries. The irregular line of the boundary through the proposals site suggests it was defined through an area where the strips of the open field had already been laid out, and the line was then followed by subsequent enclosure. For most of the medieval period the manor of Wellow in Shalfleet parish was held with Thorley.
- 7.20 There is evidence for the presence of several important elements of the medieval economy within the manor. As well as the known deer parks on the Isle of Wight shown on John Speed's 1611 map, there is documentary evidence for further deer parks at Chessell, Shalfleet and at Calbourne Heathfield. Another possible deer park has been identified between Freshwater and Thorley from evidence of woodland and field names on tithe maps and the presence of ancient woodland species. A rabbit warren is recorded at Thorley manor in a grant of 1291 to Prior of Christchurch; it was still mentioned in the lease of the manor to David Urry in 1582.
- 7.21 The open fields of the manors of Thorley and Wellow were to the south up to the edge of the chalk downs. There was a large amount of common land for sheep grazing on the chalk downland itself and on the two adjoining areas of Thorley Common and Wellow Common. The close link between the two commons may suggest a pre-Norman conquest connection in tenure. Enclosure of the open fields and commons in the manor began relatively early in the later 16th century and early 17th century, resulting in an agricultural landscape of medium-sized regularly-shaped fields and several areas of smaller allotments close to the villages.
- 7.22 Thorley is among the villages listed in appeals for tax relief in 1380 and 1387, claiming to have been destroyed and depopulated as a result of the plague of 1348-50 and the French raid of 1377. There appears to have been a shift of focus of settlement away from the manor and church east to the villages of Thorley and Thorley Street along the route from Yarmouth to Newport from the early 16th century. With the possible exception of Tapnell Farm, a new site perhaps associated with intake of downland in the later 16th century, the settlement pattern appears to have remained relatively static in the post-medieval period.
- 7.23 Many of the existing manor houses in the study area are on the sites of manors recorded in Domesday. In common with the national trend referred to as "the

Great Rebuilding” many medieval manor houses were rebuilt from the first half of the 17th century. The existing manor houses of 17th century origin include the present manor house at Thorley, and those at Shalcombe, Shalfleet and Ningwood.

- 7.24 The contribution of later 20th century development to the historic landscape of the area has been through additional housing in the villages and settlements, although neither Thorley nor Wellow have seen major expansion. The main change is as a result of changing agricultural practices; the proposals site has seen major loss of field boundaries, exacerbated by effect of Dutch elm disease. Thorley and Wellow is an area of intensive agriculture characterised by open prairie fields, and large scale farm buildings and is omitted from the scenic designations of AONB and Heritage Coast that cover much of West Wight.

Archaeological sites and features

Prehistoric – Palaeolithic to Roman

- 7.25 There are no records from either Palaeolithic or Mesolithic periods in the study area; given the rarity of such finds that is not unexpected.
- 7.26 A large number of cropmarks are recorded on aerial photographs along the northern boundary of the site, indicating that the area had been cleared of trees early in prehistory, probably by the Late Neolithic/Early Bronze Age. A fragment of a polished flint axe found in ploughsoil close to the public footpath near Broad Lane (TOR 96) was dated to the Neolithic. The aerial photograph plot data available for the area suggest there are at least ten Bronze Age ring-ditches at Wellow Farm (TOR 18-27) with three south of Thorley Street (TOR 6, 13, 14). Currently undated features include more ring-ditches of similar dimensions (TOR 29, 31, 98, 99), sub-rectangular enclosures within the site to the east of Dog Kennel Cottage (TOR 28, 33), and close to Hummet Copse (TOR 4, 16, 79, 101), and other linear features (TOR 38, 76, 80, 85) that may or may not be interrelated, and contemporary remains.
- 7.27 Partial excavation of a ring-ditch (TOR 6) in 1984 proved that it was a ploughed-out Bronze Age round barrow. Romano-British material was found in the plough soil during the excavation. The other ring features (TOR 13, 14; visible now only as crop marks) are likely to be contemporary. These distinctive landscape features may have undergone a period of re-use and secondary burials in later periods, especially the Anglo-Saxon era, as shown by investigations at Chessell Down.
- 7.28 The bulk of the excavated and recorded archaeological resource of the area derives from the four sites of the archaeological investigations of the route of the Seaclean pipeline along the northern edge of the site. Site 8 produced prehistoric material comprising an area of burning (a hearth) and two pits that were tentatively associated with the nearby location of a ring barrow. At site 9, deep medieval plough soils sealed a large amount of prehistoric flint and datable earlier medieval activity. Most importantly, it sealed a possible prehistoric pit or cremation cut, 1 m in diameter and 0.7 m deep. No artefacts

were retrieved from the fill to date this feature, but it was positioned in the centre of the circular cropmark. No further evidence of the ring ditch was identified during the excavations for the pipeline in this area.

- 7.29 Site 14 produced a significant amount of Iron Age pottery, and positive evidence of former features attributable to a contemporary settlement. The features uncovered east of Wilmington Lane had all been greatly truncated by later ploughing activity. Twelve postholes, along with pits and a gully, were investigated and contained datable pottery evidence, but unfortunately the scale and probable size of the dwelling could not be judged. At site 15, several flint artefacts were recovered ranging in date from the Mesolithic/Early Neolithic to Bronze Age.
- 7.30 Metal detecting in the study area has revealed several significant trace finds. The largest hoard of Iron Age coins ever found on the Island was recently unearthed by the Isle of Wight Metal Detector club at West Wight (location not revealed). A quarter of the coins were found scattered over a large area of agricultural land away from the main hoard. A Roman coin hoard, along with early Anglo-Saxon metalwork was found near Tapnell Farm, while Roman pottery and coins as well as early Anglo-Saxon metalwork have been discovered to the north-west of Churchills Farm.

