

WILLOUGHBY 2

PRE-APPLICATION HERITAGE STATEMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF EXAGEN DEVELOPMENTS LTD

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Pegasus Group

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT
T 01285 641717 | **E** Cirencester@pegasusgroup.co.uk | **W** www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

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

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1. Introduction

- 1.1 Pegasus Group have been commissioned by Exagen Developments Ltd. to prepare a Heritage Statement to inform Pre-Application discussions regarding the proposed solar farm development at Willoughby 2, Nottinghamshire as shown on the Site Location Plan provided at Plate 1.

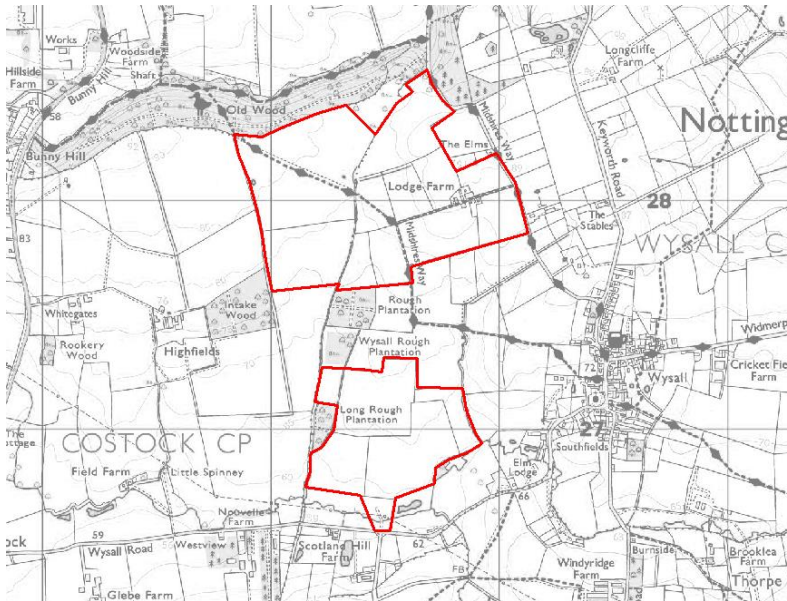


Plate 1: Site Location Plan

- 1.2 The site is approximately 107.4 ha in area and comprises two

separate land parcels located to the west of Wysall.

- 1.3 The proposals seek the development of the site as a solar farm including the associated works, equipment and infrastructure.
- 1.4 This Heritage Statement 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 NPPF¹) which requires:

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

- 1.5 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 NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.
- 1.6 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"*³.

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

² MHCLG, *NPPF*, paragraph 194.

³ MHCLG, *NPPF*, paragraph 194.

2. Site Description and Planning History

- 2.1 As stated above, the site is approximately 107.4 ha in area and comprises two separate land parcels located to the west of Wysall. The northern parcel is approximately 73.7 ha in area and comprises 11 agricultural land parcels and buildings associated Lodge Farm (Plate 2). The northern parcel is crossed by three PRowS. The northern site is bounded by woodland to the north and a mixture of agricultural land and woodland to the east, south and west.



Plate 2: View west from the eastern extent of the northern site

- 2.2 The southern parcel is approximately 33.7 ha in area and comprises part of six agricultural land parcels (Plate 3). The site is bounded by a mixture of agricultural land and woodland.



Plate 3: View north from the southern extent of the southern site

Planning History

- 2.3 A review of the recent planning history records held online by Rushcliffe Borough Council has indicated the following application within the northern parcel which is relevant to the current proposals:

97/00439/FUL – Lodge Farm, Bradmore Road, Wysall, Nottingham, NG12 5QR – Construct farm workers bungalow.

Application Permitted 27th June 1997.

3. Methodology

3.1 The aims of this Heritage Statement 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 of information and study area

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 Wysall Conservation Area Appraisal and Management Plan as prepared by Rushcliffe Borough Council; and
- Online resources including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscape 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 Senior Heritage Consultant from Pegasus Group on Tuesday 1st February 2022, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

3.7 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the site and the surrounding areas could be established.

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."*⁴

3.9 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁵ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises 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*.⁶ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁷ and the online Planning Practice Guidance on the Historic

Environment⁸ (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 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

⁴ MHCLG, *NPPF*, pp. 71-72.

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

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

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

⁷ MHCLG, *NPPF*, p. 71.

⁸ 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>.

collective experience of a place and can symbolise wider values such as faith and cultural identity.”⁹

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*,¹⁰ 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.

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.”¹¹

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.”¹²

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*¹³ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.¹⁴

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:

⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

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

¹¹ MHCLG, *NPPF*, p. 72.

¹² MHCLG, *NPPF*, p. 71.

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

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

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 (referring to an earlier Court of Appeal judgement)¹⁵:

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 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

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

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 decisions, but which do not meet the criteria for designated heritage assets”.¹⁶

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/weighing 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”,¹⁷ 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 the harm may vary and should be clearly articulated.”¹⁸

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

¹⁶ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

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

¹⁸ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

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'.¹⁹
- 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*".²⁰ Thus, 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.

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

²⁰ Historic England, GPA 2, p. 9.

- 3.33 It should be noted that this key document also states that:

*"Setting is not itself a heritage asset, nor a heritage designation..."*²¹

- 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".*²²

- 3.36 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special 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.²³

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.

²¹ Historic England, GPA 3, p. 4.

²² Historic England, GPA 3., p. 8.

²³ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

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."*²⁴

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.

²⁴ 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

- 4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,²⁵ which provides statutory protection for Listed Buildings and Conservation Areas.
- 4.3 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."*²⁶

- 4.4 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."*²⁷

- 4.5 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 current, revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.²⁸
- 4.6 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservation 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

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

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

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

²⁸ *Jones v Mordue* [2015] EWCA Civ 1243.

otherwise.²⁹

National Planning Policy Guidance

The National Planning Policy Framework (July 2021)

- 4.7 National policy and guidance is set out in the Government's 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.
- 4.8 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.
- 4.9 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 a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.10 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*

²⁹ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

(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.”³⁰*

4.11 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.”³¹ (our emphasis)

4.12 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.

4.13 Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting

³⁰ MHCLG, *NPPF*, para. 11.

³¹ MHCLG, *NPPF*, para. 11, fn.7.

*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)."*³²

4.14 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."*³³ (our emphasis)

4.15 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."*³⁴

4.16 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

³² MHCLG, *NPPF*, p. 67.

³³ MHCLG, *NPPF*, p. 66.

³⁴ MHCLG, *NPPF*, pp. 71-72.

*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."*³⁵

4.17 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."*³⁶

4.18 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

³⁵ MHCLG, *NPPF*, para. 195.

³⁶ MHCLG, *NPPF*, para. 197.

*to substantial harm, total loss or less than substantial harm to its significance.*³⁷

"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.*³⁸

4.19 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.

4.20 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

³⁷ MHCLG, *NPPF*, para. 199.

³⁸ MHCLG, *NPPF*, para. 200.

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:

- 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.*³⁹

4.21 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."*⁴⁰

4.22 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

³⁹ MHCLG, *NPPF*, para. 201.

⁴⁰ MHCLG, *NPPF*, para. 202.

will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁴¹

- 4.23 Footnote 68 of the NPPF clarifies that non-designated assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.
- 4.24 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.

National Planning Practice Guidance

- 4.25 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.
- 4.26 This also introduced the national Planning Practice Guidance

⁴¹ MHCLG, *NPPF*, para. 203.

(PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

- 4.27 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.”⁴²

- 4.28 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. 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.

⁴² MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

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.”⁴³ (our emphasis)

Local Planning Policy

- 4.29 Planning applications within Wysall are currently considered against the policy and guidance set out within the Rushcliffe Local Plan Part 1: Core strategy (adopted December 2014) and the Rushcliffe Local Plan Part 2: Land and Planning Policies (adopted October 2019).
- 4.30 The Local Plan Part 1 contains the following relevant policy:

"Policy 11: Historic Environment

1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.

2. The elements of Rushcliffe's historic environment which contribute towards the unique identity of areas and help create a sense of place

will be conserved and, where possible, enhanced with further detail set out in later Local Development Documents. Elements of particular importance include:

- a) industrial and commercial heritage such as the textile heritage and the Grantham Canal;*
- b) Registered Parks and Gardens including the grounds of Flintham Hall, Holme Pierrepont Hall, Kingston Hall and Stanford Hall; and*
- c) prominent listed buildings.*

3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:

- a) the use of appraisals and management plans of existing and potential conservation areas;*
- b) considering the use of Article 4 directions;*
- c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;*
- d) considering improvements to the public realm and the setting of heritage assets within it;*
- e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should*

⁴³ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

first be recorded in order to fully understand its importance; and

f) considering the need for the preparation of local evidence or plans. 4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area."

