

Planning Inquiry

Land West of Bradmore and north of Wysall Road

Heritage Proof of Evidence

CD9.5 – Heritage Impact Assessment

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On behalf of Rushcliffe Borough Council

February 2026

LOCUS

EXECUTIVE SUMMARY

In November 2025, Locus were commissioned to act as expert witness on behalf of Rushcliffe Borough Council ('the Council') in respect of an appeal against a decision to refuse planning permission for the development of a 'ground mounted solar photovoltaic array with Battery Energy Storage System, substation and associated infrastructure' on land west of Bradmore and north of Wysall Road, Wysall, Nottinghamshire.

This Heritage Impact Assessment forms the basis of the Proof of Evidence (CD8.5.2), and will be included as a supporting document to it, for the purposes of the appeal. This assessment considers the historic environment resource within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development.

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

The proposed development would detrimentally erode the positive contribution that the Site makes to the setting and significance of designated heritage assets, primarily through diminishing the character and extent of valued views towards heritage the assets from and in conjunction the Site and through eroding the ability to appreciate aspects of their historic interest.

The proposed development would bring about a less than substantial degree of harm, at the middle of the scale, to the significance of the Wysall Conservation Area and the Grade I listed building of the Church of Holy Trinity.

The proposed development would bring about a less than substantial degree of harm, at the lower end of the scale, to the ability to appreciate the Grade II listed building of Highfields within its setting.

In bringing about harm to the setting and significance of the two listed buildings of the Church of Holy Trinity and Highfields, the proposed development conflicts with the statutory objective of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).

In bringing about a degree of harm to the setting and significance of designated heritage assets the proposed development conflicts with Policies and Policy 11 (Historic Environment) of the Rushcliffe Local Plan Part 1 and Policy 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2. In accordance with Policies 202, 210 and 215 of the NPPF, the harm should be justified and weighed against the benefits of the public benefits of the proposed development.

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ACKNOWLEDGEMENTS

This assessment was commissioned by Rushcliffe Borough Council and thanks are due in this regard. The report was written by Adam Partington and verified by Tom Street of Locus Consulting Ltd.

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 In November 2025 Locus Consulting Ltd. were commissioned to act as expert witness on behalf of Rushcliffe Borough Council ('the Council') in respect of an appeal against a decision to refuse planning permission for development of a 'ground mounted solar photovoltaic array (solar farm) with Battery Energy Storage System (BESS), substation and associated infrastructure' on two parcels of land west of Bradmore and north of Wysall Road, Wysall, Nottinghamshire, National Grid References SK 59356 28068 and SK 59556 27009, henceforth referred to as "the Sites" (Figure 1).
- 1.1.2 The Appeal Reference is APP/P3040/W/25/3375110 and the Planning Application Reference is 24/00161/FUL.