Anglo-Saxon and medieval

- 7.31 The closest excavated Anglo-Saxon evidence is at Shalcombe Down on the eastern slope of the chalk ridge facing the cemetery on Chessell Down to the east. Nine barrows are identified on the Down, most of which have been tampered with and looted. There are examples of secondary inhumations in Bronze Age barrows. A lot of the evidence is from investigations in 1816 at two of the barrow sites. Finds included bronze disc brooches, and a garnet-inlaid disc brooch of gilded silver, probably datable to the 6th century. In March 2005, a copper-alloy skilnet of late 7th to 9th century date was discovered from an unspecified location in Shalfleet parish. Further work at this location is planned. A pagan Anglo-Saxon grave with associated goods was unearthed in the East Afton area.
- 7.32 Medieval and later material from the sites along the Seaclean pipeline route included, from site 8, pottery and a section of trackway and field boundary that have been postulated as elements of the agricultural activity that was associated with the settlement at Thorley. At site 9, a large amount of medieval and post-medieval evidence was uncovered. These features included field boundaries, drainage ditches and gullies, a hearth, a trackway and deep deposits of medieval plough soils, all beneath a layer of colluvium. A scatter of medieval pottery recovered at site 15 may have been spread as a result of manuring practices across the field parcel.

Buildings and the historic environment

- 7.33 The historic landscape characterisation (HLC) produced by IoWC describes the components of the historic character of wider study area. The Thorley/Wellow character area is the only extensive outcrop of Bembridge

Limestone on the Isle of Wight, which resulted historically in distinctive land use and character. Surrounding character areas are the chalk downs to the south and the area to the east towards Calbourne and Newbridge, which is described as downland edge.

- 7.34 A large number of field boundaries were removed from the proposals site in the 20th century, but to the north of the road and within the villages many remain, as they do towards Wilmington in the west and to the east towards Calbourne. The study area includes the area of designed landscape at Westover.
- 7.35 A review of the available historic maps of the area (figures 7.6 – 7.9) provides more detail on the post-medieval use of the site itself and immediate surroundings. The Ordnance Survey drawings dated 1793 show the continuity of the settlement pattern based on the medieval manors and divisions, with the results of later 16th century settlement shift and 17th century enclosure. To the south, the ridge of the down, pocked with chalk pits, is fully enclosed except for along the top. The houses of Thorley, Thorley Street and Wellow appear as a straggle along the road with associated garden, allotment and orchard areas. To the west is the church and Thorley Manor with a formal garden and pond to the east of the house and a drive from the road to the south.
- 7.36 The long line of Broad Lane defines the south-west edge of the block of fields, which is made up of broadly rectangular field parcels of various sizes, with some arranged along the north/south alignments of the four watercourses running from the downs towards Thorley Brook. One much larger field parcel in the centre of the site may represent the former Wellow open field. Tracks run south from Thorley Street to join Broad Lane, and along the watercourses. The route across the centre of the fields up to Shalcombe Down (now known as the Hamstead Trail) is identified by the HLC as the possible boundary of Wellow Common and is evidently a very old routeway.
- 7.37 The 1844 tithe map for Shalfleet parish shows several new buildings on the south side of the road in Wellow. The named farmsteads are at Wellow Farm, Free Place and Churchills. On the map for Thorley parish the farmsteads are Lee, Newhouse Farm, Tapnell Farm and Hill Place. The complex of buildings at Thorley Manor is named as Thorley Farm, and is composed of a number of buildings, including a courtyard on the corner of the road. There is a pond to the east of the house on Thorley Brook, flanked by an area of woodland. The formal gardens shown on the 1793 map and the axial drive to the south appear to have gone, although a long narrow field parcel shows where the drive was. There is also an outline of a gate on the road and the line continues in a path south across the fields.
- 7.38 The first edition county series Ordnance Survey map (1866) shows the site as a wide area of fields with the woodland blocks of Hummet Copse and Stoney Copse. The houses along Thorley Street and Wellow are shown among small fields and pockets of orchards. In the wider area several brick and tile works are shown at Ningwood and there are numerous small quarries and chalk pits throughout the area. By the 1898 edition a few fields have been amalgamated.

The main change is the line of the Freshwater, Yarmouth and Newport railway, which opened in 1889 to the north of the village, with the station at Ningwood. There is little change in either the form of the village or the layout of the land for much of the first half of the 20th century. Between the 1909 and 1942 editions of the map, a small building is shown to the south of Hummet Copse, possibly associated with the quarry. The 1978 edition shows major loss of field boundaries since the previous map published in 1962, with few remaining on the site except for close to Wellow.

- 7.39 The map regression for the proposals site supports the population and other documentary evidence for a fairly static settlement pattern and agricultural landscape; the greatest change is the effects of post-war intensive agriculture in removing field boundaries.
- 7.40 Although the site itself as an area of intensive agriculture is not covered by any landscape designations, it forms the background to the areas of the Isle of Wight Heritage Coast to the north and south. This designation is mainly scenic and concerned for recreation, although there is a heritage component to the designation. The objectives of the designation include the conservation and enhancement of features of architectural, historical or archaeological interest. The areas of heritage coast, including the Tennyson heritage coast to the south and Hamstead heritage coast to the north, are managed as part of the AONB.
- 7.41 Other areas identified for protection are the conservation areas designated at Calbourne and Shalfleet.
- 7.42 The park at Westover, developed from the early 19th century, is included on English Heritage's register of parks and gardens of historic importance at grade II. The park and surrounding woodland estate are now in divided ownership and much of the park, except for c10 hectares around the house, has reverted to agricultural use.

Listed buildings

- 7.43 There are a large number of individual buildings nationally designated for special historic or architectural interest in the study area. These are mainly manors, farmsteads and cottages, reflecting the rural character of West Wight, and there is widespread use of the local rubble stone as a building material throughout the study area for both the small scale cottages and larger, higher status manor houses. A gazetteer and full descriptions of the buildings identified in the assessment can be found in the technical appendix.
- 7.44 There is an important group to the north-west of the site at Thorley Manor and the remains of St Swithen's Church. This was the centre of the manor and parish of Thorley with Wellow and the two structures form a group, with views between, and close historical association. Thorley Manor (LB1) is the site of a Domesday manor and probably the pre-conquest manor. It is recorded in 1608 as a house of six bays, with a bakehouse, two stables of four bays, three barns and a dovecote. The present house is late 17th century, and unusual for the Isle of Wight; Pevsner describes it as "a perfect William and

Mary house”. After numerous changes of ownership in the medieval period, from 1523 Thorley Manor was part of the Island holdings of the Urry family. It was sold in 1679 to Sir Robert Holmes, Governor of the Isle of Wight, and ownership descended through his family until the late 19th century, when the lord of the manor and sole landowner was Lord Heylesbury. Early maps show the manor house with fairly extensive grounds and an axial drive to the main road to the south. On later maps the manor appears as a farm and the gardens are lost.

