



Historic England

Mr Gareth Elliott

Rushcliffe Borough Council

Civic Centre

Our ref: P01573192

Pavillion Road

West Bridgford

Nottingham

NG2 5FE

29 November 2024

Dear Mr Elliott

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND WEST OF BRADMORE ROAD AND NORTH OF WYSALL ROAD, LAND  
WEST OF WYSALL, WYSALL  
Application No. 24/00161/FUL**

Thank you for your letter of 4 November 2024 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Summary**

Historic England has provided comments on the proposed development with concern due to the potential visual impacts of the scheme on the surrounding listed buildings and conservation area. Further assessment and visuals were requested. Historic England carried out a site visit to increase understanding of development and the surrounding historic environment. Following this and the submission of amended



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plans, our initial concerns have been alleviated, however, concerns remain.

## Historic England Advice

### Significance

Holy Trinity Church retains fabric from the 12th century suggesting it dates to at least that time, however, the building has been adapted across multiple phases from the 13th to the 19th century. The interior has a roof of great architectural and historic interest, dating wholly from the 15th century and of two different roof forms, both well made. Externally, the church has undergone some alterations, most obviously to the roof structure. Holy Trinity is set within a key location of the village, and its immediate environs are built up with soft landscaping and strong connecting views across the settlement. Beyond its individual significance the contribution it makes to the settlement is high. The 13th century tower is a primary focal point and key landmark both within and from the wider surrounding landscape. Its primarily rural setting is a key contribution to the church's overall significance. For these reasons, as well as others, the building has been listed Grade I, within the top 8% of all listed buildings in England.

Manor Farmhouse to the west of the settlement is primarily 17th to 18th century yet is likely to have had an earlier phase evidenced by a stair turret and older fabric. The principal structure has architecturally interesting brick diaper work and is set on a stone plinth. For these reasons, among others, the building has been listed Grade II.

As well as Manor Farmhouse, Highfields is to the west of the main settlement and likely to be of 18th century origins. Historically associated with the Holy Cross Convent and Sir Thomas Parkyns of Bunny Hall, Highfields has been described as 'intriguing building with unusual features' in the Nottingham Pevsner. The setting of the property contributes highly to its significance as documentary evidence describes the use of a balcony on the roof to enjoy the wide-ranging views across the rural landscape. For these, and other reasons, the building has been listed Grade II.

Wysall Conservation Area, designated in 1990, is an attractive rural village of which a key characteristic is the connection with the open countryside provided by views to and from the settlement as well as the rural approaches along tree and hedge-lined routes. Furthermore, views along the northern approach are identifiable and deemed a significant contributor to the conservation area's rural character. The village's wider landscape setting is predominantly arable fields.

### Impact

The proposed development will alter the contribution the rural landscape makes to the character and significance of the conservation area and the historic buildings. Yet, the



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development is more enclosed due to the topography and existing vegetation than previously identified, therefore, the impact upon the setting of the conservation is mitigated. In addition to this, the visibility of Holy Trinity Church, Wysall, and Highfields from within the site and from the assets are limited by the existing vegetation or are only gained by forcing the view from particular locations, otherwise the connecting views are transitional as people move through the site.

There are still concerns regarding the harm the development will cause to the heritage assets and their setting. The site viewed within the wider landscape demonstrates harm to the setting of Wysall, its landscape character and the nearby heritage assets. Furthermore, harm will also be caused from within the site as landscape mitigation is established. The views which demonstrate this harm are:

Appendix 4 of LVIA:

Views 4, 7, 11a and 11b

Photomontage Views within LVIA:

View 8

The Landmark Practice views within LVIA:

Views A - E

Overall, a medium level of less than substantial harm will be caused by the proposed development.

## Policy

We refer you to the policies within Rushcliffe Local Development Plan Core Strategies:

Policy 2 Climate Change, part 5 regarding renewable energy

Policy 10 Design and Enhancing Local Identity, parts 2, 4 and 5

Policy 11 Historic Environment

Rushcliffe Local Development Plan Land and Planning Policies:

Policy 16 Renewable Energy

Policy 22 Development within the Countryside



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## Policies 28 and 29 for conserving and Enhancing Heritage Assets and Development Affecting Archaeological Sites

### National Planning Policy Framework Policies:

203. In determining 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.

205. 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.

208. 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.

### Position

Historic England has concerns with the proposed development due to the visibility of the site within the wider landscape setting and from areas within the site. The concerns previously raised have been alleviated.

Further mitigation can be carried out to reduce the harm the development will cause. It is advised that options for reducing the visibility of the site in the wider setting are submitted, along with options for the provision of mitigation whilst the vegetation establishes within the first several years.

The proposed landscape mitigation can be increased to reinforce the existing tree line which provides mitigation outside the boundary of the site. By establishing this mitigation in the site, any loss within these areas will not increase the visibility of the development.

Finally, establishing additional planting mitigation to reinforce the existing tree lines



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utilised as mitigation on the border of the site will ensure any loss outside of the site's management does not increase visibility of the solar panels. These include Old Wood, woodland east of Bradmore Road, Intake Wood, woodland south of the BESS site, and Rough, Wysall Rough and Long Plantations.

## **Recommendation**

Historic England has concerns regarding the application on heritage grounds.

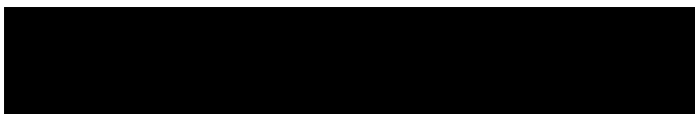
We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 203, 205, and 208 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Molly Edwards



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