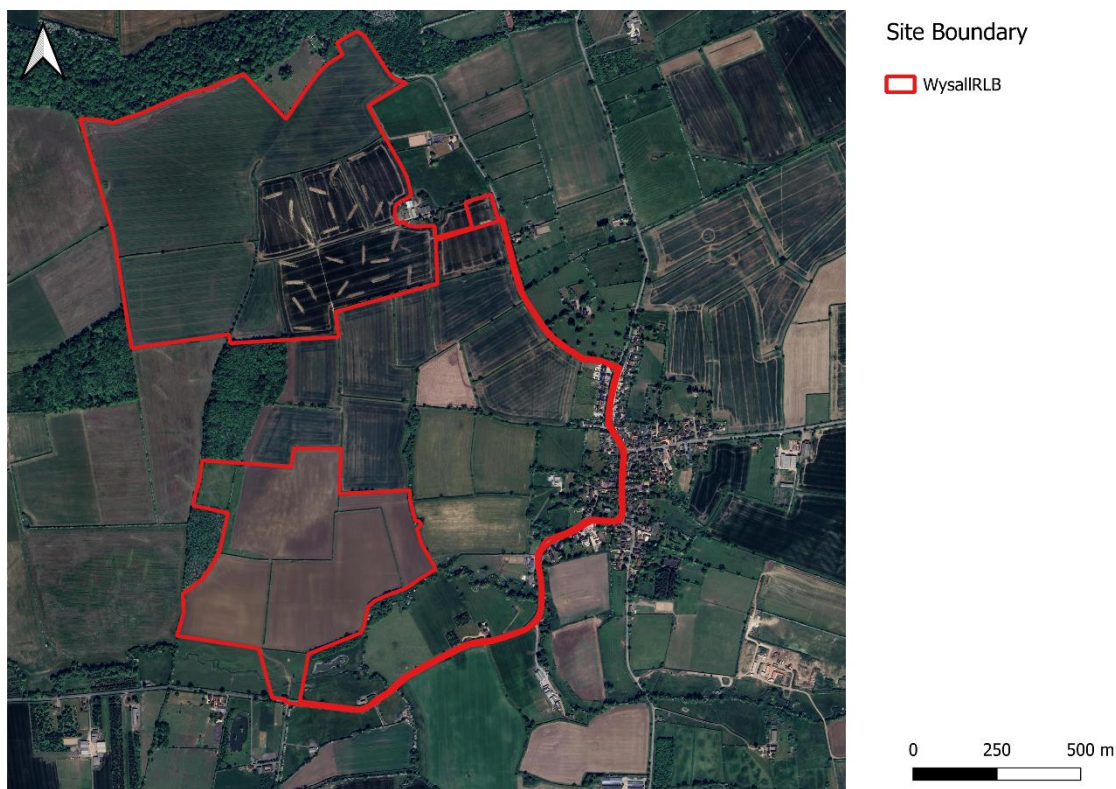


Figure 1: Approximate Site location (red line) and layout of proposed development

- 1.1.3 This Heritage Impact Assessment (HIA) forms the basis of the Proof of Evidence (CD8.5.2) and will be included as a supporting document to it for the purposes of the appeal.
- 1.1.4 This assessment considers the known and potential built historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology see Appendix 1: Assessment Methodology.
- 1.1.5 Subsequent to the determination of the application and changes to Environment Agency flood data the initial scheme was revised and an amended 'Revised Scheme' submitted for the

purposes of the Appeal. This Proof of Evidence considers the impact of the first scheme as originally submitted. Any changes in the degree of impact arising to the significance of heritage assets from the second and revised scheme are then considered in light of the initial assessment.

- 1.1.6 Where text has been highlighted in **bold** within this document it should be regarded as being my emphasis, unless indicated otherwise.

1.2 THE APPEAL

- 1.2.1 The appeal was submitted on behalf of Exagen Development Ltd. ('the Appellant') against the Council's refusal of an application for outline planning permission, reference no. 24/00161/FUL.

- 1.2.2 The application for planning permission was refused (CD42) by Rushcliffe Borough Council on 19th June 2025 following Planning Committee. The following Reasons for Refusal ('RFR') associated with the historic environment resource was cited:

'2. The proposed development would cause harm to the setting of the Grade I listed Holy Trinity Church, Grade II listed Manor Farmhouse and Highfields and the Wysall Conservation Area. The harm identified is towards the middle level of less than substantial scale and whilst the benefits of the proposal in terms of renewable energy are acknowledged, the public benefits do not outweigh the identified harm. The proposal is therefore contrary to Policy 10 (Design and Enhancing Local Identity) and Policy 11 (Historic Environment) of LPP1 and Policy 1 (Development Requirements), Policy 16 (Renewable Energy) and Policy 28 (Conserving and Enhancing Heritage Assets) of LPP2 and Chapter 16 (Conserving and Enhancing the Historic Environment) of the NPPF.'