- 7.45 The Church of St Swithen (LB2) was built in the 13th century on the site of an earlier manorial chapel. It was partially demolished in 1871 when a new parish church was built at Thorley Street, and converted to a mortuary chapel. The remains are a porch and bellcote and there are several monuments in the churchyard. The outline of the rest of the church is visible as a raised area in the churchyard. The new church (LB7), consecrated on 9 December 1871, was built by subscription by W J Stratton and reused some material from the old church, including the internal fittings and the two bells dated 1499.
- 7.46 Between the group at the Manor and the village of Thorley are two houses on an old routeway along Thorley Brook. Goldings (LB3) and Tattels (LB4) are both 18th century in date, and of rubble stone construction. The present building at Goldings is on the site of an earlier farmstead; in 1608 William Urry is recorded as having copyhold of a cottage called “Goldrings” and in 1680 it is described as “a cottage and orchard called goldrings and about one acre of land four acres of meadow and common for 10 sheep”. A long drive runs south to the main road. Tattels was formerly a barn; it retains filled-in ventilation slots and cart entrances on the outer walls, and is now within a group of more recent housing.
- 7.47 The probable focus of the medieval village was at the manor and church to the west of the present village, with the manorial landscape of fields and commons extending south and east across the proposals site. There appears to have been a shift of settlement eastwards by the early 16th century to Thorley and Thorley Street along the road running west/east from Yarmouth to Newbridge and Calbourne. This area was probably secondary to the former settlement at the manor. A survey of 1559/60 gives 17 copyholds in Thorley manor and there is evidence of settlement at Thorley Street by the mid 16th century. Several of the surviving buildings have early 17th century origins. These include the Old Rectory (LB5), which is a lobby entry house that was extended south in the 19th century. Stained glass in the western porch is reputedly from St Swithen’s old church. An inventory by the rector who died 1697 describes the two-storey house. Lilac Cottage (LB6) is 18th century. Set back from the road, Upper Lee (LB8) is an early 17th century house, part stone rubble and part timber framed. Lee Farm (LB9) is an early 17th century lobby entry house that was extended in the late 17th century and altered in the 18th century. The group at the farm includes the currently derelict 18th century hackney stables.
- 7.48 Further along the road the separate settlement of Wellow shows the same interrupted row settlement form at the western end, and at the eastern end a more nucleated layout. The buildings of historic interest are a number of

cottages of mainly 18th century date: June Cottage (LB10), South View and the Post Office (LB11), Sixpenny Cottage (LB12) and Brook Cottage (LB13). Several larger houses are the 18th century former farmhouses at Wellow House (formerly Blake's Farm) (LB14) and Elmdene (LB15). The farmhouse at Rossiters (LB16) is of 17th century origin. The SMR includes a record of a post-medieval icehouse at Wellow Farm.

- 7.49 As well as the two main areas of settlement, a number of individual farmsteads are of national interest. Tapnell Farm was leased as 'Tapwell' Farm in 1715, and the much altered farmhouse is probably of 18th century origin. The group includes a large 18th century barn (LB17), as well as a stable and dovecote. The establishment of the farm probably originates in the later 16th century enclosure; the lower slope of Tapnell Down is described as "enclosed common" by 1608. Prospect Cottage (LB18) is of early 19th century date (although 19th century maps show some confusion in name between the cottage and The Quarries). A farmstead at Churchills Farm (LB19) is recorded in the medieval period. The present farmhouse is early 17th century with late 17th and 19th century alterations. It is an early example of an end stack house and retains many internal features. There is a slate inscribed "1666 Londinium" on the rear elevation.
- 7.50 Ningwood Manor (LB20) to the east is another manor that was already in existence at Domesday. It was part of the estate of the Priory of Christchurch until the Dissolution. The oldest part of the present house, listed at grade II*, was built c1650. The main southern range was built c1784 by banker John Pinhorn, whose family owned the estate from the 1780s to the 1830s and the stables and summer house were probably built at same time. Ningwood Manor Farm (LB21) is a mid-18th century farmhouse, again built of rubble stone.
- 7.51 The other main settlements within the study area each include several groups of buildings of national importance. At Newbridge, the main house is Dodpits (LB24) on the western side. The original 16th century or early 17th century range fronts onto Dodpits Lane, and a new entrance range facing north was added in 1830. The group includes the early 19th century gate and gatepiers and a peach wall. The village includes a large number of 18th century cottages, generally of rubble stone construction and thatched (LB26-30). An exception to the use of rubble stone is Springhill House (LB25), built 1830-40, which is fronted in yellow brick. There are several references to mills on the Caul Bourne that runs south from the downs to Shalfleet and Newtown Bay. The existing Lower Calbourne Mill (LB31) at Newbridge is of 18th century date, altered c1890.
- 7.52 The second of the mills on the Caul Bourne, at Calbourne (LB35), is recorded in Domesday, although the present building and adjacent cottages are of 18th century date. The mill includes important machinery from the 1890s. The mill is open to the public as a working water-power flour mill and rural museum. The farmhouses of several farm groups on the western side of the village are listed, including Lodge Farm (LB36), which is of mid-18th century date and fronted in red brick, and Fullingmills Farm (LB37), which is 17th

century with 18th century alterations. It is described in the survey of the Manor of Swainston and Brighstone of 1630 as “fairley built of stone”. Westover Farm (LB39) is later 18th century; it was formerly the home farm to Westover Park and this is apparent in its different character. The exterior is rendered and scored to imitate masonry.

