

Planning Inquiry

Land West of Bradmore and north of Wysall Road

Summary Heritage Proof of Evidence

CD8.5.2A

Expert Witness: Adam Partington MSc BA (Hons)

On behalf of Rushcliffe Borough Council

February 2026

LOCUS

TABLE OF CONTENTS

1.	INTRODUCTION.....	3
2.	KEY ISSUES	4
3.	SUMMARY ASSESSMENT	5
1.1	Appellant’s Evidence	5
1.2	Impact on Heritage Assets	5
4.	POSITION	7

1. INTRODUCTION

- 1.1 This evidence is presented on behalf of Rushcliffe Borough Council ('the Council') in response to the appeal lodged on behalf of Exagen Development Ltd ('the Appellant') against the refusal of planning application 24/00161/FUL.
- 1.2 The initial scheme was revised in response to changes to Environment Agency flood data and an amended scheme submitted for the purposes of the Appeal. My Proof of Evidence considers the impact of the first scheme. Any changes arising from the revised scheme are then considered in light of the initial assessment.

WITNESS

- 1.3 I was commissioned by the Council to provide expert evidence, based on my own professional judgement. My evidence is limited to the impacts of the Refused Scheme upon known heritage assets and is presented in my Proof of Evidence (CD8.5.2) which is supported by a full Heritage Impact Assessment (CD9.5).
- 1.4 This Summary Proof is prepared by Adam Partington, Director and co-owner of Locus Consulting Ltd. I hold a First-Class Bachelor of Arts Degree with Joint Honours in Geography and Archaeology from Nottingham University (2002) and a Master of Science with Distinction in Professional Archaeology from Oxford University (2006). I have worked exclusively in the heritage sector since 2006.

REASON FOR REFUSAL

- 1.5 The Application was recommended for conditional approval by Planning Committee, and subsequently refused by Rushcliffe Borough Council on 19th June 2025. The second Reason for Refusal, which is of direct relevance to my evidence, ('RFR') stated that:

'The proposed development would cause harm to the setting of the Grade I listed Holy Trinity Church, Grade II listed Manor Farmhouse and Highfields and the Wysall Conservation Area. The harm identified is towards the middle level of less than substantial scale and whilst the benefits of the proposal in terms of renewable energy are acknowledged, the public benefits do not outweigh the identified harm. The proposal is therefore contrary to Policy 10 (Design and Enhancing Local Identity) and Policy 11 (Historic Environment) of LPP1 and Policy 1 (Development Requirements), Policy 16 (Renewable Energy) and Policy 28 (Conserving and Enhancing Heritage Assets) of LPP2 and Chapter 16 (Conserving and Enhancing the Historic Environment) of the NPPF.'
- 1.6 Subsequent to a site survey during winter months, the impact of the proposed development upon the Grade II listed Manor Farmhouse was considered to be neutral and the Council have revised their position to accord with the Appellant's. As such, the impact of the proposed development upon the Grade II listed Manor Farmhouse is no longer a matter the Council wishes to defend.

2. KEY ISSUES

COMMON GROUND

- 2.1 The Heritage Statement of Common Ground (HSoCG) (CD8.3.2) identifies four issues associated with the proposed development's impact upon heritage assets.
- 2.2 It is agreed in the HSoCG that the proposed development would have a neutral impact upon the Grade II listed building of Manor Farmhouse.
- 2.3 It is also agreed in the HSoCG that the proposed development would cause harm to the Wysall Conservation Area and that the level of harm would be less than substantial.

MATTERS IN DISPUTE

- 2.4 The degree of less than substantial harm that arises to the Wysall Conservation Area is disputed, with the Appellant finding that it would be at the lowest end of the scale and the Council's position that it would lie at the middle of the scale.
- 2.5 Whether harm arises to the Grade I listed building of Church of Holy Trinity and the Grade II listed building of Highfields is disputed. The Council's position is that a less than substantial degree of harm would arise in both instances. The degree of harm would be at the lower end of the scale in respect of the Grade II listed building of Highfields and the middle of the scale in respect of the Grade I listed building of Church of Holy Trinity.