- 1.2.3 The Heritage Statement of Common Ground (SoCG) (CD8.3.2) identifies issues which remain in dispute between the parties, three of which are associated with the impact of the proposed development upon the designated heritage assets of the Grade I listed Holy Trinity Church, Grade II listed Highfields and the Wysall Conservation Area.
- 1.2.4 Subsequent to a Site survey during winter months, the impact of the proposed development upon the Grade II listed Manor Farmhouse is now a matter of common ground between the Council and the Appellant. Views of the asset that were anticipated during survey in summer months, did not reveal themselves during winter months. As such, and as set out in this report, the impact of the proposed development upon the designated heritage asset was found to be neutral.

1.3 THE SITE

LOCATION

- 1.3.1 The Site sits within the county of Nottinghamshire and comprises two parcels of land to the west of the village of Wysall. Together they comprises c.101 hectares (ha) of open farmland

which is given over to both pastoral and arable use. Boundary treatments consist of established hawthorn hedgerows.

- 1.3.2 The 'Northern Parcel' consists of approximately 65 ha of land to the north west of the village of Wysall. It lies on higher ground which slopes down in an undulating fashion from Bunny Old Wood to the south.
- 1.3.3 The 'Southern Parcel' consists of approximately 33 ha of land to the west of the village of Wysall. The Site is lower lying rising from the Kingstone Brook in the south and extending westwards up to a series of plantations including Rough Plantation, Wysall Rough Plantation and Intake Wood.
- 1.3.4 The Sites are approximately 325m apart, and are currently separated by agricultural fields. Notwithstanding, if constructed the eastern extent of the consented solar project 22/00303/FUL - Land to the Northeast Of Highfields Farm would also be located between Fields 3 and 11 of the Appeal Site, west of Rough Plantation and Wysall Rough Plantation. As such, the Southern and Northern Parcels may become joined by previously approved development.
- 1.3.5 The Sites are connected by a subterranean cable which runs for approximately 2.5km from the Lodge Farm track off Bradmore Road to the entrance to the Southern Parcel off Wysall Road.

GEOLOGY

- 1.3.6 The Site is located on Barnstone Member-Mudstone and limestone, interbedded. *'These sedimentary rocks are shallow-marine in origin. They are detrital and biogenic, generally comprising fine-grained sediments, with carbonate material (coral, shell fragments) forming interbedded sequences'* (British Geological Survey, 2025).
- 1.3.7 No superficial deposits are recorded over the vast majority of the Site with exception of along the corridor of the Kingston Brook where there is alluvium-clay, silt, sand and gravel. *'These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting)'* (British Geological Survey, 2025).

TOPOGRAPHY

- 1.3.8 The two sites span nearly the full extent of a southerly facing slope that rises and falls from Bunny Old Wood in the north to its base at the Kingston Brook to the south. The Northern Parcel occupies the uppermost slopes, whilst the Southern Parcel lies within and above the course of the Kingston Brook.

CHARACTERISATION

National Landscape Character Area

- 1.3.9 The vast majority of the Site, including the entirety of the southern parcel, is located within the Leicestershire and Nottinghamshire Wolds National Character Area (NCA 74) as defined

by Natural England. A small portion of the northern parcel lies within the Trent and Belvoir Vales National Character Area (NCA 48). The following key characteristics are extracted from the relevant National Landscape Character Assessments:

Leicestershire and Nottinghamshire Wolds National Character Area (NCA 74)