- 7.53 Westover is another Domesday manor. A new building by Thomas Holmes of Yarmouth is recorded c1760. The present house (LB40), listed grade II*, is of stucco rebuilt in 1813-15 by John Nash for Leonard Troughear Holmes. The group includes a large 18th century stable block, an icehouse, a bridge in the park and a walled garden. The former lodges at the entrances to the park at the north-eastern entrance (LB52) and at Sweetwater Lodge (LB38) on Newport Road are early 19th century cottage orné, as developed and popularised by Nash. Both are thatched, and rubble stone showing self-conscious use of the vernacular of the surrounding villages.
- 7.54 The park at Westover was probably first created in the 1760s, the 1781 History of the Isle of Wight records a park to the east of the house with a main drive from the south. When the house was rebuilt in the early 19th century the park was enlarged and the main approach moved to the north-east. Planting outside the park boundaries included Westover Plantation on the slope of the down and lengths of copses along the south and south-east edges. The character of the park is very enclosed and secluded within the undulating topography and protected by belts of woodland.
- 7.55 The village centre is to the east of Lynch Lane around All Saints Church (LB46) and the rectory on the higher ground. Most of the listed buildings in the village are cottages, of mainly 18th century origin and rubble stone construction and thatched (LB41-45). An important group is at Winkle Street (LB48) along the Caul Bourne. The farmhouses at Witchingberry (LB51) and at Pitts Farm (LB50) are 17th century with 18th century alterations. The group at Pitts Farm includes an 18th century granary. To the north at Five Houses are further groups of farms and cottages of mainly 18th century date (LB54-60). The group at Elm Farm (LB53) includes a dairy and brewhouse. Langbridge is dated 1697 on the right end gable.
- 7.56 To south, at the base of Shalcombe Down on the B3399, is Shalcombe Manor (LB61), listed grade II*. The manor was a grange of Quarr Abbey from 1132 until the Dissolution. One wing of the present house is 16th century or earlier, additions and alterations were made in the late 17th century and again in the 18th and 19th centuries. The group includes an 18th century barn and a former dovecote, which is probably of 16th century date. Close to the complex at the manor is Chessell Farm (LB62), with 18th century farmhouse and cottages of rubble stone.
- 7.57 On the margins of the study area, to the south of the ridge of the downs, Compton (LB63) is another of the Domesday manors. The group includes the farmhouse of late 17th century origin with a datestone of 1678 on a brewhouse, and an 18th century barn and granary. At Brook, on the high down facing south towards the sea, is Brook Hill House (LB64), built 1901-1916 in an

Egyptian-derived style for 2nd Baron Mottistone by Sir Aston Webb, former President of RIBA and Royal Academy. St Mary's church (LB65) at Brook on the lower slopes of the down was originally a 13th century church but was burnt down in 1863 and rebuilt in Early English style.

- 7.58 To the north of the proposals site the settlement of Shalfleet is a designated conservation area around the historic centre, which includes a large number of nationally identified buildings. Shalfleet was originally a small port until the creek silted up in the medieval period, and the planted town of Newtown to the east was created in an attempt to replace it. The historic centre is on the northern edge of the present settlement, around the bridge (LB68) over the point where the Caul Bourne issues into the Newtown River. In the centre of the village, the church of St Michael (LB66), listed at grade I, has a Saxo-Norman tower dated c1070. Opposite is the group around the bridge over the Caul Bourne, including the Old Rectory (LB67) and a number of mainly 18th century cottages (LB70-74), which are similar in pattern to those at the surrounding settlements in the use of rubble stone and thatch. Shalfleet Manor (LB69) to the north is a house with a late 16th century range and 17th century additions. It is listed grade II*.
- 7.59 To the west, between Shalfleet and Yarmouth, the only nationally designated features of interest are the emplacements, shell stores and troop shelter of the coastal battery built in 1938 at Bouldnor and a pillbox, built 1940, in the woodland on a north-west facing slope overlooking the western entrance to the Solent.
- 7.60 Yarmouth Mill (LB76) on Thorley Brook, formerly known as Thorley Mill, may be the site of one of the two tidal mills in the manor in the 13th century. The only part of Yarmouth town to fall within the study area is the south-east edge, which is predominantly recent development. The role of the historic town to the north at the quay and the Henrican artillery castle as a gateway to West Wight is considered in the landscape and visual effects chapter.
- 7.61 The historic landscape of the study area gains coherence and character from the fairly narrow range of building types and common use of similar materials. The 16th and 17th century manor houses of Thorley, Shalcombe, Ningwood and Shalfleet are rebuildings of manors recorded since Domesday, and are buildings of similar date and scale. The large number of cottages included in the statutory lists shows the value of the local vernacular of largely rubble stone construction and thatched roofs.

Assessment of sensitivity

Archaeology

- 7.62 The site is an area of high archaeological potential, based on the evidence of the known sites recorded in the Isle of Wight HER and recent metal detecting finds in the area. These last are in close proximity to the eastern boundary of the site, and imply that this area of West Wight has still to reveal a significant amount of its archaeological resource. Only a very small portion has been identified to date; mainly revealed by the limited pipeline evaluations (TOR 6

and Seaclean sites 8, 9, 14, 15). The analysis of the available aerial photographs indicates a large number of ploughed-out monuments and other crop-marks within the proposals site. The line of the grid connector trench potentially affects a number of these and so has been categorised as of high sensitivity.

- 7.63 The site investigation concentrated on the limited areas of ground disturbance at the turbine locations, access roads and cable trenches (for more detail on the results of these surveys see technical appendix B). It revealed a low level and occurrence of archaeology, or associated finds, of unspecified date. A number of objects were recovered, but all were post-medieval in date. A number of recent land drains were uncovered along with evidence of quarrying. Only three trenches produced features that warranted closer investigation. The undated ditches and gullies uncovered in the hilltop trenches may be an indication of the level of disturbance and impact of post-medieval ploughing to features that may have been much larger when originally constructed. The problem remains that none of these features produced any datable evidence to suggest that they initially served as features within a ‘site’ of archaeological/prehistoric foundation. The results for the turbine locations show few features, in contrast to the surrounding rich archaeological landscape, and recent chance finds. They are therefore categorised as of low sensitivity.
- 7.64 Outside the study area, the surrounding landscape contains many field monuments, in particular Bronze Age barrows on the high ridges of the downs. Most of these are Scheduled Ancient Monuments and therefore of high sensitivity. The barrows tend to be in clusters, with particular groups at Afton Down, single ones along Compton Down, a group at Five Barrows on Brook Down, on Pay Down opposite, another group at Harboro and groups among the Forestry Commission woodland of Brightstone Forest.

