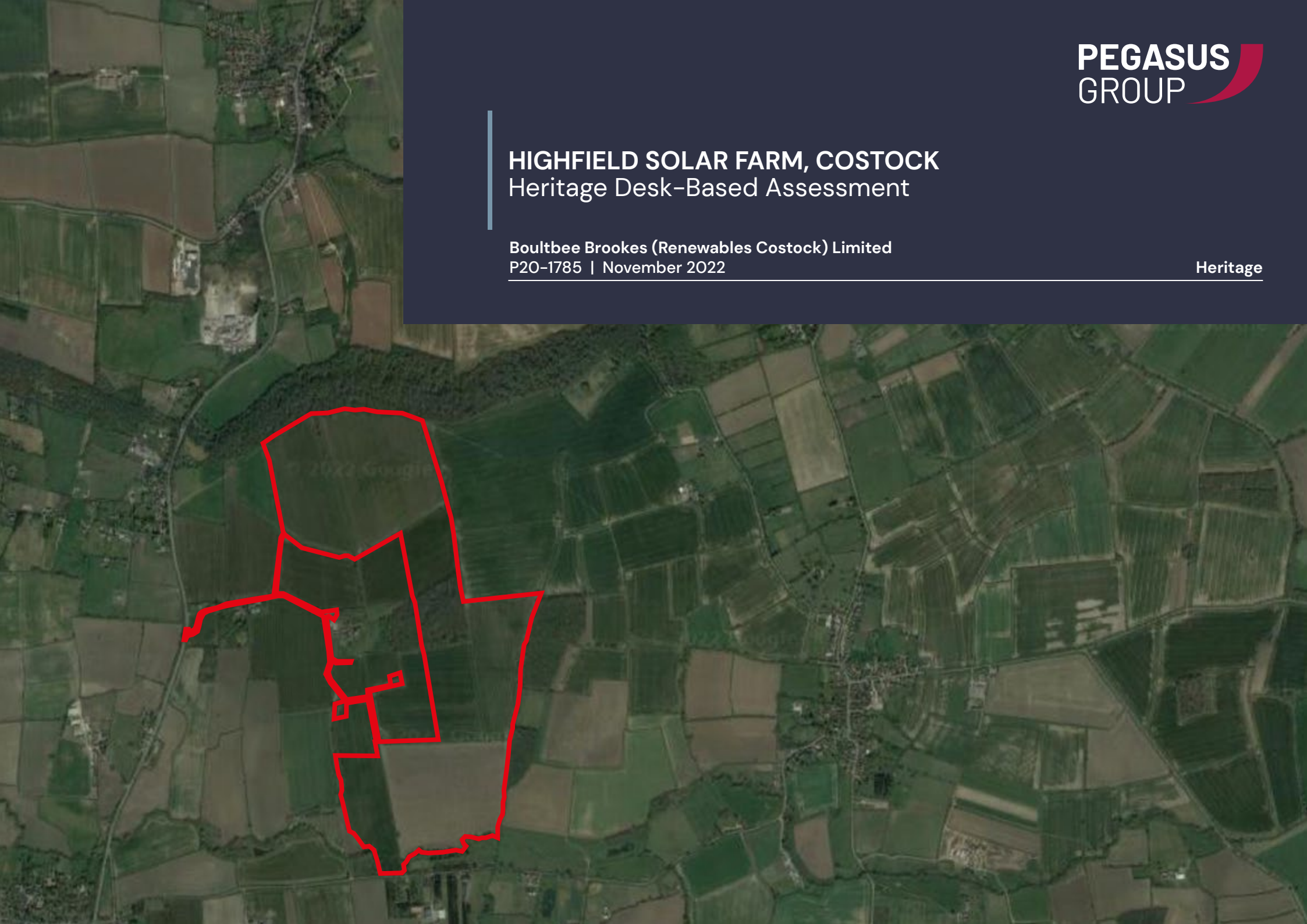


## **HIGHFIELD SOLAR FARM, COSTOCK** Heritage Desk-Based Assessment

Boulton Brookes (Renewables Costock) Limited  
P20-1785 | November 2022

Heritage



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**DESIGN** | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

# HERITAGE DESK-BASED ASSESSMENT

## HIGHFIELDS SOLAR FARM, COSTOCK, NOTTINGHAMSHIRE

### ON BEHALF OF: BOULTBEE BROOKES (RENEWABLES COSTOCK) LIMITED

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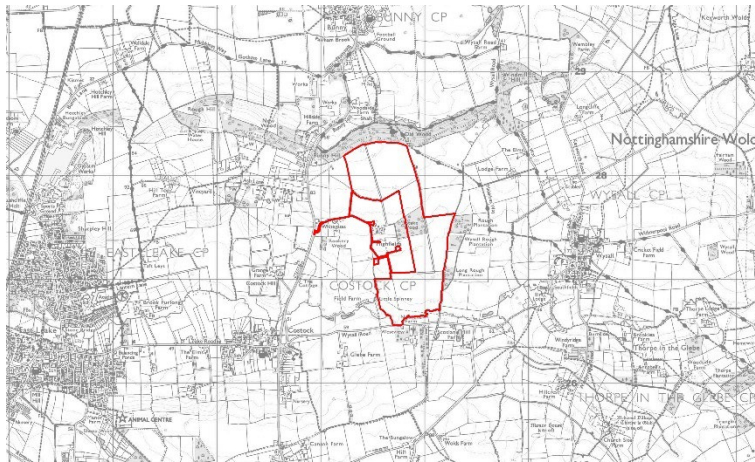
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# 1. Introduction

- 1.1 Pegasus Group have been commissioned by Boulthbee Brooks (Renewables Costock) Limited to prepare a Heritage Desk-Based Assessment to consider the proposed solar farm development at land at Highfields Farm, Costock, Nottinghamshire as shown on the Site Location Plan provided at Plate 1.



*Plate 1: Site Location Plan*

- 1.2 This Heritage Desk-Based Assessment provides information with regards to the significance of the historic environment and

archaeological resource to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF<sup>1</sup>) which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*<sup>2</sup>

- 1.3 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment and archaeological resource, following paragraphs 199 to 203 of the National Planning Policy Framework (NPPF), any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.
- 1.4 As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be *"proportionate to the asset's importance"*<sup>3</sup>.

<sup>1</sup> Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

<sup>2</sup> MHCLG, *NPPF*, paragraph 194.

<sup>3</sup> MHCLG, *NPPF*, paragraph 194.

## 2. Site Description and Planning History

2.1 The proposed development site henceforth referred to as 'the site' is an area of land located to the northeast of the village of Costock in Nottinghamshire. The site is composed of four parcels of land. The largest of these comprises parts of eight agricultural fields, part of an area of woodland identified as 'Intake Wood' on mapping, an area of garden and a series of trackways. The remaining three parcels of the Site are located in close proximity to the largest parcel and are composed of three areas of agricultural fields. The site totals an area of approximately 81.55 hectares of land which is irregularly shaped in plan.

2.2 To the north of the proposed development site is a mix of agricultural land and woodland named as Bunny Old Wood. The site bound to the east by the A60 (Bunny Hill) and agricultural land. To the south the site abuts Wysall Road and further agricultural land and plantations. To the site's east is further agricultural land and plantations. The site surrounds Holy Cross Convent and its associated gardens, grassland and woodland.

2.3 The site's internal boundaries are formed by a mixture of post and wire fencing, hedgerows, ditches and slight banks. The site's external boundaries are similarly composed.

### Proposed Development

2.4 The solar farm would consist of solar PV panels placed on metal

arrays arranged in rows, allowing for boundary landscaping, perimeter fencing and access. The PV panels will be laid out in rows across the site in east-west orientation, to face the south at 15-25 degrees from the horizontal to maximise efficiency, with a maximum height of approximately 3m.

2.5 Plant and other equipment to support the generation of electricity is located around the site, adjacent to internal tracks to ensure access can be achieved to these for maintenance purposes.

### Planning History

2.6 A review of the recent planning history records held online by Rushcliffe Borough Council has indicated a number of applications which relate to elements within the proposed site:

- **11/00195/FUL – Farm house with triple carport - Land To North East Of Highfields Farm Loughborough Road Costock Nottinghamshire – Application withdrawn 13<sup>th</sup> June 2011; and**
- **11/00208/FUL – Exotic bird breeding aviary - Land To North East Of Highfields Farm Loughborough Road Costock Nottinghamshire – Application withdrawn 13<sup>th</sup> June 2011**

2.7 The above applications relate to proposals to introduce a replacement complex for Highfields Farmhouse within the central northern portion of the site. The applications were



withdrawn prior to determination. Additional planning applications include:

- **14/01082/FUL - Reception and office building and car parking ; parrot aviary ; goat barn - Memorial Wood Pet Crematorium Highfields Farm Nottingham Road Costock Nottinghamshire LE12 6XE – Refused 12<sup>th</sup> June 2014;**
- **14/01084/OUT - New farm dwelling - Memorial Wood Pet Crematorium Highfields Farm Nottingham Road Costock Nottinghamshire LE12 6XE – Refused 7<sup>th</sup> August 2014, Appeal dismissed;**
- **13/00150/AGRIC – Lean-to-extension to grain store – Lean East Of White Gates Bunny Hill Costock Nottinghamshire – Prior approval not required;**
- **11/01391/AGRIC - Lean-to extension to existing barn - Land East Of White Gates Bunny Hill Costock Nottinghamshire LE12 – Prior approval not required;**
- **10/00894/CMA - Construction of pet crematorium and associated offices - White Gates Bunny Hill Costock Nottinghamshire LE12 6XE – No objection; and**
- **10/00633/FUL - Extension to provide grain store and general purpose store building - White Gates Bunny Hill Costock Nottinghamshire LE12 6XE – Application**

#### **Permitted 15<sup>th</sup> June 2010.**

- 2.8 These applications refer to the pet crematorium contained within the site's eastern extent and the area which surrounds it. Heritage was not stated as a reason for refusal or appeal dismissal in any of the above applications.