4.31 The Local Plan Part 2 contains the following relevant policies:

"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;

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.”

Local Plan Policies with regards to the NPPF and the 1990 Act

- 4.32 With regard to Local Plan policies, paragraph 219 of NPPF states that:

“...existing policies should not be considered out-of-date simply because they were adopted or made

prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”⁴⁴

- 4.33 The policy contained within the Local Plan is considered to reflect the guidance within the NPPF.

Emerging Policy

In July 2020, Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils carried out a public consultation on the Greater Nottingham Strategic Plan Growth Options document. At the time of writing this assessment, no draft policies were available.

⁴⁴ MHCLG, *NPPF*, p. 219.

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 ENT and HER 'monument' numbers have the prefix MNT or are referenced with the 'PrefRef' numbers.

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 in Appendix 3.

Previous Archaeological Works

5.4 No previous archaeological works have been recorded within the site. Previous archaeological works in the wider surrounds of the site comprise visual assessments, metal detecting and excavation.

5.5 The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

5.6 The topography of the northern site varies between approximately 75-90m aOD, falling away in the southern extent. The topography of the southern parcel rises from approximately

60m aOD in the southern extent to 70m aOD in the northern extent.

5.7 The solid geology of the northern site parcel is mapped as Barnstone Member comprising interbedded mudstone and limestone formed between 209.5 and 199.3 million years ago during the Triassic and Jurassic periods and Barnby Member comprising mudstone formed between 201.3 and 199.3 million years ago during the Jurassic period. No superficial geology is mapped within the majority of the northern site, although an area of Glaciofluvial Deposits, Mid Pleistocene comprising sand and gravel formed between 860 and 116 thousand years ago during the Quaternary period was mapped in the eastern extent and a band of Head comprising clay, silt, sand and gravel formed between 2.588 million years ago and the present during the Quaternary period was mapped.

5.8 The solid geology of the southern site is mapped as Barnstone Member comprising interbedded mudstone and limestone formed between 209.5 and 199.3 million years ago during the Triassic and Jurassic periods. No superficial geology is mapped within the majority of the site, although a band of Alluvium consisting of clay, silt, sand and gravel formed between 11.8 thousand years ago and the present during the Quaternary period is mapped along the southern site boundary

Archaeological Baseline

Prehistoric (pre-43 AD) and Romano-British (AD 43 - 410)

- 5.9 No prehistoric activity has been recorded within the site itself. Prehistoric activity in the wider surrounds of the site is scarce; the only recorded find of this date comprises a Bronze Age spear tip recorded c. 100m east of the southern site (MNT5451, L5511, ENT2721).
- 5.10 No Romano-British finds or features are recorded within or in the immediate vicinity of the site.
- 5.11 A well of Roman date was identified during blasting clay in a brickyard c. 910m north-west of the northern site (MNT12432, M13, MNT13, L13, ENT281). The well was approximately 12m deep and 1m wide. Finds from the well included pottery of 3rd-century date, animals bones, shells and seeds. The excavation also identified a potential corn drying kiln and beam slot with associated finds c. 960m north of the northern site (MNT12433, M14, MNT14, L14).
- 5.12 A small quantity of coins of Romano-British date was recorded c. 535m south-east of the southern site (MNT5813, L5876, ENT3051) and the findspot of a Roman brooch was recorded c. 695m south-east of the southern site (MNT5819, L5882, ENT3057).
- 5.13 The findspots of 2nd- to 3rd-century pottery and a bronze spoon were recorded c. 860m north-west of the northern site during ground clearance prior to quarrying (MNT228, L228, ENT526).

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

- 5.14 The southern site and the eastern half of the northern site were historically located in the parish of Wysall and most likely formed part of the agricultural hinterland to this settlement during the medieval period (MNT12708, M349. The western extent of the northern site was historically located in the parish of Costock.
- 5.15 The Holy Trinity Church at Wysall originated during the medieval period and lies c. 510m east of the southern site (MNT12685, M321, MNT321, L321, MNT8964-66, L9056-58).
- 5.16 Linear banks and ditches defining enclosures and ridge and furrow earthworks were recorded on an aerial photograph c. 380m east of the northern site (MNT349, L349). Ridge and furrow has been identified in the wider study area and is listed in Appendix 1 and depicted on Figure 3.
- 5.17 Finds of early medieval date comprising a silver coin and two strap ends were recorded c. 600m south-east of the southern site (MNT5812, L5875, ENT3050). The findspot of a *sceatta* and a strap end were recorded c. 630m south-east of the southern site during metal detecting (MNT7294, L7362, ENT3200).
- 5.18 During the excavation of the brickyard c. 960m north-west of the northern site a single pottery sherd of medieval date and a pipe were identified (MNT7857, L7928).

Post-medieval (1540 – 1800) and Modern (1801 – present)

- 5.19 The site is depicted on the Ordnance Survey Map of 1884 (Plate 4). The land within the northern site comprised part of 15 agricultural land parcels and included buildings associated with Lodge Farm. A PRoW was depicted crossing the western extent of the site in a broadly north-west to south-east alignment before continuing in a north to south orientation. Field boundaries within the site were depicted as tree-lined.
- 5.20 Due to the presence of plantations and the name 'Lodge' Farm, the land within the site may have been located within the wider estate lands of Bunny Hall, located to the north of the site.
- 5.21 The southern site comprised part of nine land parcels the majority of which were agricultural although a woodland plantation was shown in the northern extent of the site, known as *Stone Pit Plantation*. The name suggests that there may have been a quarry in this vicinity (MNT263, L263, MNT12652, M263). Two PRoWs were depicted as crossing the site in a broadly east to west alignment. A watercourse crossed the southern extent of the southern site.

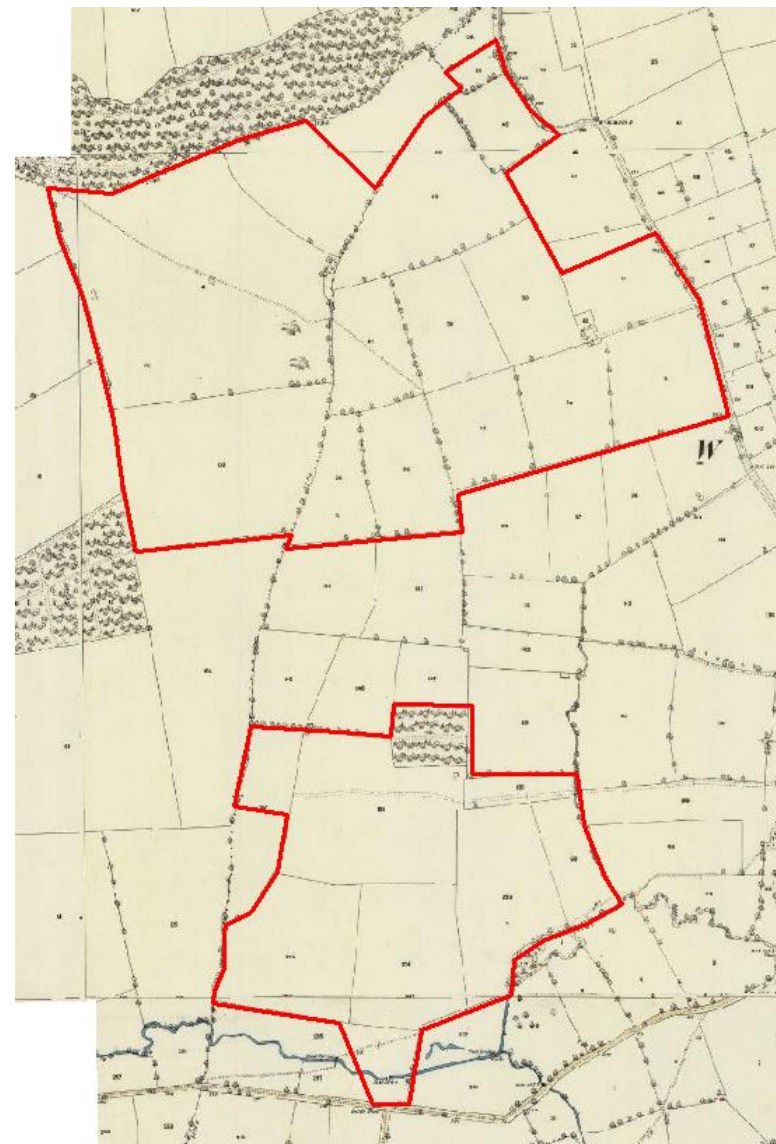


Plate 4: Extract from the Ordnance Survey Map of 1884

5.22 The site is depicted on the Ordnance Survey Map of 1900 (Plate 5). No major changes are depicted within the northern site with the exception of an additional building constructed at Lodge Farm. Within the southern site, woodland had been planted in the north-western extent and adjacent to the western site boundary. One of the PRowS appeared to have been shortened to no longer include the central part of the site.