Buildings and historic environment

- 7.65 There are no buildings on the site itself. The northern boundary of the site, c1 km from the proposed turbine locations, is lined with a sequence of buildings in the settlements of Thorley, Thorley Street and Wellow. A number of these are of national interest and of high to medium sensitivity. Further north-west, the group at Thorley Manor is of high sensitivity, given the high grade of the listing and the group value and associations of the manor complex as the centre of the manor and parish.
- 7.66 Other buildings of high grade and therefore high sensitivity are the manor houses at Ningwood, Shalcombe and Shalfleet. In addition to their individual value, these are an important group of manor houses of similar date that contribute to the overall character and quality of the historic landscape of West Wight. The later, early 19th century house at Westover designed by John Nash and registered park are also of high sensitivity.
- 7.67 The large number of nationally important buildings at the scattered farmsteads and within the settlements of Thorley, Wellow, Newbridge, Calbourne and Shalfleet are of high to medium sensitivity. Calbourne and Shalfleet are

additionally designated as conservation areas and therefore of medium sensitivity. The overall context of the historic landscape of which the proposals site forms part is also assessed as of medium sensitivity.

Summary of sensitivity

7.68 Table 7.2 provides a summary of the overall sensitivity of cultural heritage receptors in the study area derived from the criteria in figures 7.1 to 7.3.

Receptor	Sensitivity
Archaeology	
Field monument (barrows on downs (SAMs))	High
Turbine locations and contractors' compound	Low/none
Temporary compound and access tracks	Low/medium
Switching station and grid connector trench along Broad Lane	High
Permanent access track	Medium
Listed buildings	
Grade I and II*	High
Grade II	High/medium
Conservation areas	Medium
Registered garden	Medium
Historic landscape context	Medium/low
Table 7.2: summary of sensitivity	

Potential effects

7.69 Elements of the proposals that could result in impacts on cultural heritage in the study area are:

- the construction of temporary and permanent accesses, crane pads, contractors' compound, the presence of the clutter of construction activities, and associated traffic and HGV movements
- the transport of components from the supplier to the site – e.g. any highway improvements required, the potential risk of physical damage to bridges, milestones, roadside buildings
- the erection of the turbines
- associated development; the access roads, perimeter fencing, security, switching station and adjacent car park, underground cabling
- the effects of operation of the turbines, i.e. visibility of turbines, movement, shadow flicker, shadow path, noise
- the continued agricultural use of the land around the turbines
- decommissioning and restoration of the site.

The assessment of effects that follows considers the effect without mitigation. An appropriate programme of mitigation could reduce the severity of an adverse effect or remove it completely.

Effects during construction

Archaeology

- 7.70 Effects on archaeology will occur as a result of direct ground disturbance during the nine-month construction phase. The results of the archaeological evaluations at the site were fed into the iterative process of developing the layout of the six turbines across the site (see the consideration of alternatives, chapter 2); the proposed locations for the turbines and crane pads have therefore been confirmed as areas of no, or very low archaeological sensitivity. The archaeological impact of the excavations required to construct the turbines is therefore not significant.
- 7.71 The underground grid connection to the existing 33 kV overhead line at Thorley runs from the switching station along Broad Lane. The features identified along this route from aerial photographs are of high sensitivity. If unmitigated, the large change resulting from groundworks for cables for the wind farm would result in a very substantial impact on the archaeological resource in this area. Ground disturbance at the identified sites (22, 5, 15, 73, 77) should be kept to a minimum. The switching station is at a location where no archaeological features are currently identified. If unmitigated, the potential large change to any currently unknown archaeological remains could result in a moderate/substantial effect.
- 7.72 The creation of the permanent access tracks to the six turbines (a total length of approximately 3 km, 5 m wide) will require excavation of some areas and import of material in others to raise the present ground level sufficiently to support large vehicular movements. Either of these activities could affect underground archaeology through either ground disturbance or compaction. Three sites, (98, 34, 38) are currently listed on, or in close proximity to the proposed line of the track. For part of its route, to the east from the north/south parish boundary, the track follows the line of a former field boundary. Archaeological features/sites are unlikely to occur along this stretch, as the 5 m wide track will be roughly the width of the former hedgerow and its planting and subsequent removal would have caused some disturbance along its alignment. It can be assumed that this section possess limited potential for hitherto unknown or unidentified sites. The area of greater impact upon the known/suspected archaeological resource is likely to occur between Broad Lane and the parish boundary.
- 7.73 The temporary elements of the scheme are the temporary access track at the corner of Broad Lane and the B3401, and the contractors' compound required during the construction period. These will involve the import of aggregate to create a load-bearing surface. The temporary access track and changes to the corner of Broad Lane will typically consist of a shallow depth of aggregate material with metal mesh matting laid on top, although the final design will be the responsibility of the contractor. Several features are identified in these areas which are assessed as of medium to low sensitivity. The predicted change is small, so the impact will be moderate to slight.

Buildings and historic environment

- 7.74 During the construction period there may be temporary effects on the setting of listed buildings in the villages of Thorley, Thorley Street and Wellow as a result of the visual and other intrusion of construction activities. As the turbines are erected (approximately half-way through the nine-month period of construction) and the commissioning phase commences, these effects will segue into the effects predicted for the operation of the development outlined in detail below.
- 7.75 The proposed route for the transport of materials and the turbine components to the site is along the A3045 from Newport, through Shalfleet, turning off at Ningwood down Station Road, then along the B3401 through Wellow and Thorley Street, to turn off into Broad Lane to access the site opposite the lane to Tapnell Farm. This route passes through a number of historic areas and there is a small potential risk of accidental damage to roadside buildings and features, for example the narrow bridge on the A3045 at Shalfleet. The traffic and transport chapter (chapter 13) should be consulted for further details.