- *A range of rolling hills, with elevated plateaux, narrow river valleys and distinctive scarp slopes.*
- *Jurassic mudstones (towards the west), limestone, sandstone and ironstone overlain by glacial till throughout much of the area produce moderately fertile soil.*
- *Woodland cover is generally sparse, except for some wooded scarps and in the Wreake Valley and adjacent to Rutland Water. Elsewhere, spinneys, fox coverts, hedgerows, hedgerow trees and streamside trees provide moderate cover.*
- *Agricultural land use dominates with arable farming on the plateaux tops and pasture on steep sloping valley sides.*
- *Agricultural land use has diminished semi-natural habitat although important habitats do remain, including species-rich neutral grasslands, wet meadows, parkland, reservoirs, rivers and streams.*
- *The centrally elevated Wolds form a watershed between the rivers Wreake, Soar and Trent, draining streams downwards in a radial pattern to each of these rivers, which together with Rutland Water, provide significant biodiversity and recreation assets.*
- *The establishment of Rutland Water reservoir has created a major wetland of international importance for water birds that combines open water, lagoons, islands, mudflats, reedswamp, marsh, old meadows, pastures, scrub and mature woodland.*
- *Evidence of many deserted and shrunken settlements, as well as extensive areas of ridge and furrow separate small villages and farms linked by country lanes with wide verges.*
- ***Red brick buildings with pantile roofs are widespread and most abundant clustered around churches, which are constructed from ironstone and limestone contributing to the local vernacular.***
- *Urban influences include overhead lines, mineral extraction sites, airfields and the busy A46 and A60 although **these do not weaken the rural character.***

1.3.10 The 'landscape through time' section in the NCA contains a useful precis of the area's development:

'The Wolds are underlain by a thick sequence of Carboniferous mudstones and river-lain Coal Measures overlain by Triassic sandstones and mudstones deposited in a persistently arid environment. These concealed strata have strongly influenced the development of the Wolds NCA. The Carboniferous rocks provide coal and oil and the Triassic rocks a source of gypsum (still mined today) and a deep aquifer supplying water to the north and west of the area.

To the west of the NCA Triassic mudstones and narrow bands of harder limestone, c.210 million years old, create a landscape of sharp scarp and shallow dip slopes known as cuestas. Towards the end of the Triassic period, relative rise in sea level deposited predominantly marine

sediments, which characterise the NCA to the east, Lower Jurassic muds and silts giving way to ironstones and limestones, c.175 million years old. These form the main Wolds escarpment and provide the distinctive creamy grey limestones and orange brown ironstones in buildings.

Pre-glacial sands and gravels of the ancient River Bytham (today the River Wreake follows this ancient river course) represent the oldest Quaternary sediments in the NCA over much of which till from the Anglian glaciation (500,000 to 370,000 years ago) has been deposited. Post Anglian climatic fluctuation has led to the development of a series of sand and gravel river terraces and the establishment of today's river system and rolling landscape.

The evidence of prehistoric activity is sparse although possible occupation sites have been found towards the north above the Belvoir escarpment and a significant iron-age occupation has been found in the Knipton Valley.

In the Roman period the Fosse Way, now the A46, cut across the western edge of the area and is still prominent in the landscape.

Early Anglo-Saxon occupation of the area may have been limited but it is likely many of today's towns and villages are of Saxon origin although it is not certain whether the numerous bys and thorpes of the 9th- and 10th-century Scandinavian invaders represent re-naming of existing settlements or the founding of new ones.

*The medieval landscape was probably one of intermittent woodland with vast rough pastures reached by lanes and trackways from the surrounding valleys. **Many of these routes can still be traced today. As the population grew, small villages, surrounded by their open fields, came to dominate a landscape from which the tree cover had largely disappeared.***

Many villages were deserted from the 14th century onwards and the landscape became thinly-populated and dominated by sheep grazing.

Main population centres such as Oakham and Melton Mowbray lie at the edge of the area. Melton Mowbray developed into a substantial market town in the post-medieval period.

Belvoir Castle, originally a Norman castle, was a stronghold of the Royalists during the Civil War. The Great Hall of Oakham Castle is one of the finest examples of late 12th-century domestic architecture in England.