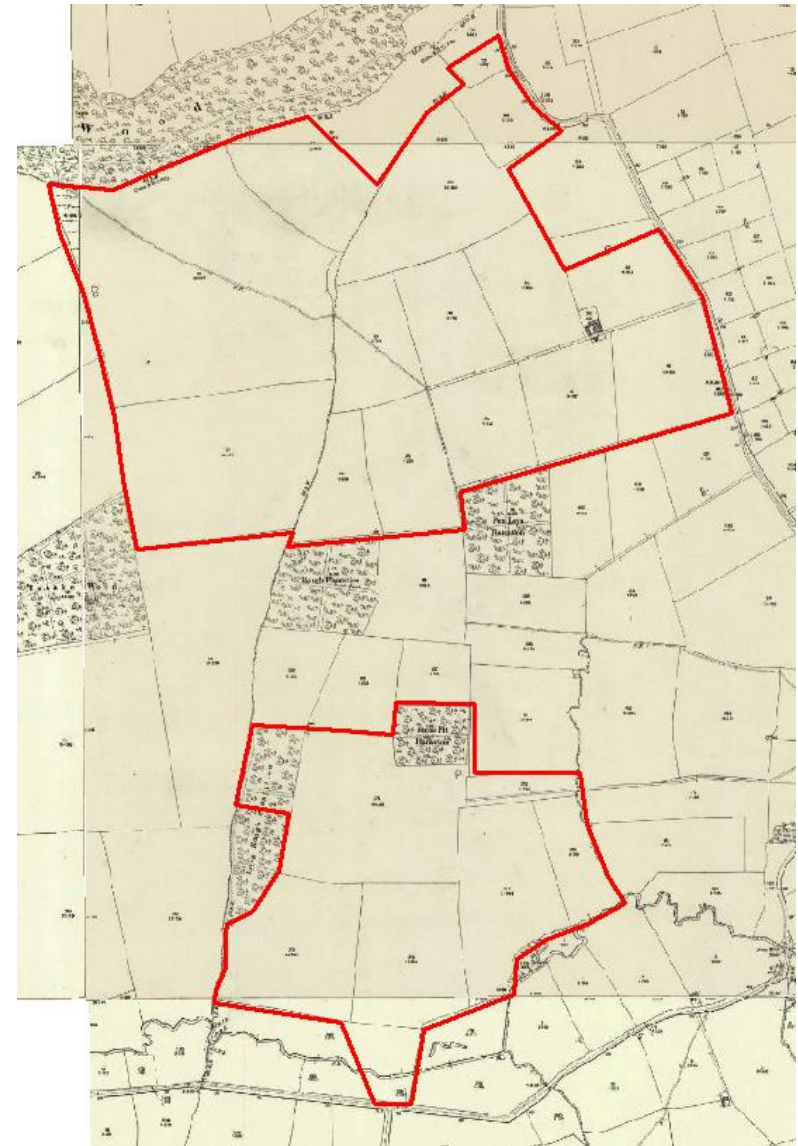


Plate 5: Extract from the Ordnance Survey Map of 1900

- 5.23 No major changes are depicted on the Ordnance Survey Map of 1921 (Plate 6).

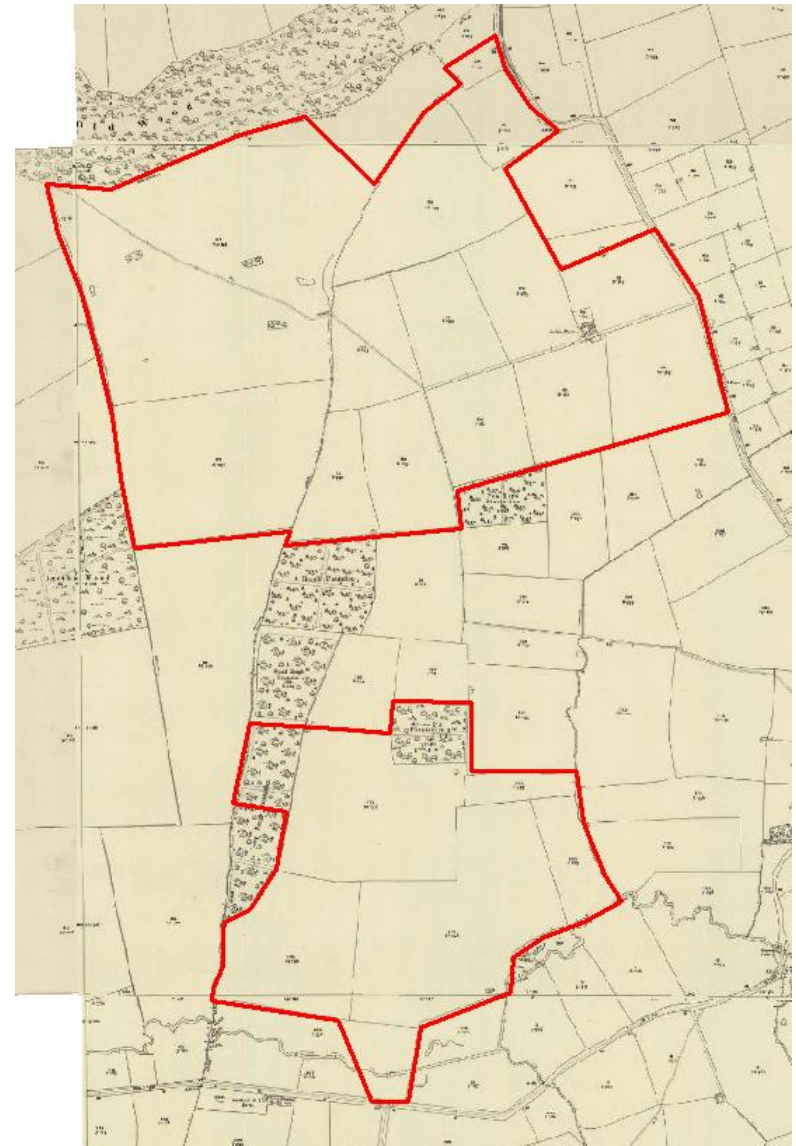


Plate 6: Extract from the Ordnance Survey Map of 1921

- 5.24 During the latter half of the 20th century, a number of outbuildings were constructed at Lodge Farm within the northern site. The woodland within the northern and north-western extents of the southern site were removed.
- 5.25 The modern aerial image shows the current agricultural nature of the sites (Plate 7).

Buildings within the Site

- 5.26 Lodge Farm lies within the northern site and was depicted on late 19th-century mapping of the area. An initial review of historic mapping and of the buildings during the site visit indicates that no historic fabric remains and that the outbuildings have been replaced by modern barns and a new farmhouse constructed in a different location. The buildings within the site are not considered to be of a sufficient interest to be considered heritage assets.

The wider area

- 5.27 A number of buildings and structures, including farmhouses, quarries and windmills, were constructed in the wider study area during the post-medieval and modern periods, predominantly focussing at Wysall to the east and are listed in the table in Appendix 1 and depicted on Figure 3.



Plate 7: Modern aerial photograph of the site

Statement of Archaeological Potential and Significance

- 5.28 There is scarce activity of prehistoric date within the study area, limited to a single residual find of Bronze Age data. There is no evidence to suggest that prehistoric activity was focussed within the site and therefore the archaeological potential for significant remains of prehistoric date within the entire site is considered to be low.
- 5.29 A Roman well and kiln were identified some distance to the north-west of the site and residual finds in the wider area are characterised by predominantly coins and pottery. No Romano-British finds or features have been identified within or in the immediate vicinity of the entire site. There is no evidence to suggest that the site was a focus for Roman activity and the potential for significant archaeological remains within the entire site is considered to be low.
- 5.30 Medieval settlement activity is focused to the east of the site at Wysall and is likely that during the medieval period the land within the site was part of the agricultural hinterland to the settlement at Wysall and Costock. There is no evidence to suggest that the land within the site was a focus for medieval settlement activity. The potential for significant archaeological remains of medieval date within the site is considered to be low.
- 5.31 The land within the site has predominantly been utilised as

agricultural land as shown on historic mapping from the 19th century. Some of the land within the southern extent of the site was woodland plantation and may have been a quarry. The buildings at Lodge Farm are not considered to be historic and are not of a heritage interest to be heritage assets. The potential for significant post-medieval to modern archaeological remains within the site is considered to be low.

