



Historic England

Mr Gareth Elliott



Rushcliffe Borough Council

Civic Centre

Our ref: P01573192

Pavillion Road

West Bridgford

Nottingham

NG2 5FE

13 March 2024

Dear Mr Elliott

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

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

Thank you for your letter of 22 February 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

**Significance**

Holy Trinity Church retains fabric from the 12th century suggesting it dates to at least that time, however, the building has been adapted across multiple phases from the 13th to the 19th century. The interior has a roof of great architectural and historic





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

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

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

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

## Impact

The full impact of the proposed development of these sites cannot be properly understood or assessed due to insufficient information. The significance of Holy Trinity Church, Wysall Conservation Area and Highfields are contributed to by their connection with the rural, open landscape which surrounds the settlement. The understanding of the interconnecting views between these sites, as well as the wider landscape through which the church tower can be viewed and appreciated have not been suitably assessed. Furthermore, due to its position on the edge of the settlement, Manor Farmhouse has the potential for interconnecting views across the open landscape which could contribute to its setting.

## Policy





The relevant NPPF (National Planning Policy Framework) policies include:

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

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

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Further policies include local policy 2/12 Historic Character:

Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:

a) the protection and maintenance of buildings listed as of special architectural,





historic or landscape importance, including their settings;

b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;

c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;

d) the designation, enhancement and preservation of Conservation Areas and their settings;

e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;

f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and

g) informed design of new development.

## Position

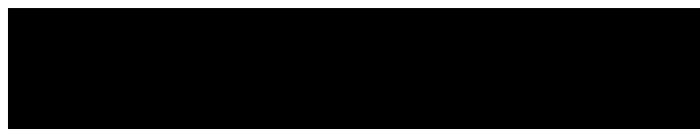
Historic England have concerns regarding the proposed development due to the potential visual impacts on the setting of Holy Trinity Church, Wysall Conservation Area, Highfields and Manor Farmhouse; these buildings also gain much of the significance from their setting as from their architectural and historic interest. Increased assessment of the impact of the development should be provided as well as suitable photographs for assessment. In this regard we find the assessment of harm within paragraph 6 of the Heritage Statement is not supported by the provided information.

We refer you to the guidance set out in Planning Note 3 The Setting of Heritage Assets: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

We refer you to your archaeological advisor for guidance on appropriate pre-determination desk-based assessment, geophysical surveys and intrusive trenching assessments.

Further relevant guidance includes:

Historic England Advice Note 13: Commercial Renewable Energy Development and the Historic Environment: <https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment->





advice-note-15/heag302-commercial-renewable-energy-development-historic-environment/

Historic England Advice Note 17: Planning and Archaeology:

<https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/heag314-planning-archaeology/>

Historic England Guidance; Deposit Modelling and Archaeology:

<https://historicengland.org.uk/images-books/publications/deposit-modelling-and-archaeology/heag272-deposit-modelling-and-archaeology/#:~:text=This%20guidance%20is%20written%20to,characterise%20deep%20sequences%20of%20deposits>

## Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 200, 201, 205 and 211 of the NPPF.

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

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

Yours sincerely

Molly Edwards

