

Consultee Comments for Planning Application 22/00303/FUL

Application Summary

Application Number: 22/00303/FUL

Address: Land To North East Of Highfields Farm Bunny Hill Costock Nottinghamshire

Proposal: Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

Case Officer: Craig Miles

Consultee Details

Name: Conservation Officer

Address: Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road West Bridgford, Nottinghamshire NG2 7YG

Email: Not Available

On Behalf Of: Conservation Officer

Comments

The proposal site is an area of land located to the northeast of the village of Costock and is composed of four parcels of land. The largest of these comprises parts of eight agricultural fields, part of an area of woodland identified as Intake Wood on mapping, an area of garden and a series of trackways. The remaining three parcels of the Site are located in close proximity to the largest parcel and are composed of three areas of agricultural fields. The proposal site is near to the Grade II listed Highfields (NHLE ref. 1260277), which is more commonly known as Highfields House and was the dower house to Bunny Hall. It bears the inscription Sir T Parkyns AD 1729. It was converted to a farmhouse by the mid-19th century and today is a guest house associated with a religious convent. It is set within a complex of convent structures and surrounded by a garden. It is setback from the road and views and glimpses are limited. No other designated heritage assets are located nearby that would be affected by the proposal. Therefore, the impact of the proposal on the special interest of the Listed Building must be given consideration.

There is no evidence indicating the Dower House had any gardens or grounds and further, any grounds that may have once been extant are no longer legible within the landscape. Therefore, the historic functional link between the site, as agricultural fields, and the Listed Buildings use as a Dower House is weak. While there is a likelihood that the site was part of a later relationship between the farmhouse and the agricultural land, this today is much reduced by the 20th century development of the religious complex surrounding Highfields. The contribution of the setting to the listed building is today very minimal.

The proposed development of solar arrays and battery stations and their associated necessary

equipment and infrastructure would be almost entirely located to the north, east and south of the listed building at distances between 140m 210m (approximate) at the closest points in all directions. One exception would be a substantially smaller arrays located 40m (approximate) south of the listed building. The listed building sits at a higher elevation than this array and it would not be dominant or compete with the heritage asset. Across the site mature screening exists, including hedgerows, tree cover and vegetation. New vegetative screening and infill would be introduced as a part of the proposal to strengthen screening.

The development would retain an area of agricultural land surrounding the Listed Building thereby preserving the sense of isolation associated with historic dwelling and former farmhouse.

Views of the development would be available from the A-road located to the east of the proposal site and long views of the listed building would include views of the arrays. However, I do not consider this would result in any harm. For the above reasons and given the limited height of the proposed development and its distance and screening from the heritage asset as well as the retention of agricultural land closest to the listed building, I do not consider the proposal would result in any harm to the significance of the Listed Building or its setting.

Ms Sera Baker BAH MA, Conservation Officer (She/Her)
Conservation, Rushcliffe Borough Council