Designated Heritage Assets

- 5.32 No designated heritage assets lie within the site.
- 5.33 The north-western extent of the Wysall Conservation Area lies c. 215m south-east of the northern site and the south-western extent lies c. 295m east of the southern site. The Conservation Area contains one Grade I Listed Building (the Church of Holy Trinity c. 510m east of the southern site (1259980)) and four Grade II Listed Buildings.
- 5.34 The Grade II Listed Highfields lies c. 435m west of the northern site and 670m west of the southern site (1260277).
- 5.35 Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

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 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 distance and intervisibility comprise:

- The Wysall Conservation Area c. 215m south-east of the northern site and c. 295m east of the southern site;
- The Grade II Listed Highfields c. 435m west of the northern site and c. 670m west of the southern site (1260277).
- The Grade I Listed Church of Holy Trinity c. 510m

east of the southern site (1259980).

6.5 The Church of the Holy Trinity will be assessed first, followed by an assessment of the Wysall Conservation Area as a whole, with an assessment of Highfields following.

6.6 Assets located in the wider study area have been excluded from further assessment on the basis of distance, and/or a lack of intervisibility and/or an absence of historic functional association.

Step 2

Church of Holy Trinity

6.7 The Grade I Listed Church of Holy Trinity lies c. 510m east of the southern site (1259980). The asset was added to the National List on 13th October 1966, with the most recent amendment on 12th October 1987. A full copy of the List Entry is included in Appendix 2.

6.8 The parish church originated during the 12th century, with subsequent additions and alterations taking place in the 12th to 17th centuries prior to restoration during the 19th century. The church was constructed out of dressed coursed rubble and some ashlar with weatherboarding to the east nave and has a slate, plain tile and lead roof. The tower was constructed during the 13th century and is topped with a spire incorporating four

lucarnes.



Plate 8: The Grade I Listed Church of the Holy Trinity

- 6.9 The church is located within an associated churchyard located in the southern extent of the settlement at Wysall. The asset is bounded by residential development on all sides.
- 6.10 There is no known historical or functional association between the land within the sites and the asset.

- 6.11 There are no clear ground-level views from the churchyard in the direction of the sites due to the presence of intervening built form and vegetation (Plate 9).



Plate 9: View west from within the churchyard in the direction of the site (no visibility)

- 6.12 Due to the topography of the site and the wider landscape, there are views from within the sites towards the spire of the Church of the Holy Trinity (Plates 10-11).



Plate 10: View south-east from within the northern site towards the church spire



Plate 11: View east from within the site southern site towards the church spire

- 6.13 The asset is best appreciated from within its associated churchyard and the Conservation Area Appraisal for Wysall has identified key views which include/terminate in the church (Plate 12). The Appraisal states that *'Wysall's most striking landmark and principal focal point is the 13th century church and churchyard of Holy Trinity in the south of the village.'*



Plate 12: Important vista towards the church from within the Wysall Conservation Area

- 6.14 The heritage significance of the Church of the Holy Trinity is primarily derived from its built form which has architectural, artistic and historic interest as an example of a medieval church with later alterations.

- 6.15 The setting of the asset also contributes to its significance, although to a lesser degree than that derived from its physical fabric. The principal elements of the setting which contribute to its heritage significance comprise:

- The location and position of the asset within a defined churchyard and the experience and appreciation of the asset from this location;
- The relationship between the asset and the wider settlement of Wysall, and the experience and appreciation of the asset from the wider settlement where possible; and
- The agricultural land in the immediate vicinity where the church can be appreciated from.

- 6.16 Views towards the asset from within the sites are considered to be incidental, and they are not considered to be key views. The land within the sites is not considered to contribute to the heritage significance of the church.

- 6.17 Intervening agricultural land will remain as unchanged. The Grade I Listed Church of the Holy Trinity is not considered to be a major constraint to the development of the site.

Wysall Conservation Area

- 6.18 The Wysall Conservation Area lies c. 215m south-east of the northern site and c. 295m east of the southern site. The Conservation Area includes one Grade I Listed Building and four Grade II Listed Buildings.

- 6.19 The Conservation Area was first designated in 1990 and a

Conservation Area Appraisal and Management Plan was produced for Wysall by Rushcliffe Borough Council in September 2010. Conservation Areas are designated for their special architectural or historic interest.

- 6.20 As stated above, views within the Conservation Area are focussed on the Church of the Holy Trinity in the southern extent. Views are also possible out of the Conservation Area, as stated with the Conservation Area Appraisal, where *'views over surrounding countryside can be gained from many places on the edges of the built up area.'* The land within the sites are not the focus of any of the 'important vistas' identified within the Conservation Area Appraisal. However, an 'important vista' has been identified within the Appraisal west from the south-western extent of the Conservation Area across agricultural land includes glimpsed views towards the land within the southern site, seen in association with intervening vegetation and agricultural land located outside of the site boundary (Plate 13).



Plate 13: 'Important vista' west from the south-western extent of the Conservation Area across agricultural land (including glimpsed views of the southern site)

- 6.21 A panoramic (wide) view to the medium/long distance as identified in the Conservation Area Appraisal is in the direction of the northern site from the western extent of the Conservation Area. This includes intervening agricultural land and vegetation and the northern site is not visible (Plate 14).



Plate 14: Panoramic view north-west in the direction of the northern site (no visibility)



Plate 15: View north from the northern extent of the Conservation Area towards the northern site

- 6.22 Although not an 'important vista' there are views from the northern extent of the Conservation Area towards the northern site and which including Lodge Farm (Plate 15), and views from within the northern site towards this extent of the Conservation Area (Plate 16).



Plate 16: View south-east from within the northern site towards the Wysall Conservation Area

- 6.23 Wysall Conservation Area principally derives its significance from the architectural, artistic and historic interest of its associated Listed Buildings and other historic (non-designated) buildings, and the spaces between them. The setting of the Conservation Area also contributes to its significance, although significance derived from the setting is less than that from the built form and spaces which it contains. Within this context, the Conservation Area is predominantly surrounded by the wider agricultural land, with some woodland and development located outside of the asset's boundary.
- 6.24 Elements of the surrounds of the Conservation Area which are

considered to contribute to its overall heritage significance comprise:

- The remaining rural context of the Conservation Area as provided by agricultural land immediately to the north, east and south; and
- The experience and appearance of this immediate rural context of the Conservation Area via routeways in and out of the asset.

- 6.25 With regards to the northern site, this lies on the approach to the northern extent of the Conservation Area via Bradmore Road, although is separated from the Conservation Area by agricultural land that will remain unchanged. A strengthening of vegetation through planting along the eastern extent of the southern boundary of the site is recommended, and a slight setback of panels adjacent to the eastern site boundary along Bradmore Road would retain the agricultural approach to the settlement.
- 6.26 With regards to the southern site, an 'important vista' was identified out of the Conservation Area which includes glimpsed views of the southern site. Intervening agricultural land would remain as unchanged between the site and the Conservation Area which would retain agricultural views out from the Conservation Area. It is recommended that the planting along the eastern boundary of the southern site be strengthened as part of the proposals.

Highfields

- 6.27 The Grade II Listed Highfields lies c. 435m west of the northern site and c. 670m west of the southern site (1260277). The asset was added to the National List on 2nd May 1986 with the following description:

"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."

- 6.28 A full copy of the List Entry is included in Appendix 2.

- 6.29 Highfields forms part of the Community of the Holy Cross, a convent of Sisters who live under the Benedictine Rule. The former dower house lies within over 10 ha of agricultural land.
- 6.30 The land within the site may have been located within the wider estate associated with Bunny Hall, although any association with Highfields has since been severed.
- 6.31 Due to the topography of the wider landscape there are views from within the northern and southern sites in the direction of the asset (Plates 17-18).