Effects during operation

- 7.76 The proposed development could potentially affect the significance of the identified heritage in the area through the impacts of the visual change on the settings of features or buildings. These changes could result in effects on existing visual connections, for instance between features designed to be intervisible either contemporaneously or through the later use of an existing feature (the prime example of this is the later Anglo-Saxon use of the Bronze Age round barrows on the chalk ridges), or through dominating or incongruous changes to views to or from a feature, or of a feature from another point. The presence of the development itself is also a potential source of effects on the visual qualities of heritage sites through its scale, form, appearance, etc. and through effects on the overall sense of place and character of a historic landscape. Factors affecting how these changes and visual impacts operate at the level of individual buildings or groups of buildings include limits on visibility by topography, localised screening by trees or other development and the effects of distance. The conclusions of the assessments of noise and shadow path/shadow flicker are that no effects are predicted on any buildings so these issues have not been considered further in this assessment.
- 7.77 Once the level of visual change is predicted, its relevance to the setting and therefore cultural significance of heritage features is assessed. Factors determining the extent and character of the setting, including the importance or otherwise of views beyond the immediate curtilage, differ widely for different types of features or buildings. For archaeological sites, such as the Bronze Age funerary monuments along the high downland, visual qualities and their place in the landscape are important to their significance, although they may already be compromised by existing development or land use. For buildings, much will depend on the building type or scale; if some intention to co-opt or dominate a wider area is inherent to a building's significance, for instance for houses with extensive parks or designed landscapes, or where its

visual qualities are important due to its status or architectural qualities. For smaller, more modest buildings, such as the large number of cottages within the study area, the relevant setting will be more confined, although a wider setting can be important for the coherence of a group. The effects of dominance and changes to the sense of place can be exacerbated by the small scale of such buildings.

- 7.78 Relationships from the known functional or historical associations to an area of land, and the ways they are reinforced by topography, are also relevant to the issue of setting. Settlement form can affect that relationship, depending on how settlements developed historically. Most of the villages in the study area are inward looking and long external views are restricted, particularly in the villages of Newbridge and Calbourne on the Caul Bourne. An exception to this is the linear interrupted row form of Thorley and Wellow with the open aspect to the south.
- 7.79 More problematic is the role of the human receptors of changes in cultural significance through the visual impact of wind turbines and the issue of perceptions of wind farms. This is a subjective issue, largely based on an aesthetic judgement of the visual impact of the presence of the turbines themselves, and effects on qualities such as sense of place, tranquillity etc. See the amenity sections in the landscape and visual effects and social and community chapters. Knowledge of the presence of the wind farm, or its appearing and disappearing from view as people travel through the area, even if it is not currently visible, may affect perceptions, if not understanding, of the heritage value of particular sites and of the overall historic landscape.

Archaeology

- 7.80 The several groups of Bronze Age barrows on downs to the south could experience changes to setting as a result of the wind farm development. The barrows were intended to be visible from the lower ground to the north, so intervisibility is part of their significance. A relationship is assumed to the Bronze Age features at the development site, although as these only remain as crop marks a visual setting is no longer relevant. In several cases much of the archaeological setting of the barrows has already been compromised, for instance by the effects of forestry, golf courses etc.
- 7.81 From the group at Five Barrows, on the summit of Brook Down, views to the north are screened by the woodland on Shalcombe Down and the topography places these monuments at the edge of the ZVI for the wind farm. Intervisibility with the site is therefore limited and a slight effect on setting is predicted. The group of barrows on the opposite slope at Pay Down to the east retains intervisibility with the site and views to north. The turbines would interrupt this view so a moderate impact is predicted on this group.
- 7.82 All six turbines will be in clear view from the group of barrows on the horizon at East Afton Down. However, the effect of the turbines on the setting of the barrows is moderated by the effect of the golf course and the distraction of the similar forms of the mounds and bunkers. The effect significance is therefore predicted as slight. The Harboro group on Mottistone Down are on the edge

of the ZVI and woodland to the north and north-west screens views. One of these barrows was used as a beacon site in the medieval period and during the Second World War, implying a relationship with the battery and pill box at Bouldnor. This line of sight is now screened by woodland around both site, but the former link gives an effect significance of slight/moderate. The effect on the other barrows in the group will be slight. Individual barrows on the slopes at Shalcombe Down and Chessell Down are completely screened by woodland, so a slight/negligible effect is predicted.

Buildings and historic environment

- 7.83 The first group of buildings affected are in areas where there are close, open views of the proposals site and where, as well as clear historical and functional associations, the visual catchment including the proposals site is important to the setting and significance of individual buildings. Into this category fall the group at Thorley Manor and church, and St Swithen's Church at Thorley.
- 7.84 The wide definition of the setting of Thorley Manor (LB1) derives from the architectural qualities and statement of status of the grade-II* listed manor house, and the associations with the proposals site as a large part of the former manorial landscape. Some views from the house south to the proposed wind farm will be largely screened by trees, and the turbines are to the east of the line of the main axis south. From the north at Thorley Bridge, however, the grouping of the house and the church will be viewed against the background of the turbines. The visual change brought about by the presence of the wind turbines will lead to an appreciable difference in the setting of the manor house group. A substantial/moderate effect is predicted.
- 7.85 The new St Swithen's Church (LB7) was founded to serve the linked settlements of Thorley, Thorley Street and Wellow, in a belated response to the shift of settlement in the early 16th century away from the manor house. From the façade of the church there are direct views across the proposals site towards the downs, with very little screening by trees or hedgerows. These views are relevant to the setting of the church, given the geographical position in the village and its role as a place of worship, and there is also an associational link to the old church and the manor house. The change in setting is appreciable and a substantial effect is predicted.
- 7.86 The next category of potential effects are on buildings and areas where the wind farm will be directly visible either close to or slightly more distant, where the visual catchment is less important to the setting of individual buildings but there are clear functional and historical associations with the proposals site. These are mainly the surrounding farms and the villages of Thorley, Thorley Street and Wellow.
- 7.87 Tapnells Farm (LB17) was established when the common land of Thorley on the downs was enclosed in the later 16th century. The farm therefore has close historical association to the land beyond the old and important division of Broad Lane. Views from the south-west of the farm complex in its valley setting are also important. Some large modern barns partially screen the complex from the east, but given the proximity of the site, the turbines will be

highly visible from approaches to the farm. The visual change from the turbines results in a moderate/substantial effect on setting.