The late 18th and early 19th century saw the rebuilding of many farmsteads as agricultural cultivation began to increase and by the 19th and 20th centuries arable cultivation continued on a large scale. *Industrialisation increased with the development of ironstone and gypsum quarries and deep coal-mines at Asfordby. A complex mosaic of grassland, scrub and woodland vegetation has developed in disused pits and on spoil heaps.*

Brick making was prevalent and in a brick pit near Barrow upon Soar in 1851 a plesiosaur was recovered, known locally as the 'Barrow Kipper'. It now resides in the Leicester Museum and is very much a symbol of Barrow with a representation of the plesiosaur appearing on signs and street furniture throughout the town.

Food shortages during and after the Second World War, led to intensive farming practices and large areas of grassland were ploughed up. This trend continued following the adoption of the Common Agricultural Policy resulting in a dramatic change in landscape and often a decline in biodiversity.

Rutland Water reservoir was constructed in the 1970s by damming the Gwash Valley. It is a highly distinctive feature and valued for its wildlife and recreation assets. At the time it was the largest pump storage reservoir in Europe and by surface area, it is the largest reservoir in England.

While the rural landscape retains a mixed land use, there is an increasing trend of agricultural production, resulting in the loss of hedgerows and hedgerow trees and damage to areas of ridge and furrow and other earthworks. While the historic hedgerow pattern is largely intact, significant proportions of the area's hedgerow trees are over-mature and require augmenting. Agricultural stewardship is now being successfully used as a means of addressing these issues.

There has been limited expansion of the settlements in recent years however, there has been a proliferation of new, large scale agricultural buildings. Recent large scale engineered road improvements to the A46 have also had an impact on the wider countryside although it has presented opportunities for roadside planting of native tree and shrub species.

Flood protection works have contributed to the erosion of traditional riparian character along the Wreake valley however, sections of the valley are now managed through stewardship schemes, which seeks to combine flood management with environmental protection, and where possible, enhancement.

Overall, the landscape remains strongly rural and largely unchanged in recent years.'

1.4 PROPOSED DEVELOPMENT

- 1.4.1 The proposed development is described as 'Construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar PV with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling.'
- 1.4.2 Subsequent to the determination of the application and changes to Environment Agency flood data the initial scheme was revised and an amended scheme submitted for the purposes of the Appeal. This HIA evaluates the impact of the first scheme as originally submitted. Any changes in the degree of impact arising to the significance of heritage assets from the second scheme are also considered in light of the initial assessment.