# 3. Methodology

3.1 The aims of this Heritage Desk-Based Assessment are to assess the significance of the heritage resource within the site, to assess any contribution that the site makes to the heritage significance of the surrounding heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant. This assessment considers the archaeological resource, built heritage and the historic landscape.

## Sources

3.2 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for information on designated heritage assets;**
- **The Nottinghamshire Historic Environment Record (HER) for information on the recorded heritage resource and previous archaeological works;**
- **The Costock Conservation Area Appraisal as prepared by Rushcliffe Borough Council;**
- **The Bunny Conservation Area Appraisal as prepared by Rushcliffe Borough Council;**
- **The Wysall Conservation Area Appraisal as prepared by Rushcliffe Borough Council;**

- **Archival sources, including historic maps and aerial photographs available online; and**
- **Online resources including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.**

3.3 For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 1 and maps illustrating the resource and study area are included as Appendix 3.

3.4 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

3.5 Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

## Site Visit

3.6 A site visit was undertaken by a Heritage Consultant from Pegasus Group on 24<sup>th</sup> May 2021, during which the site and its surrounds were assessed. Selected heritage assets were

assessed from publicly accessible areas.

- 3.7 Although weather conditions varied during the site visit, the visibility on this day was clear enough to establish visible relationships. Surrounding vegetation was in full leaf at the time of the site visit, and thus the potential screening that this affords was also considered when assessing potential intervisibility between the site and surrounding areas.

### Assessment of significance

- 3.8 In the NPPF, heritage significance is defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*<sup>4</sup>

- 3.9 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*<sup>5</sup> (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It

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<sup>4</sup> MHCLG, *NPPF*, pp. 71-72.

<sup>5</sup> Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>6</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

advise understanding the nature, extent, and level of significance of a heritage asset.

- 3.10 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.<sup>6</sup> These essentially cover the heritage 'interests' given in the glossary of the NPPF<sup>7</sup> and the online Planning Practice Guidance on the Historic Environment<sup>8</sup> (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

- 3.11 The PPG provides further information on the interests it identifies:

- **Archaeological interest: "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."**
- **Architectural and artistic interest: "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the**

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28-32.

<sup>7</sup> MHCLG, *NPPF*, p. 71.

<sup>8</sup> Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

**design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”**

- **Historic interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>9</sup>**

- 3.12 Significance results from a combination of any, some or all of the interests described above.
- 3.13 The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,<sup>10</sup> advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.
- 3.14 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

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<sup>9</sup> MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

<sup>10</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>11</sup> MHCLG, *NPPF*, p. 72.

#### Setting and significance

- 3.15 As defined in the NPPF:

*“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>11</sup>*

- 3.16 Setting is defined as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>12</sup>*

- 3.17 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

#### Assessing change through alteration to setting

- 3.18 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*<sup>13</sup> (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation

<sup>12</sup> MHCLG, *NPPF*, p. 71.

<sup>13</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017).

of “what matters and why”.<sup>14</sup>

- 3.19 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.
- 3.20 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.
- 3.21 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement

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<sup>14</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017), p. 8.

(referring to an earlier Court of Appeal judgement)<sup>15</sup>:

*Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”*

*Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”*

#### Levels of significance

- 3.22 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the

<sup>15</sup> *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

3.23 In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance, as identified in paragraph 200 of the NPPF, comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;**
- **Designated heritage assets of less than the highest significance, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and**
- **Non-designated heritage assets. Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning**

<sup>16</sup> MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

**decisions, but which do not meet the criteria for designated heritage assets”.**<sup>16</sup>

3.24 Additionally, it is of course possible that sites, buildings or areas have ***no heritage significance***.

#### Assessment of harm

3.25 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.26 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;**<sup>17</sup> and
- **Less than substantial harm. Harm of a lesser level than that defined above.**

3.27 With regards to these two categories, the PPG states:

*“Within each category of harm (which category applies should be explicitly identified), the extent of*

<sup>17</sup> *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

*the harm may vary and should be clearly articulated.*<sup>18</sup>

- 3.28 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.
- 3.29 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.
- 3.30 It is also possible that development proposals will cause ***no harm or preserve*** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.<sup>19</sup>
- 3.31 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".<sup>20</sup> Thus,

<sup>18</sup> MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

<sup>19</sup> *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

- 3.32 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3.
- 3.33 It should be noted that this key document also states that:
- "Setting is not itself a heritage asset, nor a heritage designation..."*<sup>21</sup>
- 3.34 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.
- 3.35 With regards to changes in setting, GPA 3 states that:
- "Conserving or enhancing heritage assets by taking their settings into account need not prevent change".*<sup>22</sup>
- 3.36 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special

<sup>20</sup> Historic England, *GPA 2*, p. 9.

<sup>21</sup> Historic England, *GPA 3*, p. 4.

<sup>22</sup> Historic England, *GPA 3*, p. 8.

regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.<sup>23</sup>

#### Benefits

- 3.37 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.
- 3.38 As detailed further in Section 6, the NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.
- 3.39 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.
- 3.40 The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

*"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the*

*National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*

*Examples of heritage benefits may include:*

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation."*<sup>24</sup>

- 3.41 Any 'heritage benefits' arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

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<sup>23</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

<sup>24</sup> MHCLG, *PPG*, paragraph 020, reference ID: 18a-020-20190723.



## 4. Planning Policy Framework

- 4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to the protection of the historic environment.

### Legislation

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,<sup>25</sup> which provides statutory protection for Listed Buildings and Conservation Areas.

- 4.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*<sup>26</sup>

- 4.3 In the 2014 Court of Appeal judgement in relation to the

Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*<sup>27</sup>

- 4.4 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 202 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.<sup>28</sup>

- 4.5 With regards to development within Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability*

<sup>25</sup> UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

<sup>26</sup> *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

<sup>27</sup> *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

<sup>28</sup> *Jones v Mordue* [2015] EWCA Civ 1243.

*of preserving or enhancing the character or appearance of that area.”*

- 4.6 Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.
- 4.7 Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.<sup>29</sup> Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.8 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>30</sup>

### **National Planning Policy Guidance**

#### The National Planning Policy Framework (July 2021)

- 4.9 National policy and guidance is set out in the Government’s

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<sup>29</sup> UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

- 4.10 The NPPF sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 4.11 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in

<sup>30</sup> UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.12 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

*"Plans and decisions should apply a presumption in favour of sustainable development.*

*For plan-making this means that:*

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

*For decision-taking this means:*

- a. approving development proposals that accord with an up-to-date development plan without delay; or*
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*<sup>31</sup>

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<sup>31</sup> MHCLG, NPPF, para. 11.

4.13 However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

*"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change."*<sup>32</sup> (our emphasis)

4.14 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.15 Heritage Assets are defined in the NPPF as:

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*<sup>33</sup>

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<sup>32</sup> MHCLG, *NPPF*, para. 11, fn.7.

<sup>33</sup> MHCLG, *NPPF*, p. 67.

<sup>34</sup> MHCLG, *NPPF*, p. 66.

4.16 The NPPF goes on to define a Designated Heritage Asset as a:

*"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."*<sup>34</sup>

4.17 As set out above, significance is also defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*<sup>35</sup>

4.18 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 195 that:

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*<sup>36</sup>

<sup>35</sup> MHCLG, *NPPF*, pp. 71-72.

<sup>36</sup> MHCLG, *NPPF*, para. 195.

4.19 Paragraph 197 goes on to state that:

*"In determining planning applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness."*<sup>37</sup>

4.20 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*<sup>38</sup>

*"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting),*

*should require clear and convincing justification. Substantial harm to or loss of:*

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*<sup>39</sup>

4.21 Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

4.22 In the context of the above, it should be noted that paragraph 201 reads as follows:

*"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

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<sup>37</sup> MHCLG, NPPF, para. 197.

<sup>38</sup> MHCLG, NPPF, para. 199.

<sup>39</sup> MHCLG, NPPF, para. 200.

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*<sup>40</sup>

4.23 Paragraph 202 goes on to state:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*<sup>41</sup>

4.24 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

*"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better*

*reveal its significance) should be treated favourably."*<sup>42</sup>

4.25 Paragraph 207 goes on to recognise that *"not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance"*<sup>43</sup> and with regard to the potential harm from a proposed development states:

*"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."*<sup>44</sup> (our emphasis)

4.26 With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*<sup>45</sup>

4.27 Footnote 68 of the NPPF clarifies that non-designated assets of

<sup>40</sup> MHCLG, *NPPF*, para. 201.