- 7.88 Prospect Cottage (LB18) is on the rising slope above the site of proposed turbines. The cottage faces east, and there is woodland on the south and west sides, but views are uninterrupted to the north. There will be clear, close range views of the turbines from the cottage, and from the surrounding landscape, and the route of the Hamstead trail through the site the cottage will be seen with the turbines in the foreground or background. Given the proximity of the wind farm, the visual dominance by the turbines results in a moderate/substantial effect.
- 7.89 At Churchills Farm (LB19) the existing 17th century buildings have their origins in an older medieval farming landscape. The rooftop is visible from the proposals site, with woodland to the east, south and north. The high enclosure wall at the west end of house provides a secluded setting. Given the proximity of turbines (c.700 m to the west), a moderate/substantial effect is predicted.
- 7.90 At Thorley, Thorley Street and Wellow the aspect is mainly south towards the proposals site on the higher ground rising towards the downs, although a number of individual buildings are aligned at right angles to the road. Most historic buildings are 17th or 18th century in date and therefore form a loose group of largely similar date and common origin. The turbines will be visible across the open land at c.1 km distance from much of the village. Buildings with particularly close views are Lilac Cottage (LB6), which fronts onto the road and across the proposals site, and at the eastern end of the village the group close to the millennium green (Southview and Post Office, and Sixpenny Cottage (LB11 and 12)). The clear intervisibility of the proposals is predicted to result in a moderate/substantial effect on the setting of these groups. The switching station is located at the site entrance on Broad Lane c1km from the village. It is not predicted to have an effect independently of the dominant structures of the wind turbines.
- 7.91 The Old Rectory (LB5) is aligned north/south, with the entrance on the western side. The effect of this alignment, the screening by surrounding trees and the housing of Holmfield Avenue to the south is to screen the building from the proposed wind farm. A moderate effect is predicted. Goldings (LB3) lies to the west of the array of turbines, separated from the proposals site by its independent position and orientation to the east. Some screening is provided by hedgerows and the housing of Holmfield Avenue. A slight/moderate effect on setting is predicted. Tattells (LB4) benefits from the similar screening effect of the development to the south, and will also see a slight/moderate effect. At Rossiters (LB16) at the eastern edge of Wellow the effect will also be slight/moderate, given the orientation of the building with the entrance front to the west and the screening effects of surrounding hedgerows and buildings. Lee Farm and Upper Lee (LB8 and 9) have a separate and independent setting on the other side of Thorley Brook, with the line of the village between them and the proposals site. Trees and hedgerows provide some additional screening. A slight effect on setting is predicted.

- 7.92 The next category is areas and buildings where historic or functional links to the proposals site are weaker, but from where there will be some views of the turbines, and views are potentially relevant to the building's setting for its visual qualities due to high status/grade. These areas are the farm and manor complexes of Ningwood and Dodpits immediately to the east. Ningwood was a separate manor in existence at Domesday. The Manor house (LB21) is listed at grade II*, and, given the status and architectural quality of the house, its priority in landscape can be assumed. The house and related buildings are well screened from development to the south west by trees and housing although, given the difference in the height of the land, the tops of the turbines may be visible above the trees and rooftops. A slight effect is predicted. Ningwood Manor Farm faces south-west towards the proposals site and the downland beyond. Most lower views are screened by hedgerows. A slight/moderate effect on setting is predicted.
- 7.93 Dodpits House is set within fairly extensive tree cover. The L-shaped house is arranged alongside Dodpits Lane with the main focus towards the entrance front facing north. Therefore, although the turbines will be clearly visible to the east of the house through the trees, the effect of that visibility on the setting of the building will be slight.
- 7.94 The next category of potential effects is on more distant buildings, where views may be partially or wholly screened, and where there is no strong historical or functional link to the proposals site, but where the turbines are potentially important in views of the buildings from recognised viewpoint or routes. This applies to the hamlet of Shalcombe c1.5 km to the south of the turbines. The group at the grade II* house at Shalcombe Manor (LB61) is well screened from the proposals site by the trees and walls surrounding the house and by the topography of its location in a dip between the downs. The group at Chessell Farm (LB62) is similarly well screened, with few views of the group of buildings available from the roads and a close horizon of the hills between Shalcombe and Wellow. The predicted effect on setting through changes to views is therefore slight. However, the turbines will be clearly visible in views of the manor from the important route and viewpoints on the ridges of the downs, so the significance of effect is increased to slight/moderate.
- 7.95 The main settlements in the study area are more distant areas, where views may be wholly or partially screened and where there is no strong historical or functional link to the proposals site to give those views particular relevance to setting. Effects are more generally on visual quality and sense of place. The village of Newbridge is separated from the site by the undulating topography. The inward looking and enclosed settlement form of the small scale cottages reflects the historical focus of the village on the Caul Bourne. The effect of this topography and the extensive tree cover is that there are very few clear views to the west. A slight/negligible effect is predicted for all the listed buildings in Newbridge.

- 7.96 Calbourne has few historic associations or links with the proposals site c2.5 km away. The nationally important buildings in the village are mainly small scale cottages and former farms, where the relevance of views to the setting of specific buildings is limited. The main village is well screened from views to the west by woodland blocks and copses and there are no direct views. A slight/negligible effect is predicted for historic buildings in Calbourne. To the west of the village, the group at Calbourne Mill and the farmsteads along the Caul Bourne are within a well defined and coherent setting. The effect of the proposals on the buildings and conservation area at Calbourne will be slight/negligible.
- 7.97 The group of buildings and the park at Westover (LB40) is a designed landscape in which the composition of views is integral to the qualities, and therefore the extent of the relevant setting. The park was created in the early 19th century when the existing house was rebuilt to a design by John Nash. The park is secluded in a dip in the topography, with belts of tree planting along the higher ground at the edges. A slight/negligible effect is predicted on the group at Westover.
- 7.98 Shalfleet, at c3 km distance, has no functional or historical links to the land of the proposals site. The main focus of the village is on the river to the north, the former port. The topography and trees effectively screen the village from views to the south-west. The effect of any available views of the wind farm on the qualities of the historic buildings in Shalfleet is slight/negligible. The effect on the character and appearance of the conservation area will also be slight/negligible.
- 7.99 To the south of the ridge of the downs the study area covers the groups of buildings at Compton and Brook. No effect is predicted on the settings of these buildings as they are wholly screened and separated from the proposed wind farm by the downs. Although there may be points along the top of the downs where the villages and the turbines can be seen together, this visual effect will not have an impact on the settings of the buildings given the absence of relevant historical or functional links.
- 7.100 The landscape and visual effects assessment identified two potentially important changes to views outside the 3.5 km study area defined for the assessment. One is from Newtown to the north where visual changes could affect the setting of the range of features and buildings remaining from the medieval planted town of Francheville, largely destroyed by the French raid of 1377, and the rebuilt Newtown. Large areas where the burgage plots and layout of the medieval town remain are scheduled monuments, mainly owned by the National Trust. The hamlet of Newtown includes a number of nationally important buildings, including the town hall built c1699 that is listed at grade II*. The array of the turbines are likely to be highly visible to the south against the background of the downs. Although there are no historical or functional links to give views to the south particular relevance to the setting of the group of buildings and features at Newtown, because of the importance of the area for recreation and heritage-based tourism and the importance to that of its aesthetic qualities, tranquillity and sense of place, the