Heritage Asset	Appellant	Council
Wysall Conservation Area	Less than Substantial Harm at the lowest end of the scale	Less than Substantial; Harm at the middle of the scale
Grade I listed building of Church of Holy Trinity	No impact	Less than Substantial; Harm at the middle of the scale
Grade II listed building of Highfields	No impact	Less than Substantial; Harm at the low end of the scale
Grade I listed building of Manor Farmhouse	No impact	No impact

3. SUMMARY ASSESSMENT

1.1 APPELLANT'S EVIDENCE

- 3.1 The Appellant's assessment is disproportionately focussed on the physical fabric of heritage assets, and takes too restricted a view of the contribution made by their settings to their significance. In relation to the Sites, the Appellant's evidence is dismissive of aspects of setting that make a positive contribution to the significance of heritage assets, underestimating the degree of impact that will arise from the Proposed Development.
- 3.2 There are occasions where the Appellant's own landscape evidence (CD2.16) and conclusions presented within the HIA (CD1.6) and Hearing Statement (CD8.2.2) conflict and do not support their conclusions of the impact of the proposed development upon the significance of heritage assets, including the contributions made by their settings.

1.2 IMPACT ON HERITAGE ASSETS

- 3.3 By virtue of its open rural character within both elevated and low-lying areas west of the village of Wysall, the Sites make a positive contribution to the setting of the Wysall Conservation Area, the Grade I listed building of Holy Trinity Church and the Grade II listed former dower house of Highfields.

Wysall Conservation Area

- 3.4 The character and extent of views from the north and south of Wysall, which positively locate the conservation area within its rural setting, will be eroded by the introduction of an energy generation scheme of industrial scale into the traditional agricultural landscape west of the village.
- 3.5 The character of valued rural approaches to the conservation area from the north and south will also evolve from one of a traditional agricultural landscape to one dominated by infrastructure associated with large scale energy production, diminishing the contribution they make to the setting and significance of the conservation area.
- 3.6 The strength of longstanding historical and functional connections between the conservation area and its agricultural hinterland will be reduced.
- 3.7 Overall, multiple experiences of the Wysall Conservation Area within its rural setting, which is a key element of its significance as defined by the adopted Conservation Area Appraisal and Management Plan (Page 1, CD9.4), will be markedly and detrimentally altered, bringing about a less than substantial degree of harm, at the middle of the scale, to its significance.

Grade I listed Building of the Church of Holy Trinity

- 3.8 When experienced in conjunction with the Sites, the parish church will be extracted from its rural setting and placed alongside an industrial landscape of large scale electricity

generation with which it shares no cultural or historical relationships with, harming the ability to appreciate the asset's architectural and historic interest as a rural parish church.

- 3.9 Accounting for the multiple views which will be detrimentally altered, both from private land and public footpaths, and the anticipated lifespan of the scheme, the proposed development will bring about a less than substantial degree of harm, at the middle of the scale, to the significance of the Grade I listed building of the Church of Holy Trinity.

Grade II listed Building of Highfields

- 3.10 The ability to appreciate the Grade II listed building of Highfields, a former dower house, in its privileged position within a rural setting at a pre-determined and remote location on the former Bunny Hall Estate, will be detrimentally reduced such that it would be primarily experienced within a landscape associated with industrial scale energy production. On this basis, the proposed development would bring about a less than substantial degree of harm, at the low end of the scale, to the significance of the designated heritage asset, including the contribution made by its setting.

4. POSITION

- 4.1 In bringing about harm to the setting and significance of the two listed buildings of the Church of Holy Trinity and Highfields, the proposed development offends the statutory objective of section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).
- 4.2 In bringing about a degree of harm to the setting and significance of the Wysall Conservation Area, the proposed development conflicts with Policy 11 (Historic Environment) of the Rushcliffe Local Plan Part 1 and Policy 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2.
- 4.3 In accordance with Policies 202, 210, 212 and 215 of the NPPF, great weight should be afforded to the conservation of designated heritage assets and the harm should be justified and weighed against the benefits of the public benefits of the proposed development.

LOCUS

www.locusconsulting.co.uk