<sup>41</sup> MHCLG, *NPPF*, para. 202.

<sup>42</sup> MHCLG, *NPPF*, para. 206.

<sup>43</sup> MHCLG, *NPPF*, para. 207.

<sup>44</sup> Ibid.

<sup>45</sup> MHCLG, *NPPF*, para. 203.

archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

4.28 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

4.29 As set out later in this Report, it can be demonstrated that the proposals would serve to largely preserve the heritage significance of Highfields Listed Building. Thus, planning permission should be granted as per the requirements of paragraph 38 which state that:

*"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisions-makers at every level should seek to approve applications for sustainable development where possible."*<sup>46</sup>

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<sup>46</sup> MHCLG, NPPF, para. 38.

#### National Planning Practice Guidance

4.30 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

4.31 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

4.32 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

*"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*<sup>47</sup>

4.33 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF.

<sup>47</sup> MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.



It goes on to state:

*"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."* <sup>48</sup> (our emphasis)

### **Local Planning Policy**

- 4.34 Planning applications within Costock are currently considered against the policy and guidance set out within the Rushcliffe Borough Council's Local Plan Part 2: Land and Planning Policies (adopted 8<sup>th</sup> October 2019). Relevant policies contained within this document comprise:

### **"POLICY 28 CONSERVING AND ENHANCING HERITAGE ASSETS**

1. *Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.*

2. *Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:*

*a) the significance of the asset;*

*b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;*

*c) whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;*

*d) whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;*

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<sup>48</sup> MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

*e) whether the proposals would contribute to the long-term maintenance and management of the asset; and*

*f) whether the proposed use is compatible with the asset.”*

**"POLICY 29: DEVELOPMENT AFFECTING  
ARCHAEOLOGICAL SITES**

*1. Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.*

*2. Where archaeological remains of significance are identified permission will only be granted where:*

*a) The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or*

*b) When in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation, recording and for the post-excavation analysis, publication, and archive deposition of any findings (to be undertaken by a suitably qualified party), provided that it can be clearly demonstrated that there are wider public benefits of the development proposal which outweigh harm to heritage assets of archaeological interest in line with NPPF requirements.”*

## 5. The Historic Environment

5.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2 Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix 'ENT' and HER 'monument' numbers have the prefix 'MNT'.

5.3 A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1, 2 and 3 in Appendix 3.

### **Previous Archaeological Works**

5.4 No previous archaeological works have been recorded within the proposed development site and none have been recorded in the site's immediate vicinity. The nearest archaeological activity is recorded approximately 340m away from the proposed development site.

5.5 Nottinghamshire Historic Environment Record (HER) have stated that archaeological events have generally been poorly recorded historically within the county and may not appear on datasets or otherwise be mapped inaccurately.

5.6 The results of archaeological works outside of the site's immediate vicinity are discussed below, where relevant to the potential archaeological resource of the site.

### **Topography and geology**

5.7 The topography of the site generally slopes downwards from north to south. The highest point of the site, which abuts Bunny Old Wood is at approximately 91m above Ordnance Datum (AOD). The lowest point of the site, at the site's southern extent adjacent to Wysall Road which is at c.55m AOD.

5.8 The geology of the proposed development site has been mapped by the British Geological Society (BGS<sup>49</sup>) which identifies the bedrock and superficial geology of the site. The bedrock geology of the entirety of the site is recorded as interbedded mudstone and limestone of the Barnstone Member.

5.9 There is no superficial geology over the majority of the site apart from a small band of alluvium in the vicinity of a small stream which runs adjacent to the site's southern boundary. Alluvium holds some inherent potential to preserve palaeoenvironmental remains although there is no evidence to indicate that there are any remains of palaeoenvironmental interest within the site.

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<sup>49</sup> bgs.ac.uk

## Archaeological Baseline

### Prehistoric (pre-43 AD)

- 5.10 No previous archaeological works have been recorded within the proposed development site. There are three isolated instances of prehistoric remains in the site's wider 1km study area.
- 5.11 The nearest of these to the site comprise a spotfind of a Bronze Age spear tip found in isolation approximately 820m east of the site (HER ref. MNT5451). The find was identified as mid-to-late Bronze Age by Leicester Museum.
- 5.12 A second spotfind of a flint scraper, recorded approximately 1km west of the site, is noted within the HER dataset, recorded in 1980 (HER ref. MNT33). The scraper was found in a clay pit at Bunny and dated between the mid-Palaeolithic and late Bronze Age.
- 5.13 The only other known prehistoric record identified within the site's 1km study area comprises a flint blade recorded approximately 1km northwest of the site (HER ref. MNT10952). The blade, found in the 1980s was confirmed to originate from between the Neolithic and Bronze Age.

### Romano-British (AD 43 - 410)

- 5.14 No Romano-British remains have been identified within the site in HER datasets or any other means, however a concentration of Roman remains have been identified approximately 400m north of the site.

- 5.15 The site of a Roman well which was found (and partially destroyed) during clay blasting (HER ref. MNT12432, MNT13). The remains of the well contained black burnished ware, mortaria and greyware pottery, various animal bones, a leather shoe sole, wooden stakes, mollusc shells, wood lice and seeds, two fragments of querns and a roof shingle. The pottery dates between the AD 250 and AD 300. A speculative ritual use for the well was identified due to the volume and breadth of various animal bones found within the well.

- 5.16 The site of a Roman corn drying kiln was also recorded in this area during topsoil stripping (HER ref. MNT12433, MNT14). The feature was identified from a quern fragment, concentration of grain and a possible beam slot in association with 3<sup>rd</sup> century AD pottery. No evidence of associated buildings was recorded during topsoil removal.

- 5.17 Further Romano-British findspots were recorded in the vicinity of the above features comprising fragments of samian ware and parts of a barbotine (slip-painted) beaker (HER ref. MNT228). The bowl of a bronze spoon was also recorded during ground clearance in this area in advance of quarrying works.

- 5.18 No other assets considered to be definitively Romano-British in origin have been identified within the study area in Nottinghamshire HER datasets.

### Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.19 No early medieval or medieval remains have been identified within the proposed development site in HER datasets.

5.20 Within the site's study area, the possible site of a moated grange has been identified in an area approximately 520m to the site's southwest (HER ref. MNT12442, MNT8893, MNT32). Irregular mounds and a stream meander (thought to be the remains of a moat) are identified as physical evidence for a medieval moat and two fields known as the "Granges" indicate that this area was the remains of an early grange.

5.21 The only other instance of medieval activity identified in HER datasets comprises spotfinds of medieval pottery and the bowl of a clay pipe recorded approximately 400m north of the site (HER ref. MNT7857).

5.22 The site is located approximately equidistant between Costock, Bunny and Wysall – all of which are settlements recorded in the Domesday Book of 1086 as established settlements. It was highly likely that the Site was formed by common grazing land for the surrounding settlements.

## Post-medieval (1540 – 1900) and Modern (1901 – present)

## The Site

5.23 The site is detailed on the Grange Leys and High Fields – Costock or Cortlingstock Tithe Map dating to the 1843 (see Plate 2). At this time the proposed development site was comprised of 18 parcels of land – 17 of which were in agricultural use and one wooded. Whilst the tithe map’s accompanying apportionments normally detail the site’s usage, those for the ‘District of High Fields’ name provide field names rather than usages. Only one of these field names identifies the land use as ‘meadow’ whilst

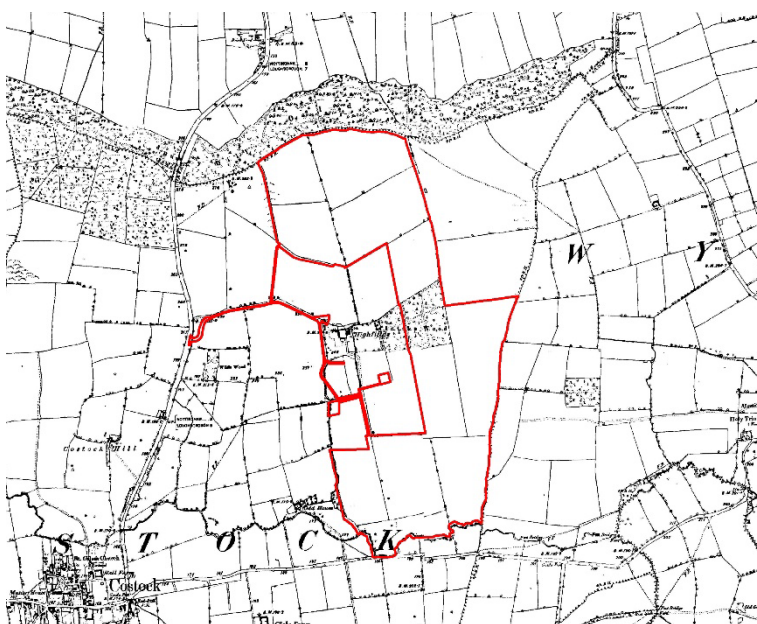
the remaining parcels of land are in unspecified use – likely meadow, pasture or arable land. The wooded area within the site is likely orchard based on the description of the adjacent parcel of land at Highfields farm.