effect of the visibility of the turbines is potentially significant. A moderate/slight effect is therefore predicted. A second potentially significant effect is to views from the coast path west of Gosport across the Solent towards Osborne House, in which from a point at Stokes Bay the turbines will be directly aligned with the house. Given the high sensitivity of Osborne House and estate, and the importance of views of the house from a wide area, this minor change in views results in an effect of slight/moderate significance.

- 7.101 In addition to effects on the settings of individual nationally important buildings, the proposed wind farm could have potentially significant effects on the character and qualities of the historic landscape of West Wight as a whole. The area from which turbines will be visible and distinguishable is defined in the ZVI in the landscape and visual effects assessment. The historic landscape of this area is generally focused around manors and villages of a similar scale and with a narrow range of building types and common materials. Given the topography of West Wight, and the ridges of the downs affording long range views across the Island, the turbines will be a presence in many views. How discordant that presence is, and how far it detracts from the qualities and appreciation of the historic landscape, is a largely subjective issue.

Effects during decommissioning

- 7.102 The wind farm has an operational design life of 25 years, after which the turbines will be decommissioned and the site returned to wholly agricultural use. This entails removal of all above ground elements of the wind farm and removal of foundations to a depth of 600 mm and restoration of the soil surface. There will be no effects on archaeology during this phase, as no new areas of ground will be disturbed. The effect on the setting of buildings and areas through the visual change from the removal of the turbines will be to reverse the effects of the original development of the wind farm. An unknown quantity, possibly altering the significance of this, is the effect of any changes in perceptions of wind farms over time.

- 7.103 The predicted effects before mitigation are summarised in table 7.3.

Receptor	Sensitivity	Magnitude of change	Impact
<i>Archaeology</i>			
SAMs	High	Small/negligible	Slight/moderate
Turbine locations	Low/none	Negligible	None
Switching station and grid connection	High	Large	Very substantial
Permanent access	Medium	Large	Substantial
Temporary access	Medium/low	Large	Moderate
<i>Listed buildings</i>			
Grade I and II* - Thorley, Thorley Street, Wellow	High	Medium	Moderate/ \substantial
Grade II* - Ningwood, Shalcombe	High	Small/negligible	Slight/moderate

Grade II – Thorley, Thorley Street, Wellow	High/ medium	Small	Moderate/slight
Grade II – Newbridge, Calbourne, Shalfleet	High/medium	Small/negligible	Slight/none
Conservation areas	Medium	Small/negligible	Slight/none
Registered garden	Medium	Small/negligible	Slight/none
Historic landscape context	Medium/low	Medium/low	Moderate

Table 7.3: summary of predicted effects

Mitigation

- 7.104 A range of mitigation measures is proposed to avoid, reduce or offset the predicted adverse effects on archaeology at the site. No design modifications or further micro-siting of the turbines within the site is necessary in light of the investigations that have taken place to date. A programme of archaeological works in tandem with the initial site preparation and construction phase is proposed to offset adverse effects by recording any archaeological features that may be disturbed by the construction of the other elements of the wind farm; the temporary compound, grid connection, permanent access track and switching station.
- 7.105 A Written Scheme of Investigation (WSI) for archaeological mitigation works will be prepared in close consultation with the County Archaeology Service. It is expected that a site archaeologist will be required to monitor all phases of the construction process, and be responsible for ensuring that these works do not destroy any previously unknown and unidentified archaeological finds or features on the site. The project archaeologist may be obliged to produce written guidelines for use by all construction contractors, outlining the need to avoid causing unnecessary damage to archaeological sites or features
- 7.106 The landscape and visual effects chapter explains the measures taken to mitigate the visual impact of the wind farm, predominantly through changes to the height, layout and spread of the turbines. The mitigation possible to reduce the visibility of the turbines is limited, given the nature of the development and requirements of the technology for energy generation from wind.

Residual effects

- 7.107 Any adverse impacts on the archaeological resource can be fully mitigated through the programme of archaeological investigation and recording detailed above. The necessary archaeological evaluation and excavation is in itself a destructive process, but the information gained and potential additions to knowledge of the archaeology of the area is a beneficial residual effect.
- 7.108 The mitigation possible to reduce the effects on settings of historic buildings and on the historic landscape generally is very limited. The residual effects on historic buildings therefore remain as assessed.

7.109 The residual effects are summarised in table 7.4.

Significant residual effect	Receptor sensitivity	Impact magnitude	Nature	Duration	Significance	Certainty
Potential improvements in knowledge of the archaeology of the site gained from investigations	High/medium	Medium/small	Beneficial	Long term	Moderate/substantial	Reasonable
Effects on settings of historic buildings and areas	High/medium	Medium/none	Adverse	Short term	Moderate/substantial – none	Reasonable
Effect on historic landscape of West Wight	Medium	Medium/none	Adverse	Short term	Moderate/none	Reasonable

Table 7.4: residual effects

Cumulative effects

7.110 The visual impacts of the proposed wind farm on the overall historic landscape of West Wight could act in combination with the effects of the three turbines at Cheverton Down 5.5km to the south east. The landscape assessment shows the ZVIs coincide in very few places; these are mainly points along the chalk downs, where both groups of turbines will be a presence in views. How discordant that presence is, and how far it detracts from the qualities and appreciation of the historic landscape, is a largely subjective issue.