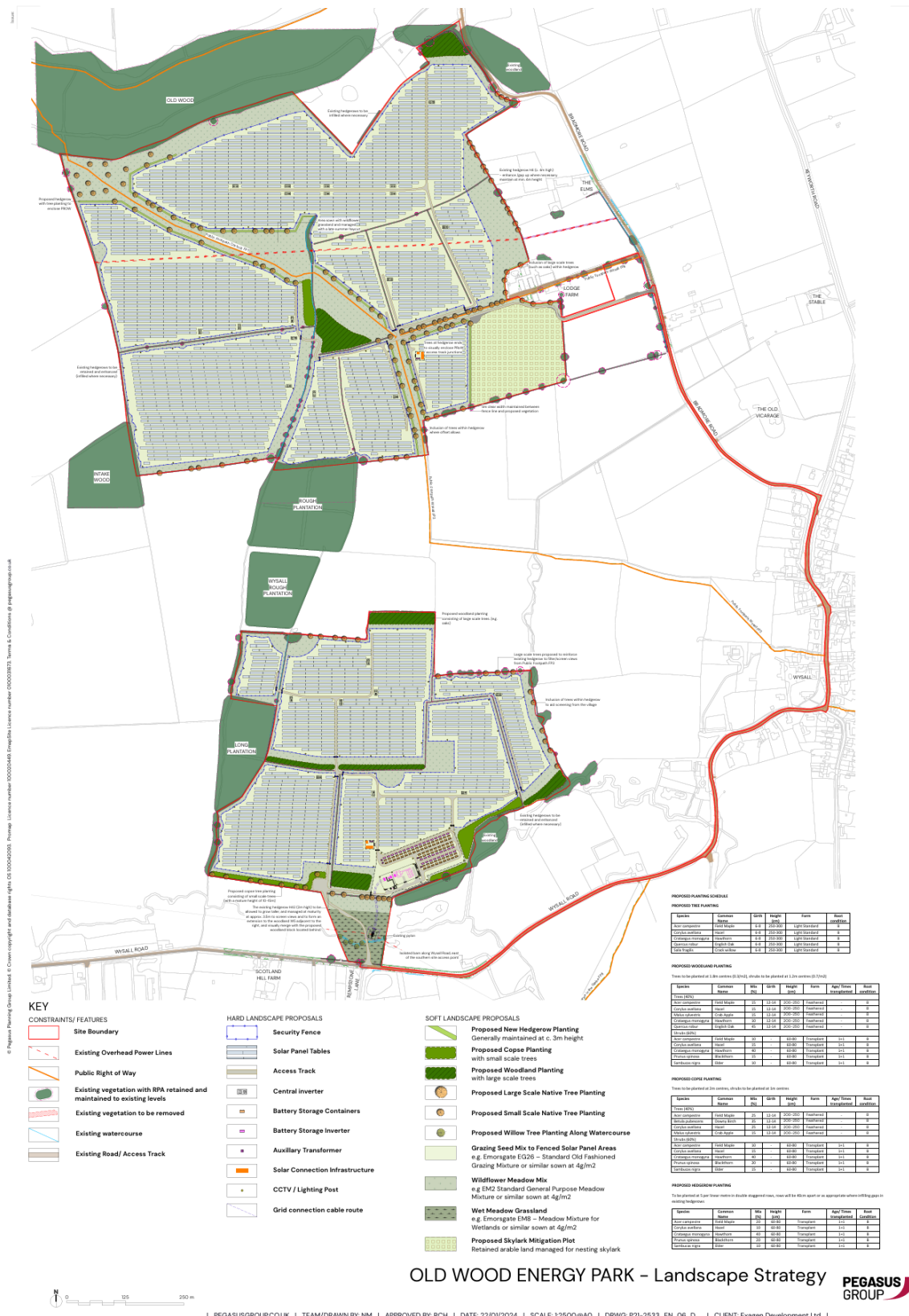


Figure 2 Proposed Site Plan CD 1.28 Landscape Strategy

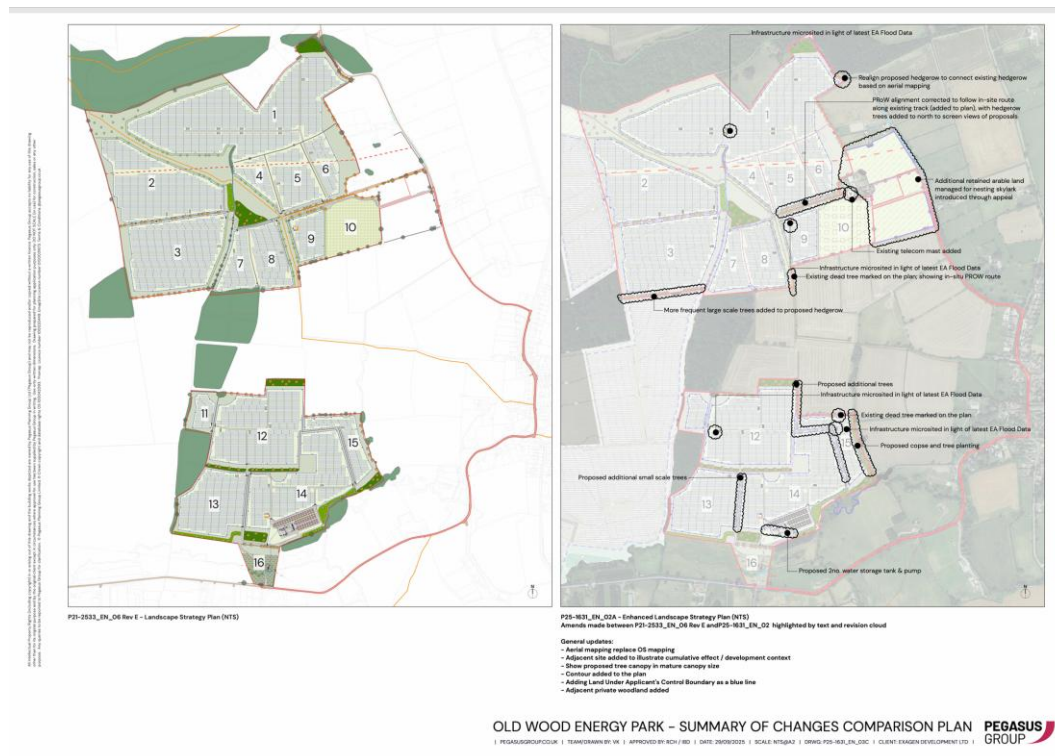


Figure 3 Revised Scheme- summary of Changes CD3.5

1.4.3 The specification of the solar panels including