*Plate 2: Grange Leys and High Fields - Costock or Cortlingstock Tithe Map of 1843 (image courtesy of The Genealogist)*

5.24 The Tithe Map's apportionment also details the ownership and tenancy of the site during this period. The ownership of the entirety of the site and much of the surrounding land is named as the 'Right Honorable George Augustus Henry Anne Parkyns', the 2<sup>nd</sup> Baron Ranciffe. George Parkyns owned extensive amounts of land and was a politician, succeeding to the

baronetcy of his grandfather which included the inheritance of Bunny Hall and the manor of Bunny in 1806. The tenancy of the site is divided by two parties; Thomas and John Wilde are recorded as the occupier of the majority of the proposed development site whilst the occupier of the four northwesternmost parcels are recorded as the Executors of the late John Oldershaw.



*Plate 3: Ordnance Survey Map of 1884 (image courtesy of Landmark Information Group)*

- 5.25 The site appears on the Ordnance Survey Map of 1884 (see Plate 3), which shows a number of alterations within the site. The removal of some internal boundaries within the northern half of the site between the earlier and later 19<sup>th</sup> century is depicted.

Several boundaries were also removed within the southern half of the site and the remaining boundaries were straightened. At this time, the site comprises 15 parcels (or part parcels) of land and the established boundaries broadly align with the current site layout.



*Plate 4: Pumping House within the site on the 1922 Ordnance Survey Map (image courtesy of National Library of Scotland)*

- 5.26 The proposed development site contains one post-medieval feature identified in HER datasets. This comprises the site of a pumping house within the centre of the northern extent of the site (see Plate 4) constructed between the start of the 20<sup>th</sup> century and 1920 (HER ref. MNT12541, MNT138). The pumping house is marked as disused during on mapping dating to the 1970s and appears to have been demolished shortly after. The area where the pumping house once stood is now overgrown



and appears to have subsequently been used for storing waste (see Plate 5). No other post-medieval or modern remains have been identified in HER datasets within the proposed development site.



*Plate 5: Former site of pumping house - containing a copse, scrap metal and a broken trailer*

5.27 Further change within the site during the 20<sup>th</sup> and 21<sup>st</sup> centuries is limited compared to the state of the site in plan from the 1884 Ordnance Survey map. Briefly, these changes comprise:

- **the creation of a Pet Crematorium within the western extent of the site in the early-21<sup>st</sup> century;**
- **The removal of a site boundary in the site's southern extent during the later-20<sup>th</sup> century;**

**and**

- **The installation of one pylon for overhead powerlines in the southern extent of the site during the mid-20<sup>th</sup> century.**

#### Study Area

5.28 The nearest instance of recorded post-medieval or modern features to the proposed development site is Highfields, a Grade II Listed Building (NHLE ref. 1260277). Highfields and the land in its immediate vicinity is surrounded by the proposed development site. The potential impact of the proposed development to the heritage significance of Highfields Listed Building is considered in detail in the *Settings Assessment* below.

5.29 The majority of the other post-medieval and modern features recorded within 1km of the proposed development site are related to extractive works to the north of the site. The nearest instance of clay and gypsum extractive works identified from historic mapping is approximately 330m north of the site.

5.30 Other post-medieval and modern features within the site's 1km study area comprise:

- **A concrete Pillbox at Costock approximately 770m west-southwest of the site (HER ref. MNT10402);**
- **The landscaped park at Bunny Hall c.850m north of the site (HER ref. MNT26789);**
- **Cherry Tree Cottage and Attached Outbuildings**



**Grade II Listed Building approximately 990m southwest of the site (NHLE ref. 1241950); and**

- **The site of a maltings approximately 950m southwest of the site (HER ref. MNT277, MNT12660**
- **A barn at Hall Farmhouse c.1.05km southwest of the site (HER ref. MNT24198).**

Undated

- 5.31 Instances of undated archaeological features recorded within the site's 1km study area are related to historic extractive works. Extractive works recorded to the east, southeast and south are generally recorded through historic mapping or placename evidence and are therefore considered more likely to date from the post-medieval or medieval periods. Remains to the north of the Site were found in close proximity to both Roman and Post-medieval remains and are therefore most likely to date to the one of these periods.
- 5.32 A circular cropmark and linear cropmark have been recorded approximately 790m north-northwest of the site (HER ref. MNT15). A second possible ring ditch has also been identified in this area through aerial photography, but these features have not been dated through archaeological means. These remains may represent agricultural enclosures or a settlement site which, based on their form in plan, is mostly likely dated to the prehistoric or Romano-British periods.
- 5.33 Undated earthworks at Wysall and Costock between 950m and

1km away various comprise ditches, building platforms, earth banks and hollows. These are mostly likely representative of earlier, medieval settlement at these locations.

**Statement of Archaeological Potential and Significance**

- 5.34 Limited amounts of known prehistoric activity have been recorded within the site's study area through various spotfinds. These do not indicate that there was any particular focus for activity within the site during any prehistoric period. The potential for significant archaeological remains dating to any prehistoric period within the site is therefore low.
- 5.35 A concentration of Roman finds approximately 400m north of the site may represent the site of a settlement or villa in the vicinity of Bunny. There is no evidence to suggest that such remains extend into the proposed development site and therefore the potential for significant remains from this period within the Site is low.
- 5.36 The site of a possible grange is recorded to the within the site's study area. Further, the site is located approximately equidistant between Costock, Bunny and Wysall – all of which are settlements recorded in the Domesday Book of 1086 as established settlements. It is considered likely that the site would have formed part of the agricultural hinterland of one of these settlements during the medieval period. No evidence of any medieval archaeological remains, such as ridge and furrow earthworks, is present within the site.
- 5.37 The site has been in agricultural use from at least the early/mid-

19<sup>th</sup> century and is likely to have been in a similar use for some time prior to this. Remains of former field boundaries and the pumping house identified within the site are unlikely to be of heritage significance. The potential for significant archaeological remains dating to the post-medieval or modern period is low.

## 6. Setting Assessment

6.1 Step 1 of the methodology recommended by the Historic England guidance GPA 3 (see Methodology above) is to identify which heritage assets might be affected by a proposed development.

6.2 Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.

6.3 Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

### Step 1

6.4 Assets in the vicinity identified for further assessment on the basis of proximity, intervisibility and potential for a functional historic relationship comprise:

- **Highfields Grade II Listed Building (NHLE ref. 1260277);**
- **Wysall Conservation Area; and**
- **Costock Conservation Area**

6.5 Bunny Conservation Area was excluded from a detailed settings

assessment due to the distance between the site and the conservation area as well as the intervening topography and woodland from Bunny Hill and Bunny Old Wood respectively.

### Step 2

#### Highfields Grade II Listed Buildings (NHLE ref. 1260277)

6.6 Highfields is a Grade II Listed Building which was first designated on 2<sup>nd</sup> May 1986. Highfields was designed and constructed in 1729 as a Dower House for Sir Thomas Parkyns of Bunny Hall. It was later converted for use as a farmhouse, the change of use is considered likely to have been prior to 1843 based on tenancy records on tithe mapping. Highfields was converted into a guest house associated with Holy Cross Convent in the early 21<sup>st</sup> century.

6.7 The building itself is constructed mostly of red brick stretchers and blue brick headers whilst the dressings are built in a mix of yellow brick and ashlar rubble. The mansard roof of Highfields is bell canted and dates to the 20<sup>th</sup> century. Casement windows for the house are generally dated to the 20<sup>th</sup> century and vary in form though mostly under segmental arches. "Sir T. Parkyns A.D. 1729" is inscribed in blue brick under the house's eaves.

6.8 The Listed Building is currently contained within the Holy Cross Convent complex. To the building's northwest is a separate

farmhouse building set within its own garden which appears to have been built in the early 20<sup>th</sup> century. To the building's immediate west are convent structures constructed to replace agricultural outbuildings in 2010. To the immediate north, east and south of the Listed Building are gardens and scrubland associated with the convent. The proposed development site is located beyond Highfields' immediate surrounds in all directions.

- 6.9 The Listed Building is not readily appreciable from publicly accessible areas. The nearest public footpath to the asset runs southeast from the near the site's most northerly extent passing within approximately 830m of the asset. Roads to the east and south of the asset do not have pavements and have 50mph and 60mph speed limits respectively thus whilst travelling along these roads, the ability to appreciate Highfields from these roads is limited.



*Plate 6: View looking south towards Highfields (circled in red) from within the northern extent of the site*



*Plate 7: View looking southwest towards Highfields from land adjacent the site*

- 6.10 From within the proposed development site there is some visibility to the Listed Building although these views are partially screened from hedgerows and boundaries when viewed from the north (see Plate 6 and Plate 7) and south. There is strong screening from Intake Wood which limits visibility to the assets from the eastern extent of the site. Views to the assets from within the site's western extent are partially screened by other buildings in the convent complex (see Plate 8).
- 6.11 As a Grade II Listed Building, Highfields is a designated heritage asset of less than the highest significance as defined by the NPPF. The significance of the building is primarily derived from

the building's own built form and fabric which retains notable historic features from its original construction in the 18<sup>th</sup> century and from its 20<sup>th</sup> century alterations which have already been described. These architectural features, from which Highfields derives most of its heritage significance, are of architectural value. Due to the building's origins as a Dower House associated with Sir Thomas Parkyns, the Listed Building is also considered to be of some historic value.