Plate 17: View west from the western extent of the northern site towards the asset



Plate 18: View north-west from within the southern site towards the asset

- 6.32 The asset is best appreciated from its immediate vicinity and the wider land associated with the convent.
- 6.33 The heritage significance of the asset is principally derived from

its built form, which has historic, artistic and architectural interest as an early 18th-century building, originally constructed as a dower house to Bunny Hall. Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the asset's setting that makes the greatest contribution to its heritage significance comprise:

- Its associated grounds as part of the Community of the Holy Cross;
- Bunny Hall to the north which has a former historical association with the asset; and
- Agricultural land in the immediate surrounds which form part of the land with a functional association with the convent.

- 6.34 Intervening agricultural land between the land within the site and the asset will remain unchanged. The Grade II Listed Highfields is not considered to be a major constraint to the development of the site.

7. Conclusions

7.1 This Heritage Statement is to support a pre-application consultation for the Willoughby 2 site. The purpose of this report is to identify any heritage assets that may be affected by the development proposals and to identify where there is the potential for heritage impacts and ultimately, harm.

7.2 The assessment has considered the setting of the following designated heritage assets in detail:

- The Wysall Conservation Area;
- The Grade II Listed Highfields; and
- The Grade I Listed Church of Holy Trinity.

7.3 Mitigation measures recommended in order to lessen the impact on the above designated heritage assets comprise the following:

- A strengthening of vegetation through planting along the eastern extent of the southern boundary of the northern site and a slight setback of panels adjacent to the eastern site boundary along Bradmore Road would retain the agricultural approach to the Conservation Area; and
- Planting along the eastern boundary of the southern site be strengthened in views west out of the Conservation Area.

7.4 With regards to archaeology, based on current evidence there is a low potential of significant archaeological remains of prehistoric, Roman, medieval and post-medieval to modern date within the site. The modern buildings at Lodge Farm are not considered to be of sufficient heritage interest to be considered heritage assets.

Sources

Legislation and Policy Guidance

English Heritage, Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (London, April 2008).

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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, July 2021).

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

1884 Ordnance Survey Map

1900 Ordnance Survey Map

1921 Ordnance Survey Map

Appendix 1: Gazetteer of Heritage Data

Heritage Data

HER Event Data

EvUID	Record Type	Name
ENT2721	EVS	Casual find in Wysall parish 1989?
ENT281	EVT	Excavation at brickyard in Bunny 1967?
ENT3050	EVS	Casual Finds in Thorpe in the Glebe parish 1987
ENT3051	EVS	Casual finds from Thorpe in the Glebe parish pre 1990
ENT3057	EVS	Casual find at Thorpe in the Glebe parish pre 1990
ENT3200	EVS	Metal detecting, Thorpe in the Glebe 1991
ENT433	EVS	Field Observations at Top Cross, Linby by Seaman 1974
ENT459	EVS	Field observation: Listed Buildings Card for fountain, Newstead Abbey
ENT526	EVS	Casual finds from Bunny 1977
ENT703	EVP	Historical report: Hickling G, letter, --/08/1901

HER Monument Data

MonUID	PrefRef	Record Type	Name	MonType	Period
MNT12698	M338	MON	Quarry, Wysall	QUARRY?	Unknown
MNT338	L338	ELE	Quarry hollow, Wysall	HOLLOW	Unknown
MNT122	L122	ELE	Pond at Wysall Road Farm, Bunny	PIT; POND	Unknown
MNT12526	M122	MON	Wysall Road Farm pond, Bunny	FISHPOND	Unknown
MNT12539	M136	MON	Quarry in Bunny parish	QUARRY	Unknown
MNT12651	M262	MON	Windmill Hill, Bunny	WINDMILL?	Post Medieval to Modern
MNT12697	M337	MON	Quarry, Wysall	QUARRY?	Unknown
MNT136	L136	ELE	Quarry, Bunny - map depiction	MAP DEPICTION	Unknown

MNT262	L262	ELE	Windmill Hill, Bunny	PLACE NAME	Post Medieval to Modern
MNT333	L333	ELE	Quarry hollow, Wysall	HOLLOW	Unknown
MNT337	L337	ELE	Quarry hollow, Wysall	HOLLOW	Unknown
MNT12652	M263	MON	Stone Pit Plantation, Wysall	STONE QUARRY?	Unknown
MNT12699	M339	MON	Windpump, Wysall	WIND PUMP	Modern
MNT161	L161	ELE	Pit, Wysall	PIT	Unknown
MNT263	L263	ELE	Stone Pit Plantation, Wysall	PLACE NAME	Unknown
MNT320	L320	ELE	Quarries, Thorpe in the Glebe	HOLLOW	Unknown
MNT321	L321	ELE	Holy Trinity Church, Wysall - C15 phase	PULPIT; ARCADE; CLERESTORY; ROOF	Medieval
MNT339	L339	ELE	Windpump, Wysall	STRUCTURE	Modern
MNT347	L347	ELE	Quarry hollow, Wysall	HOLLOW	Unknown
MNT349	L349	ELE	Earthworks S of Grange Farm, Wysall	CROFT; RIDGE AND FURROW; TOFT; BUILDING PLATFORM; PLOUGH HEADLAND; BANK (EARTHWORK)	Medieval
MNT353	L353	ELE	Water courses, Wysall	WATERCOURSE	Unknown
MNT354	L354	ELE	Water courses, Wysall / Thorpe in the Glebe	WATERCOURSE	Unknown
MNT5451	L5511	ELE	BA Spear tip, Wysall	FINDSPOT	Bronze Age
MNT5812	L5875	ELE	Early Medieval Finds, Thorpe in the Glebe	ARTEFACT SCATTER	Early Medieval
MNT5813	L5876	ELE	Roman find scatter, Thorpe in the Glebe	ARTEFACT SCATTER	Roman
MNT5819	L5882	ELE	Roman fibula, Thorpe in the Glebe	FINDSPOT	Roman
MNT7294	L7362	ELE	E Med sceatta and strap end, Thorpe in the Glebe	ARTEFACT SCATTER	Early Medieval
MNT8964	L9056	ELE	Holy Trinity Church, Wysall - Norman phase	WALL; DOORWAY; WINDOW	Medieval
MNT8965	L9057	ELE	Holy Trinity Church, Wysall - C13 phase	CHURCH; SPIRE; TOWER	Medieval
MNT8966	L9058	ELE	Holy Trinity Church, Wysall - C14 phase	CHANCEL	Medieval
MNT7857	L7928	ELE	Med-P Med finds from near Roman well, Bunny	ARTEFACT SCATTER	Medieval to Post Medieval
MNT12432	M13	MON	Roman well in Bunny parish	WELL	Roman
MNT12433	M14	MON	Roman corn drying kiln, near well, Bunny	CORN DRYING KILN?	Roman

MNT12536	M133	MON	Brickworks in Bunny parish	BRICKWORKS?	Modern
MNT12537	M134	MON	Clay pits, Bunny	CLAY PIT	Modern
MNT12538	M135	MON	Silver Seal Mine gypsum works, Bunny	GYPSUM WORKS	Modern
MNT13	L13	ELE	Remains of a Roman well, Bunny	WELL; WALL; WELL SHAFT (NCC)	Roman
MNT133	L133	ELE	Works, Bunny	BUILDING	Modern
MNT134	L134	ELE	Old clay pits and associated buildings, Bunny - map depiction	MAP DEPICTION	Modern
MNT135	L135	ELE	Silver Seal Mine, Bunny - map depiction	MAP DEPICTION	Modern
MNT14	L14	ELE	Roman material from topsoil near well, Bunny	BEAM SLOT; ARTEFACT SCATTER	Roman
MNT228	L228	ELE	Roman pottery and spoon, Bunny	ARTEFACT SCATTER	Roman
MNT7807	L7878	ELE	Earthworks at Hill Side Farm, Bunny	HOLLOW WAY; HOLLOW; BANK (EARTHWORK)	Unknown
MNT12541	M138	MON	Pumping house in Costock	PUMP HOUSE	Modern
MNT12562	M160	MON	Quarry, Costock parish	QUARRY?	Unknown
MNT138	L138	ELE	Pumping house in Costock parish	MAP DEPICTION	Modern
MNT160	L160	ELE	Hachures, possible quarry, Costock	MAP DEPICTION	Unknown
MNT12694	M333	MON	Quarry, Wysall	QUARRY	Unknown
MNT18506	M10322	BLD	PAIR OF GATE PIERS/WALLS EXTENDING AROUND BUNNY PARK	GATE PIER; WALL	Post Medieval to Modern
MNT26789	MNT26789	PG	Park at Bunny Hall	LANDSCAPE PARK	Post Medieval to Modern
MNT23534	M15818	BLD	DISNEY HOUSE	HOUSE	Modern
MNT12684	M320	MON	Quarries, Thorpe in the Glebe	QUARRY	Unknown
MNT12706	M347	MON	Quarry, Wysall	QUARRY?	Unknown
MNT12708	M349	MON	Wysall Shrunken Village	SHRUNKEN VILLAGE?	Medieval to Post Medieval
MNT10043	L10143	ELE	Mounds and hollows at Thorpe in the Glebe	RIDGE AND FURROW; HOLLOW; MOUND; POND	Unknown
MNT10046	L10146	ELE	Terraced area and building platforms at Wysall	BUILDING PLATFORM; HOLLOW; TERRACED	Unknown