*Plate 8: View looking east-southeast towards Highfields (circled in red) from within the site*

- 6.12 Setting also contributes towards the heritage significance of Highfields Listed Building. The contribution made by setting to the asset's overall heritage significance is considered to be



lesser than the contribution made by the built form of the Listed Building itself.

- 6.13 Bunny Hall – the seat of the Parkyns Baronetcy and Grade I Listed Building constructed in 1720 is located approximately 2.1km north of Highfields. As Sir Thomas Parkyns was responsible for the construction of Highfields to act as a Dower House for Bunny Hall, Highfields and Bunny Hall have an associative historic connection. As Bunny Hall and Highfields are located on opposite sides of Bunny Hill and away from public rights of way, there is no visual connection between these assets. However, this historic connection is considered to contribute a minor amount towards the historic value of Highfields Grade II Listed Building
- 6.14 The construction of the current High Fields in 1729 is presumed to have replaced the earlier structure however it was constructed as a Dower House as part of the Parkyns baronetcy. Dower Houses, built as the residence of a widow, may have large grounds/gardens although generally do not have large parklands as associated with manorial seats. There is no evidence which indicates that the Dower House had any gardens or grounds and further, any grounds that may have once been extant are no longer legible within the landscape. Therefore, the historic functional link between the site, as agricultural fields, and the Listed Building's use as a Dower House is weak.

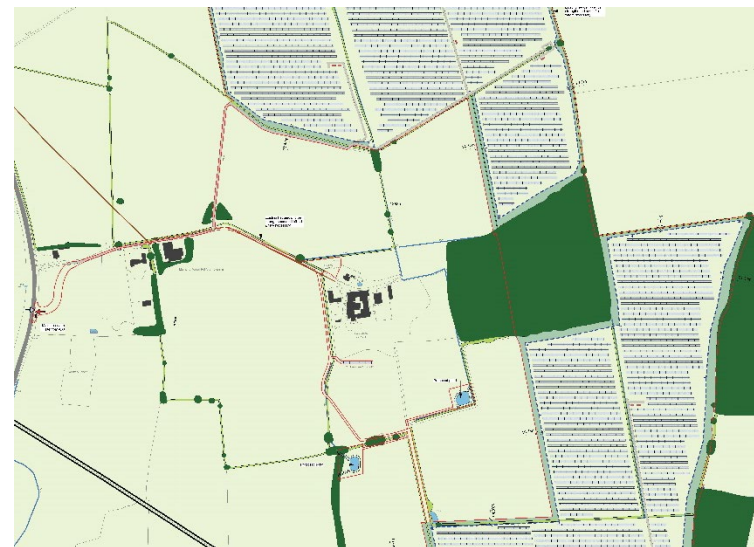
Landowners	Occupiers	Quantity referring to the Plan	Name and Description of Lands and Premises
The Right Honorable George Augustus Henry Anne Parkyns Baron Randelph	Wilde Thomas & John	21	House Close
		22	Parsons Close
		23	Deve Close
		24	Stackyard Close Building & Paddock
		25	Richard Paddock
		26	Bottom Thrifty Field
		27	Middle Thrifty Field
		28	Great Thrifty Field

Plate 9: Extract of the tithe apportionment identifying Highfields within a paddock and stackyard (outlined in red)

- 6.15 Highfields was later converted into use as a dwelling house, likely becoming a farmhouse. This is attested to by the Costock or Cortlingstock tithe map apportionment which details the Listed Building and the site tenanted to Thomas and John Wilde – though still owned by the Parkyns family (see Plate 9). From at least the early/mid-19<sup>th</sup> century the Site and Listed Building therefore have a functional link. The construction of convent buildings and removal of agricultural outbuildings during 21<sup>st</sup> century has diminished the ability to appreciate the Listed Buildings historic agricultural function.
- 6.16 The historic functional connection between the Site and Highfields is limited by the intent of design and construction of the building as a Dower House and the site's historic use as agricultural land. Despite the lack of functional relationship between the Dower House and site, the aesthetic qualities of the site's agricultural nature would have been desirable upon the

house's construction. The Listed Building's later use as a farmhouse indicates a functional link between the house and the Site. The intelligibility of this link has been subsequently diminished through the conservation of the building into a convent. Overall, the proposed development site is considered to contribute a very minor amount to the heritage significance of Highfields Grade II Listed Building through setting.

- 6.17 The proposed development layout (Plate 10) retains agricultural land surrounding the Listed Building to preserve the sense of isolation associated with the historic high-status dwelling and former farmhouse. The solar arrays proposed in the fields more distant from the Listed Building are anticipated to be screened by hedgerows and intervening built form in views from the Listed Building. The proposed development is therefore not anticipated to result in any harm to the heritage significance of Highfields Grade II Listed Building through changes to setting.



*Plate 10: Extract from proposed development layout*

Wysall Conservation Area

- 6.18 The Wysall Conservation Area, centred around the village of Wysall, was first designated in 1990. Its current Conservation Area Appraisal and Management Plan was adopted by Rushcliffe Borough Council in September 2010. The Appraisal and Management document identifies and details the special character and distinctiveness of the conservation area.
- 6.19 The Conservation Area contains five Listed Buildings comprising:
- **Church of the Holy Trinity Grade I Listed (NHLE ref. 1259980);**
  - **Manor Farmhouse Grade II Listed (NHLE ref. 1259992);**



- **Manor House Farmhouse Grade II Listed (NHLE ref. 1242535);**
- **The Nook Grade II (NHLE ref. 1242480); and**
- **Rectory Farmhouse Grade II Listed (NHLE ref. 1242479).**

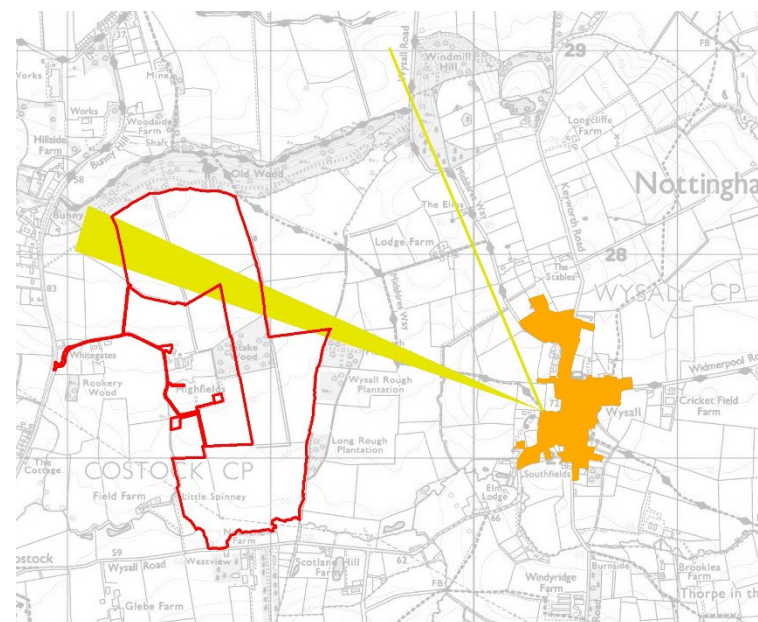
6.20 Further 'key unlisted buildings' and positive open spaces are also identified within the conservation area appraisal and management document.

6.21 As a conservation area, Wysall Conservation Area is considered to be a designated heritage asset as defined by the NPPF. The heritage significance of Wysall Conservation Area is primarily derived from the historic buildings (including Listed buildings identified above) and the open spaces within the conservation area's boundary. The setting of the conservation area also contributes towards its heritage significance although this is to a lesser degree than the features within the Conservation Area.

6.22 The landscape setting of the conservation area is considered within the Appraisal and Management Plan document. This setting can broadly be defined as a countryside setting characterised by its varying topography and large arable fields with hedgerow divides. The views to the countryside from the fringes of the conservation area as well as such views on the approach to the village represent preserved instances of historic rural approaches to the village. These are considered to contribute towards the historic value of Wysall Conservation Area through setting.

6.23 At least eight key views and vistas identified within the conservation area appraisal and management plan comprise either vistas towards the open countryside or look towards notable features within the conservation area with the countryside as a backdrop.

6.24 The north-eastern extent of the proposed development site is contained within the splay of a view cone located at the central-western extent of the conservation area which looks northwest. Visibility towards the site from this view cone is likely to be curtailed slightly Rough Plantation between the two (Plate 11).



*Plate 11: Vista (area contained between gold lines) identified in the Wysall Conservation Area Appraisal; the shading roughly represents areas screened by plantations*

6.25 Development within the northern extent of the proposed development site would introduce built form to a portion of long-distance views from the aforementioned viewpoint. This would constitute a minor change to this view which would primarily still retain its open countryside character.

6.26 The proposed development site would therefore not be anticipated to result in any harm to the heritage significance of the Wysall Conservation Area through changes to its setting.

#### Costock Conservation Area

6.27 Similarly to the Wysall Conservation Area, Costock Conservation Area was first designated in 1990 by Rushcliffe Borough Council. The conservation area appraisal and management plan was adopted by the council in September 2009. The Costock Conservation Area and Management Plan identifies the key characteristics and issues regarding the heritage significance of the conservation area.