				GROUND; BANK (EARTHWORK)	
MNT10047	L10147	ELE	Linear Banks at Wysall	RIDGE AND FURROW; HOLLOW; TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT10048	L10148	ELE	Boundary Bank at Wysall	BOUNDARY; BANK (EARTHWORK)	Unknown
MNT10049	L10149	ELE	Ridge and furrow at Wysall	RIDGE AND FURROW; DITCH; HOLLOW; BANK (EARTHWORK)	Unknown
MNT10050	L10150	ELE	Ridge and furrow etc at Wysall	RIDGE AND FURROW; HOLLOW WAY; BOUNDARY; BUILDING PLATFORM; TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT10051	L10151	ELE	Ridge and Furrow, Building Plots at Wysall	RIDGE AND FURROW; BOUNDARY; BUILDING PLATFORM	Unknown
MNT23635	M15919	BLD	HILLCOTT AND MYRTLE COTTAGE	HOUSE	Modern
MNT23634	M15918	BLD	THE OLD VICARAGE	HOUSE	Modern
MNT23598	M15882	BLD	COACH HOUSE/OUTBUILDING TO THE OLD VICARAGE		Unknown
MNT23630	M15914	BLD	ROSE COTTAGE	HOUSE	Modern
MNT23597	M15881	BLD	RECTORY COTTAGE	HOUSE	Modern
MNT18674	M10501	BLD	THE NOOK	HOUSE	Post Medieval to Modern
MNT18673	M10500	BLD	RECTORY FARMHOUSE	FARMHOUSE	Post Medieval to Modern
MNT24644	M16937	BLD	THE PLOUGH INN	HOUSE	Modern
MNT23595	M15879	BLD	FIRST HOUSE NORTH EAST OF HOLY TRINITY CHURCH	HOUSE	Modern

MNT23633	M15917	BLD	HOUSE ADJOINING HOUSE NORTH EAST OF HOLY TRINITY CHURCH	HOUSE	Modern
MNT18671	M10498	BLD	MANOR FARMHOUSE	FARMHOUSE	Post Medieval to Modern
MNT12685	M321	BLD	Holy Trinity Church, Wysall	CHURCH	Medieval
MNT23596	M15880	BLD	WYN LODGE	HOUSE	Modern
MNT18672	M10499	BLD	MANOR HOUSE FARMHOUSE	FARMHOUSE	Post Medieval to Modern
MNT23593	M15877	BLD	GRANGE FARMHOUSE	HOUSE	Modern
MNT23592	M15876	BLD	GLEN ROY FARMHOUSE AND ADJOINING BARN	HOUSE	Modern
MNT23759	M16045	BLD	FIRST HOUSE SOUTH OF THE HALL WITH ADJOINING GARAGE	HOUSE	Modern
MNT23632	M15916	BLD	HOUSE ADJOINING THE GARAGE ON WYMESWOLD ROAD	HOUSE	Modern
MNT24562	M16855	BLD	ROW OF THREE COTTAGES ADJACENT TO TYNELEA TO SOUTH	HOUSE	Modern
MNT23631	M15915	BLD	WHITEHOUSES	HOUSE	Modern
MNT17036	M7878	MON	Quarry, Hill Side Farm, Bunny	QUARRY	Unknown
MNT18571	M10395	BLD	HIGHFIELDS	DOWER HOUSE	Post Medieval to Modern

Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Easting	Northing
1242479	RECTORY FARMHOUSE	II	460582.1966	327306.8413
1242480	THE NOOK	II	460589.8047	327330.7463
1242535	MANOR HOUSE FARMHOUSE	II	460534.423	327194.1288
1259980	CHURCH OF HOLY TRINITY	I	460424.14	327131.0978
1259992	MANOR FARMHOUSE	II	460372	327181.3608
1260277	HIGHFIELDS	II	458582	327473.3608

Appendix 2: Designation Descriptions

CHURCH OF HOLY TRINITY HOLY TRINITY CHURCH

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: I

List Entry Number: **1259980**

Date first listed: **13-Oct-1966**

Date of most recent amendment: **12-Oct-1987**

Statutory Address 1: **CHURCH OF HOLY TRINITY, MAIN STREET**

Statutory Address 2: **HOLY TRINITY CHURCH, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[**Understanding list entries**](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) ([*https://historicengland.org.uk/listing/the-list/understanding-list-entries/*](https://historicengland.org.uk/listing/the-list/understanding-list-entries/))

[**Corrections and minor amendments**](https://historicengland.org.uk/listing/the-list/minor-amendments/) ([*https://historicengland.org.uk/listing/the-list/minor-amendments/*](https://historicengland.org.uk/listing/the-list/minor-amendments/))

Location

Statutory Address: **CHURCH OF HOLY TRINITY, MAIN STREET**

Statutory Address: **HOLY TRINITY CHURCH, MAIN STREET**

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

County: **Nottinghamshire**

District: **Rushcliffe (District Authority)**

Parish: **Wysall**

National Grid Reference: **SK 60424 27131**

Details

WYSALL MAIN STREET SK 62 NW (west side) 6/150 Church of Holy Trinity (formerly 13.10.66 listed as Holy Trinity Church) G.V. I Parish church. C12, C13, C14, C15, C17, C19, restored 1874. Dressed coursed rubble, some ashlar, weatherboarding to east nave. Slate, plain tile and lead roofs. Coped gables with single ridge crosses to the east chancel and porch. Tower, nave, south aisle, south porch and chancel. Diagonal buttressed single stage embattled C13 tower topped with spire with 4 lucarnes. Remains of 2 gargoyles to the west, north and south sides. West side has a single arched C14 window with single transom with 2 cinquefoil arched lights above and below, cusped tracery, hood mould and worn label stops. In the south wall is a single C13 lancet. The east side has evidence of former nave roof. The 4 C14 arched 2 light bell chamber openings have cusped tracery, over that on the east side is a single clock face. The north wall with C12 masonry has a C12 arched doorway with hood mould and remains of single right human head label stop. To the left and set high into the wall is a single small C12 arched light. Further left are 2 C14 arched windows each with 2 trefoil arched lights. In the C15 clerestory are 2 restored windows each with 2 trefoil arched lights under a flat arch. The north and east chancel walls are set on plinths the north chancel with no openings, the east chancel has a single C17 3 light ashlar mullion window under a flat arch with segmental arched hood mould. The rebuilt south chancel has a single C14 3 light window with cusped tracery under a flat arch, remains of 2 human head label stops. To the left is a round chamfered arched doorway and on the far left a single C14 2 light window with cusped tracery, under a flat arch. The east end of the south aisle has a single C14 window with cusped tracery. The buttressed south wall has a single C14 arched window with 2 trefoil arched lights. The C19 gabled porch with double chamfered arched entrance, hood mould and label stops has an inner chamfered arched doorway with imposts, hood mould and worn human head label stops. To the left is a single similar 2 light window. The clerestory corresponds to the north, however there are 3 windows. Interior. 3 bay C15 nave arcade, the east pier consisting of single central jamb flanked by single engaged octagonal columns, west octagonal column and octagonal responds. The west respond and the west side of the east pier with capitals decorated with upright nobly leaves. The remainder with moulded capitals. Double chamfered arches, the west pier with stops to the outer order forming carved heads. Tall C13 double chamfered tower arch, the inner order supported on foliate decorated corbels. Fine C15 chancel screen with open panel tracery, the east side with 4 misericords. In the south chancel is a single trefoil arched piscina, to the right is a single C14 stoup with carved human head. Reredos with 7 bay blind arcading. To the left of the north east nave window is a small rectangular niche. C15 nave roof with bosses carved in the shape of heads. C15 chancel roof with arched wind braces. C17 altar table with turned legs. C15 pulpit with blind traceried panels. C13 bulbous circular font. 3 C17 benches. Medieval ladder to bell chamber. C18 candelabra in the chancel. Benefactions board on north wall of the nave. Heraldic painted wooden memorial to George Widmerpool, 1689. In the chancel is an alabaster memorial to Hugh Armstrong of Thorpe, 1572 and his wife, Mary. The sides of the tomb are decorated with 7 figures and shields. The recumbant figures are in contemporary dress, he as a knight with feet resting on a lion and head on a visor, she with head on a pillow.

Listing NGR: SK6042227130

Legacy

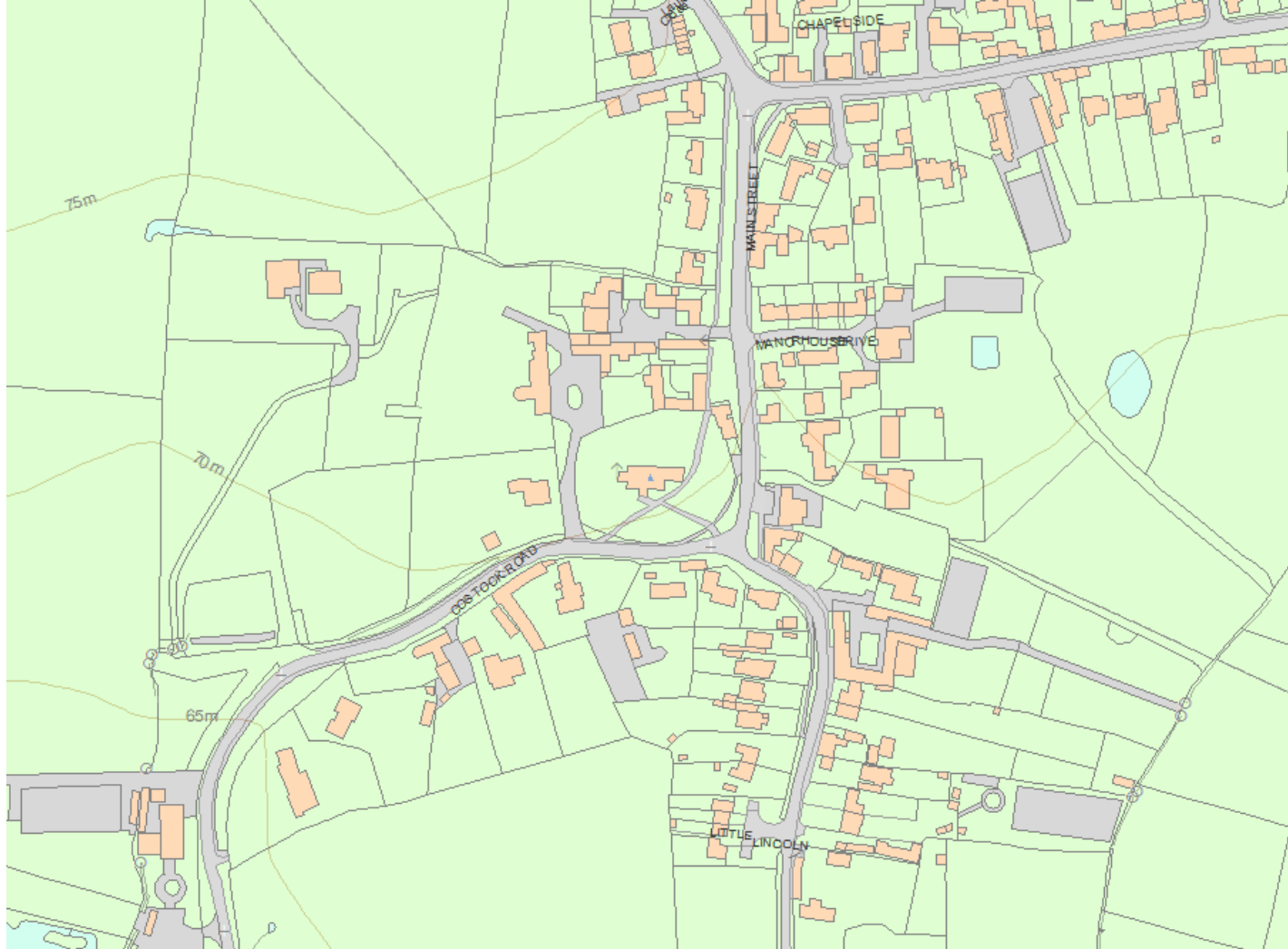
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Legacy System number: **441885**

Legacy System: **LBS**

Legal

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HIGHFIELDS

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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1260277**

Date first listed: **02-May-1986**

Statutory Address 1: **HIGHFIELDS, NOTTINGHAM ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

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 withn 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

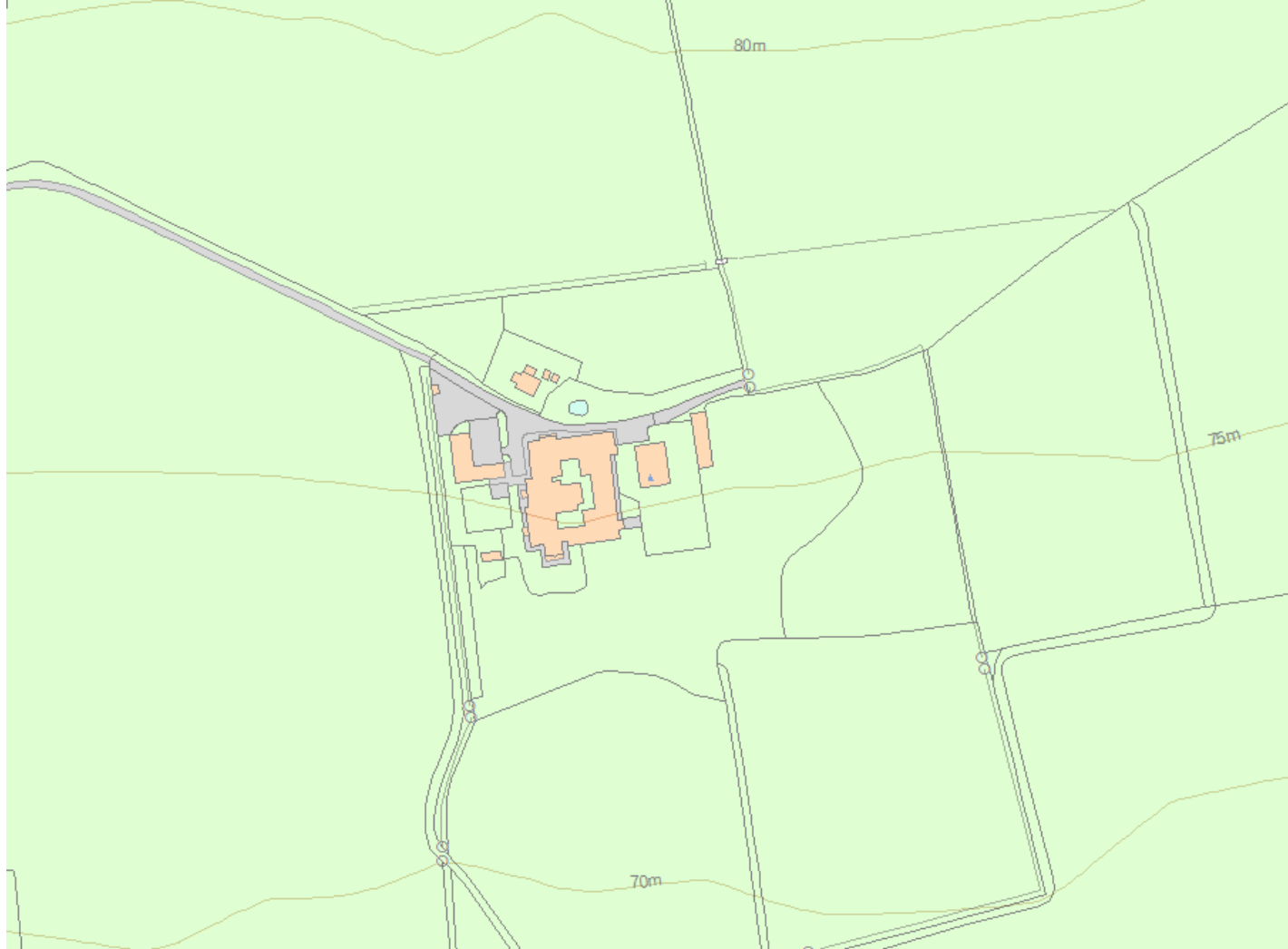
The contents of this record have been generated from a legacy data system.