6.28 Costock Conservation Area contains seven Listed Buildings which comprise:

- **The Manor House Grade II\* Listed (NHLE ref. 1260272);**
- **Fulwell Farm House Grade II Listed (NHLE ref. 1260276);**
- **Cherry Tree Cottage and Attached Outbuildings Grade II Listed (NHLE ref. 1241950);**
- **White House Grade II Listed (NHLE ref. 1241945);**

- **The Hall Farmhouse Grade II Listed (NHLE ref. 1241943);**
- **Church of St Giles Grade II Listed (NHLE ref. 1241924); and**
- **Pomerania (NHLE ref. 1241941).**

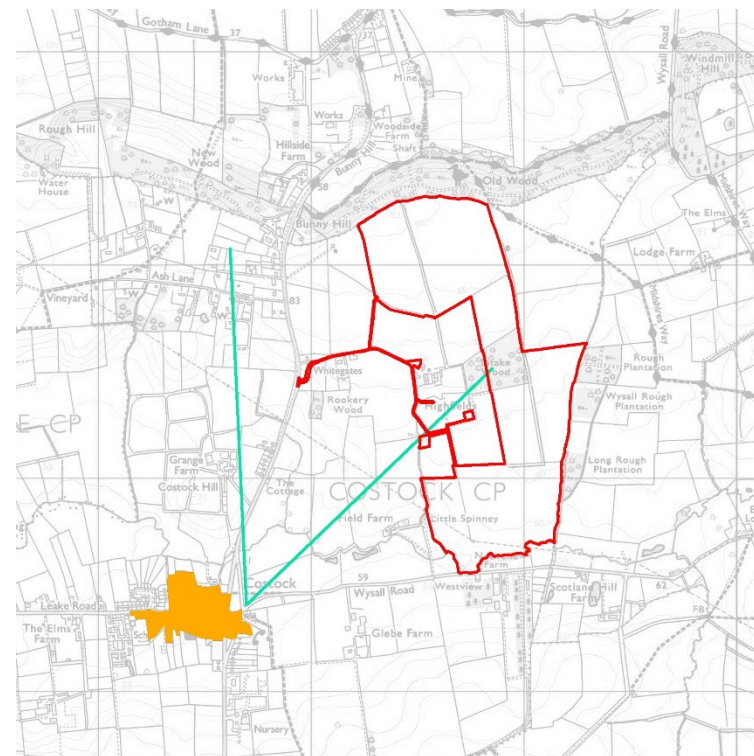
6.29 Furthermore, the conservation area appraisal documents identify and highlight a number of unlisted buildings which the appraisal considers to contribute towards its townscape and heritage significance.

6.30 There are few open spaces within Costock Conservation Area which are considered to form part of the conservation area's special character and distinctiveness. Despite this, trees and hedgerows as well as brick walling used to delineate property boundaries are notable features within the public realm of the conservation area.

6.31 The special character and heritage significance of Costock Conservation Area is primarily tied to the overall townscape features of the town of Costock. This includes the conservation area's historic street layout, building material, historic buildings and boundary treatments as well as views to these features. These features are considered to form the bulk of the conservation area's historic and architectural values. Archaeological remains recorded within the village, comprising single prehistoric burial and post-medieval agricultural remains contribute a minor amount of archaeological value to the Costock Conservation Area.

- 6.32 Setting is also considered to contribute towards the heritage significance of Costock Conservation Area though this contribution to significance is lesser compared to those features detailed above.
- 6.33 One aspect of the setting of the conservation area which contribute towards its heritage significance comprises the open countryside surrounds of the town. This is largely composed of large arable fields divided by large hedgerow boundaries. Views looking in to and out from the conservation area are largely against a backdrop of agricultural land. These views echo the historic approaches to the town and are therefore considered to contribute to the heritage significance of the Costock Conservation Area through setting.
- 6.34 Other aspects of the setting which contribute towards heritage significance of the Conservation Area include the site of a skirmish to the south of the village in 1644 during the English Civil War. The records of the battle in close proximity to the Conservation Area are considered to contribute a minor amount to the conservation area's significance through setting.
- 6.35 One key view/vista view cone identified within the Costock Conservation Area Appraisal and Management document is directed partially towards the proposed development site. This viewpoint is located approximately 50m east of the conservation area boundary and looks north/northeast (Plate 12). This area includes approximately the northern half of the proposed development site which, at its closest point, is 960m northeast

of the viewpoint.



*Plate 12: Viewcone (turquoise) from Costock Conservation Area (orange) towards the site (red)*

- 6.36 The proposed development, primarily composed of solar panel arrays, would introduce built form into one vista identified within the Costock Conservation Area Appraisal and Management Plan. Due to the distance between the site and viewpoint this would be considered to constitute a moderate change to this view although it would retain its primarily undeveloped countryside nature.

- 6.37 This change to a long-distance view would not be considered to result in any harm to the overall heritage significance of the Costock Conservation Area through changes to setting.

# 7. Conclusions

## Archaeological Resource

- 7.1 There is limited evidence for any archaeological remains within the site dating to any prehistoric period or the Romano-British period. The potential for significant archaeological remains dating to these periods is therefore low.
- 7.2 There is no evidence to indicate the Site was a focus for activity during the early medieval or medieval period. The potential for significant archaeological remains within the site is therefore low.
- 7.3 The site is considered likely to have been in agricultural use during much of the post-medieval and modern periods. The potential for significant archaeological remains dating to either of these periods is low.

## Setting Assessment

- 7.4 Highfields Grade II Listed Building is surrounded by the proposed development site. Highfields, originally constructed as a dower house, and the site both formed part of the Parkyns baronetcy's landholdings from 1729. Highfields' conversion to a

farmhouse provides a functional historic connection between the asset and site although this former relationship has been diminished by the establishment of a convent at Highfields. The proposed development is stepped-away or otherwise screened from this Listed Building to preserve a sense of the building's historic isolation. It is therefore anticipated that the proposed solar development would not result in any harm to the heritage significance of Highfields Grade II Listed Building through changes to its setting.

- 7.5 The site is located between 950m – 1km away from conservation areas at Bunny, Costock, and Wysall and may appear in long distance views from the Costock and Wysall conservation areas. Development of the site would be anticipated to result in some minor changes to some long-distance views from within these conservation areas however this would not be anticipated to result in any harm to the heritage significance of any of these three conservation areas through changes to setting.

# Sources

## Legislation and Policy Guidance

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Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, February 2019).

Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

UK Public General Acts, *Planning and Compulsory Purchase Act 2004*.

## Court and Appeal Decisions

*Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697.

*Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin).

*R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

*Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Jones v Mordue [2015] EWCA Civ 1243.

### **Cartographic Sources**

1843          Grange Leys and High Fields, Costock or Cortlingstock Tithe Map and Apportionment

1884          Ordnance Survey Map 1:10,560

1922          Ordnance Survey Map 1:2,500

### **Online Sources**

[Bgs.ac.uk](http://Bgs.ac.uk)

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[Nawcat.nottinghamshire.gov.uk](http://Nawcat.nottinghamshire.gov.uk)

[Opendomesday.org](http://Opendomesday.org)

[Holycrosschc.org.uk](http://Holycrosschc.org.uk)



# Appendix 1: Gazetteer of Heritage Data

## Heritage Data

### HER Event Data

Ev UID	Name	Event Type
ENT1775	Field observations at The Granges, Costock by Colquhoun	EVS
ENT1776	Field Observation at The Granges, Costock parish	EVS
ENT2721	Casual find in Wysall parish	EVS
ENT331	Field observations at The Granges, Costock by Seaman	EVS
ENT332	Casual find in Bunny parish	EVS
ENT459	Field observation: Listed Buildings Card for fountain, Newstead Abbey	EVS
ENT1097	Casual find at Bunny	EVS
ENT281	Excavation at brickyard in Bunny	EVT
ENT318	Field observations in Bunny parish by Colquhoun	EVS
ENT433	Field Observations at Top Cross, Linby by Seaman	EVS
ENT526	Casual finds from Bunny	EVS
ENT4101	Field Survey of The Long Field Bunny Park	EVS

## HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MNT33	L33	Flint scraper from Bunny parish	FINDSPOT	Palaeolithic to Bronze Age
MNT10952	L11079	Flint blade found in Bunny	FINDSPOT	Neolithic to Bronze Age
MNT5451	L5511	BA Spear tip, Wysall	FINDSPOT	Bronze Age
MNT12433	M14	Roman corn drying kiln, near well, Bunny	CORN DRYING KILN?	Roman
MNT12432	M13	Roman well in Bunny parish	WELL	Roman
MNT13	L13	Remains of a Roman well, Bunny	WELL; WALL; WELL SHAFT (NCC)	Roman
MNT14	L14	Roman material from topsoil near well, Bunny	BEAM SLOT; ARTEFACT SCATTER	Roman
MNT228	L228	Roman pottery and spoon, Bunny	ARTEFACT SCATTER	Roman
MNT8893	L8984	Placename evidence from the Granges, Costock	PLACE NAME	Medieval
MNT12442	M32	Possible site of moated grange, Costock	GRANGE?	Medieval
MNT7857	L7928	Med-P Med finds from near Roman well, Bunny	ARTEFACT SCATTER	Medieval to Post Medieval
MNT26978	MNT26978	Find Scatter recovered by metal detecting in Long Field, Bunny Park	ARTEFACT SCATTER	Medieval to Post Medieval
MNT18571	M10395	HIGHFIELDS	DOWER HOUSE	Post Medieval to Modern
MNT26789	MNT26789	Park at Bunny Hall	LANDSCAPE PARK	Post Medieval to Modern