Legacy System number: **441251**

Legacy System: **LBS**

Legal

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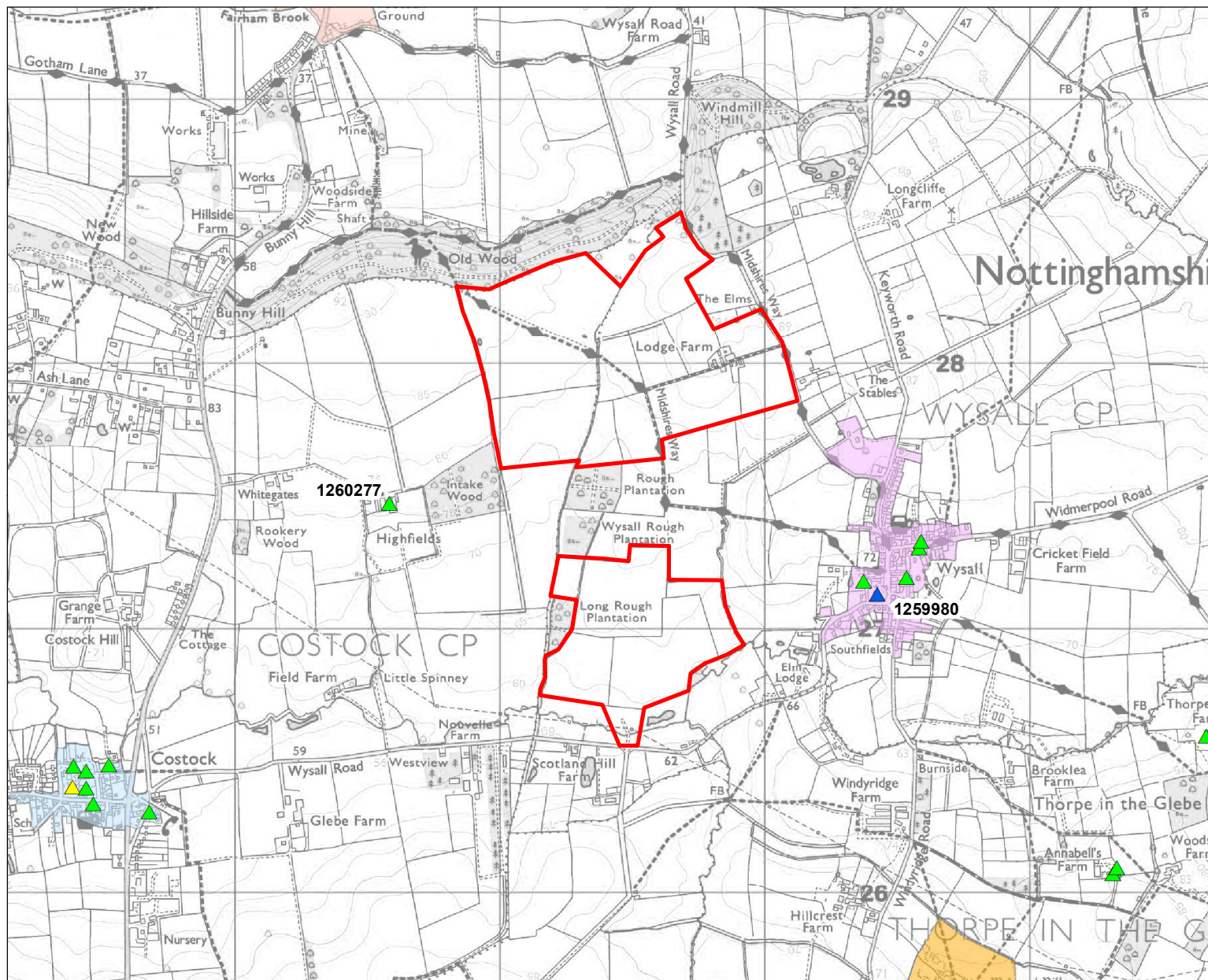
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Appendix 3: Figures



KEY

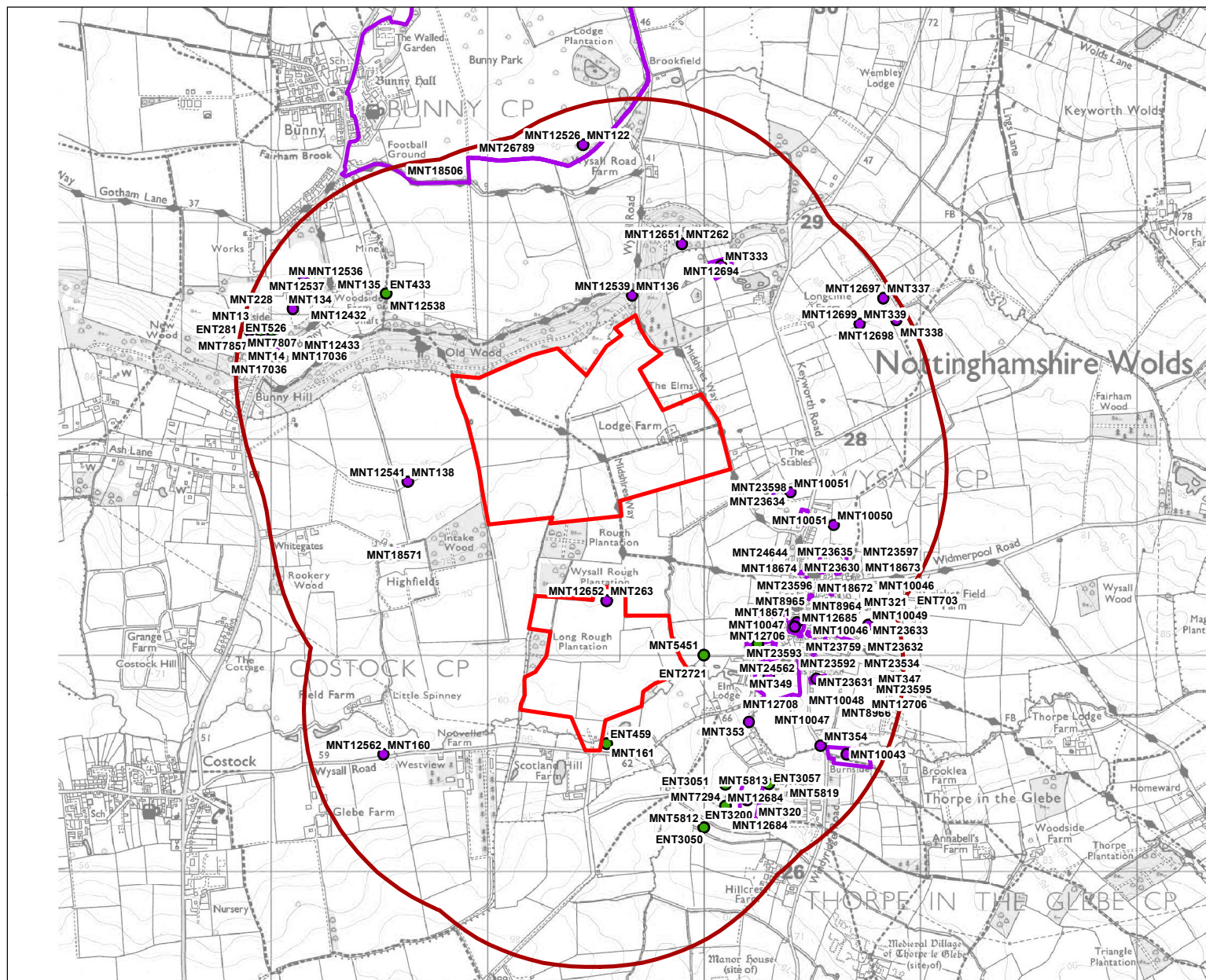
- Site
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Bunny Conservation Area
- Costock Conservation Area
- Wysall Conservation Area

Revisions:
First Issue- 21/02/2022 RW






Figure 1: Designated Heritage Assets

Willoughby 2

Client: Exagen Developments Ltd
 DRWG No: P21-2533 Sheet No: - REV: -
 Drawn by: RW Approved by: GST
 Date: 21/02/2022
 Scale: 1:22,500 @ A3



KEY

-  Site
-  Study Area
-  Event Point
-  Monument Point
-  Monument Polygon

Revisions:
First Issue- 21/02/2022 RW

Figure 2: Nottinghamshire HER Data

Willoughby 2

Client: Exagen Developments Ltd

DRWG No: P21-2533 Sheet No: - REV: -

Drawn by: RW

Approved by: GST

Date: 21/02/2022

Scale: 1:27,500 @ A3



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

PEGASUSGROUP.CO.UK

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