Mon UID	Pref Ref	Name	Mon Type	Period
MNT18572	M10396	CHERRY TREE COTTAGE AND ATTACHED OUTBUILDINGS	HOUSE; OUTBUILDING	Post Medieval to Modern
MNT24198	M16486	BARN AT HALL FARMHOUSE	HOUSE	Modern
MNT10402	L10514	Pillbox at Costock	STRUCTURE	Modern
MNT12541	M138	Pumping house in Costock	PUMP HOUSE	Modern
MNT138	L138	Pumping house in Costock parish	MAP DEPICTION	Modern
MNT277	L277	Documentary reference to Maltings, Costock	DOCUMENTARY REFERENCE	Modern
MNT12660	M277	Maltings, Costock	MALTINGS?	Modern
MNT12536	M133	Brickworks in Bunny parish	BRICKWORKS?	Modern
MNT12537	M134	Clay pits, Bunny	CLAY PIT	Modern
MNT12538	M135	Silver Seal Mine gypsum works, Bunny	GYPSUM WORKS	Modern
MNT133	L133	Works, Bunny	BUILDING	Modern
MNT134	L134	Old clay pits and associated buildings, Bunny - map depiction	MAP DEPICTION	Modern
MNT135	L135	Silver Seal Mine, Bunny - map depiction	MAP DEPICTION	Modern
MNT263	L263	Stone Pit Plantation, Wysall	PLACE NAME	Unknown
MNT12539	M136	Quarry in Bunny parish	QUARRY	Unknown
MNT136	L136	Quarry, Bunny - map depiction	MAP DEPICTION	Unknown
MNT32	L32	Earthworks in field in Costock parish	MOAT; MOUND	Unknown

Mon UID	Pref Ref	Name	Mon Type	Period
MNT7807	L7878	Earthworks at Hill Side Farm, Bunny	HOLLOW WAY; HOLLOW; BANK (EARTHWORK)	Unknown
MNT12562	M160	Quarry, Costock parish	QUARRY?	Unknown
MNT160	L160	Hachures, possible quarry, Costock	MAP DEPICTION	Unknown
MNT7796	L7867	Earthworks W of Nottingham Road, Costock	LYNCHET; DITCH; MOUND; POND	Unknown
MNT10047	L10147	Linear Banks at Wysall	RIDGE AND FURROW; HOLLOW; TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT12706	M347	Quarry, Wysall	QUARRY?	Unknown
MNT15	L15	Circular cropmark feature and linear cropmark feature, Bunny	LINEAR FEATURE; RING DITCH	Unknown
MNT17036	M7878	Quarry, Hill Side Farm, Bunny	QUARRY	Unknown
MNT7795	L7866	Low bank and building platform, Costock	BUILDING PLATFORM; BANK (EARTHWORK)	Unknown
MNT12652	M263	Stone Pit Plantation, Wysall	STONE QUARRY?	Unknown
MNT161	L161	Pit, Wysall	PIT	Unknown

Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1260277	Highfields	II	458582	327473.3608
1241950	Cherry Tree Cottage and Attached Outbuildings	II	457677	326308.3608

## Appendix 2: Designation Descriptions



# HIGHFIELDS

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1260277

Date first listed:

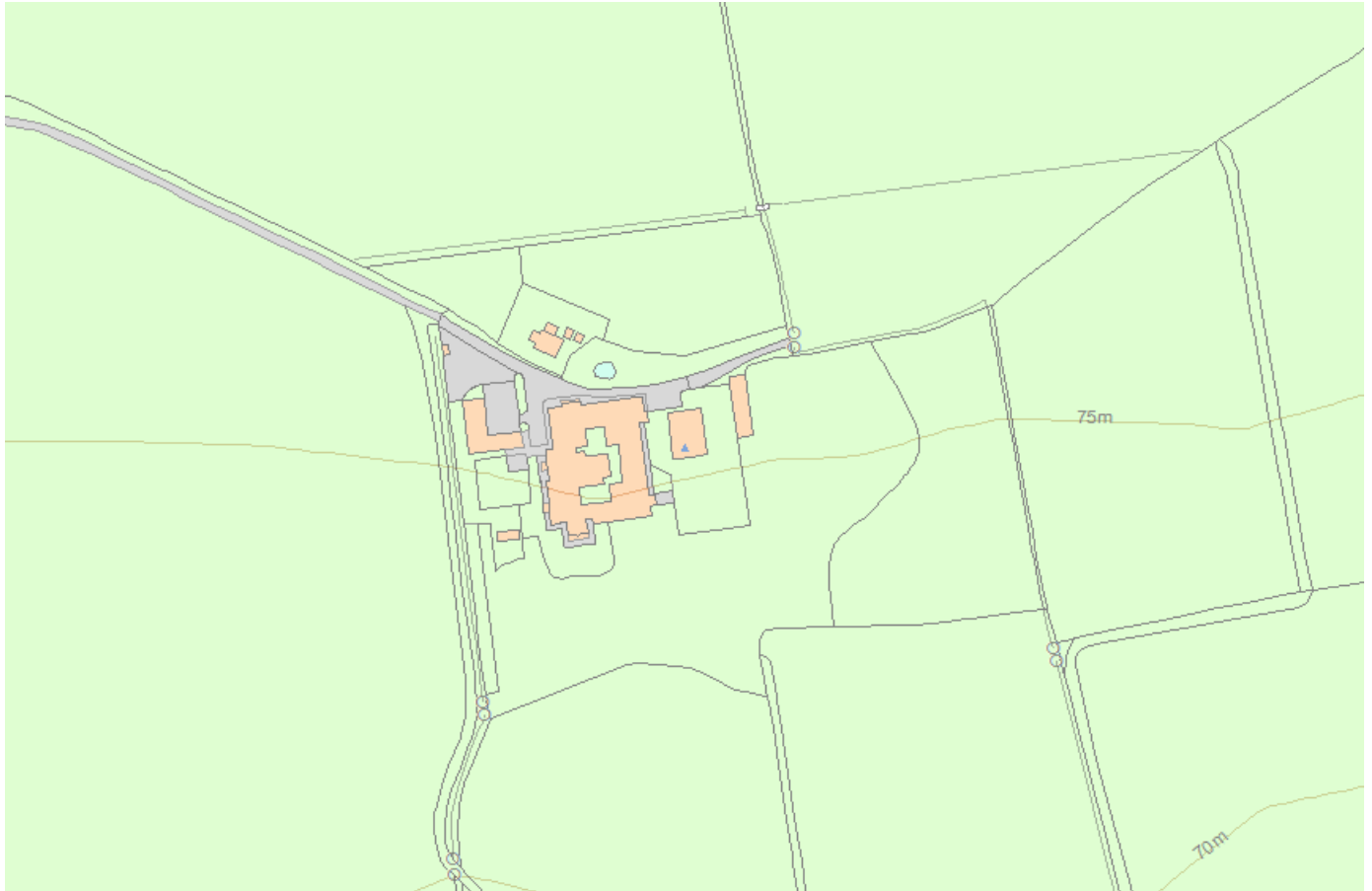
02-May-1986

Statutory Address:

HIGHFIELDS, NOTTINGHAM ROAD



# Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1260277.pdf**

([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/391709/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/391709/HLE_A4L_Grade|HLE_A3)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 27-Aug-2021 at 15:03:22.

## Location

Statutory Address:

HIGHFIELDS, NOTTINGHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Nottinghamshire

District:

Rushcliffe (District Authority)

## Parish:

Costock

## National Grid Reference:

SK 58582 27473

## Details

COSTOCK NOTTINGHAM ROAD SK 52 NE (east side) 5/7 Highfields 2.5.86 II Dower house, now house. 1729 with early C20 and c.1985 alterations. Designed by and built for Sir Thomas Parkyns of Bunny Hall. In the main red brick stretchers with blue brick headers, some yellow brick and rubble with ashlar dressings. Concrete pantile bell canted mansard C20 roof. 2 lateral and single ridge red brick stacks. Each corner of the house with clasping buttresses. Those to the front/south set on a rubble and chamfered ashlar plinth, of 2 stages with moulded ashlar band having chamfered ashlar quoins below the band and being panelled above, the panelling forming pilasters with moulded ashlar capitals. The buttresses to the rear lacking quoins. First floor band broken by the buttresses. 2 storey, 3 bay south front. Single C20 tripartite cross casement. To the left is a C20 2 bay lean-to with large C20 openings. Above are 2 similar casements with single central similar smaller casement, windows under segmental arches. Left/west front of 5 bays. 3 similar casements, to the right is a doorway and further right a single similar casement. Above are 5 similar smaller casements. All casements under segmental arches. The right/east front with round arched blocked or part blocked window openings with ashlar keystones, and now with C20 casements. Rear has on the first floor 2 round arched part blocked openings with ashlar keystones and imposts and now with C20 casements. Under the eaves in blue brick is the inscription "Sir T. Parkyns A.D. 1729". Highfields was the dower house to Bunny Hall.

Listing NGR: SK5858227473

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

441251

Legacy System:

LBS

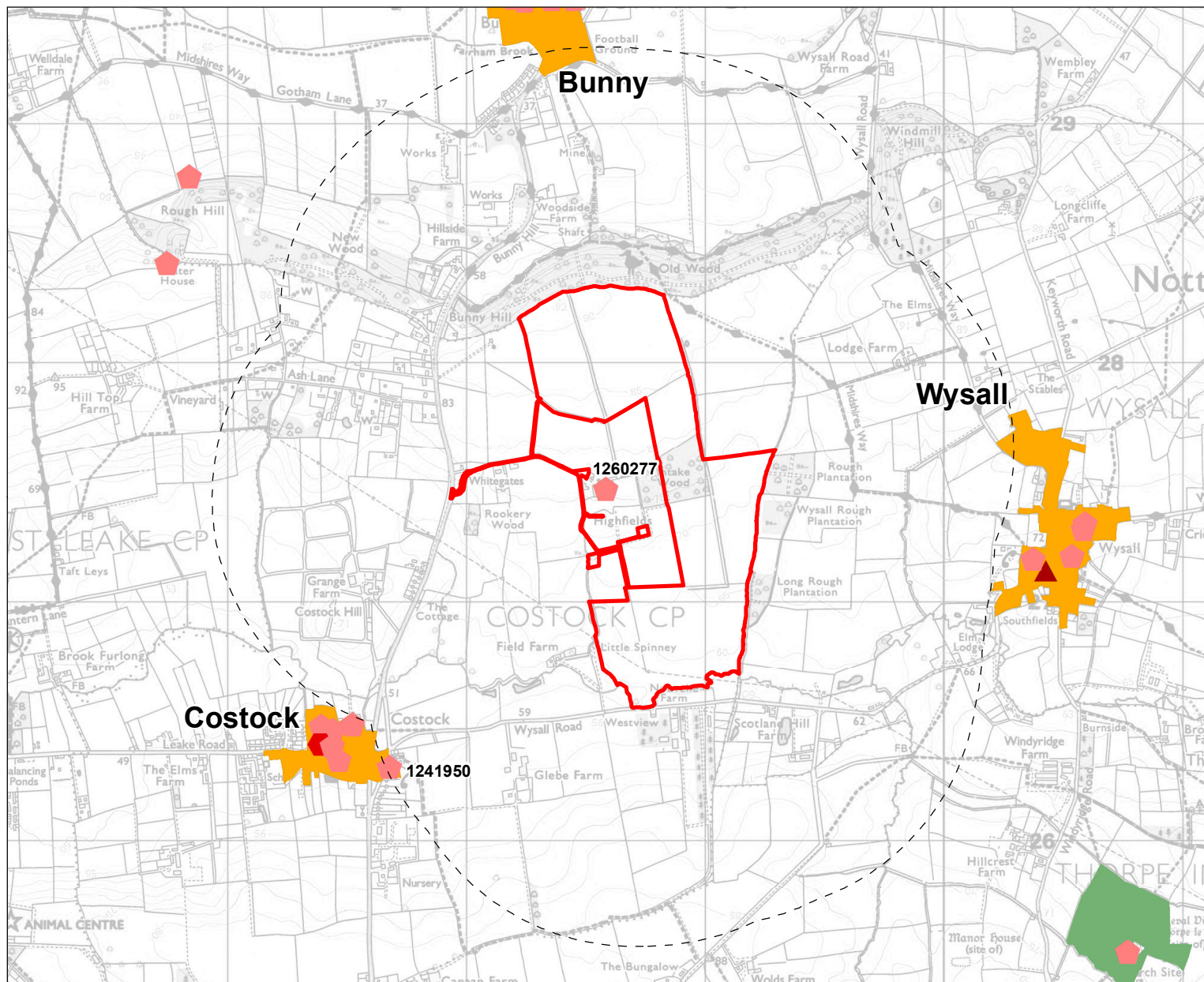
## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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# Appendix 3: Figures



## KEY

Site

1km

Listed Buildings

Grade

▲ I

⬠ II

⬡ II\*

Conservation Areas

Scheduled Monuments

Contains NHLE data.

Listed Buildings within the study area are labelled by their List Entry number - please cross-reference to Appendix 1 of the Heritage Desk-Based Assessment.

## Figure 1: Designated Heritage Assets

### Highfields Solar Farm

Client: Boulton Brooks (Renewables Costock) Limited

DRWG No: P20-1785

Drawn by: EP

Date: 08/11/2022

Scale: 1:25,000 @ A3

Approved by: LG

0 1 km

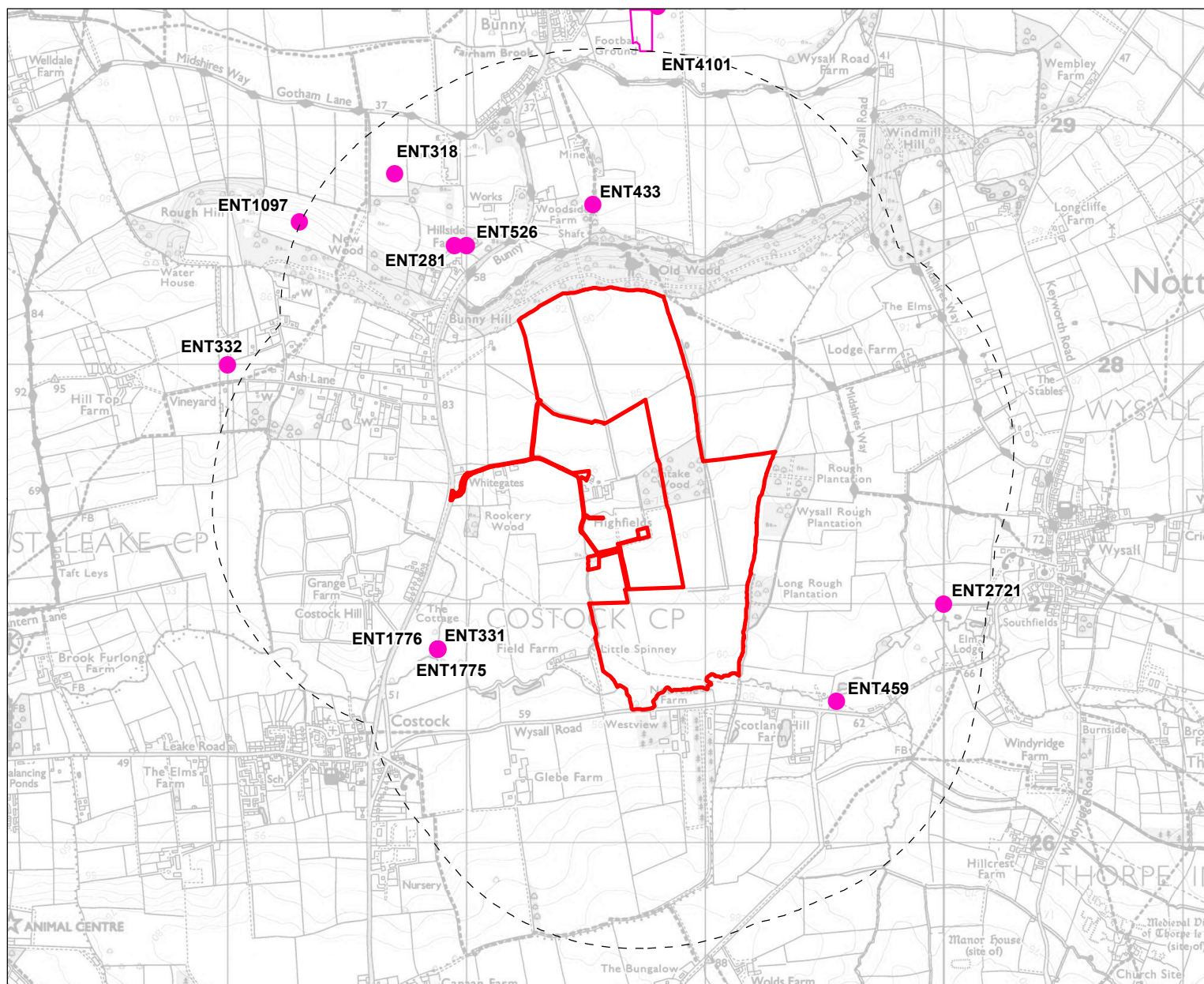


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## KEY

- Site
- 1km
- Events
- Events

Contains Nottinghamshire HER data.

Records are labelled by their EvUID  
- please cross-reference to Appendix 1  
of the Heritage Desk-Based Assessment.

## Figure 2: HER 'Events'

### Highfields Solar Farm

Client: Boulton Brooks (Renewables Costock) Limited

DRWG No: P20-1785

Drawn by: EP

Date: 08/11/2022

Scale: 1:25,000 @ A3

Approved by: LG

0 1 km



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