the approximate height (3.1m) and length of the panel (c.4.9m) does not appear to differ from the originally submitted scheme and the revised scheme, as shown in the section drawing below.

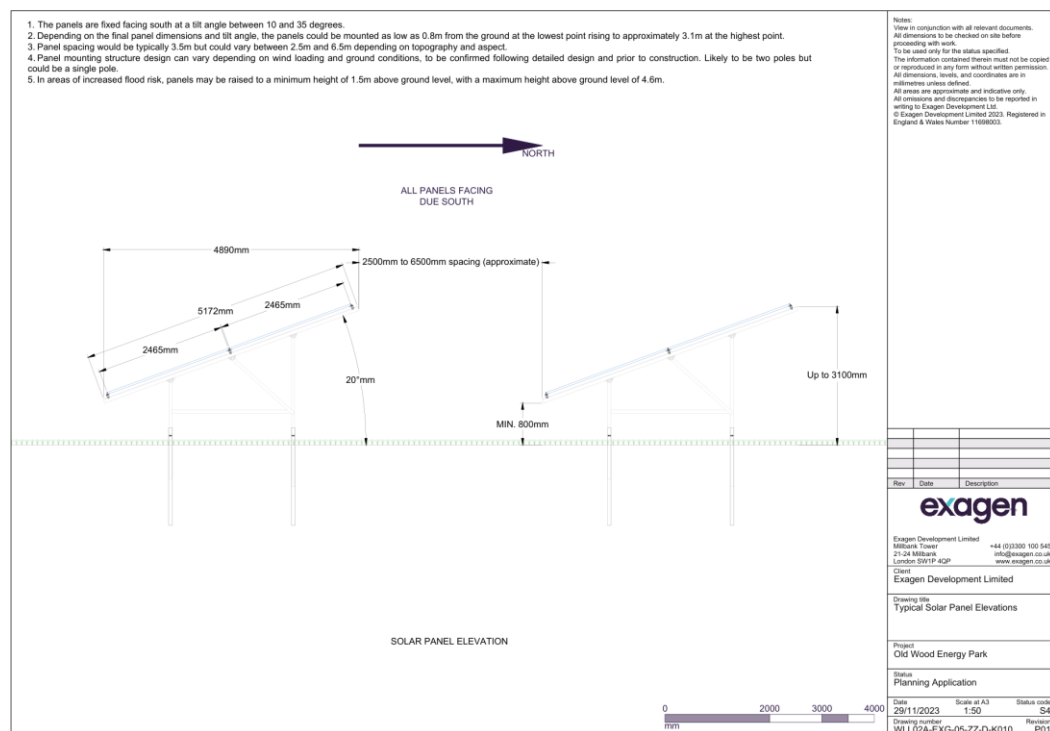


Figure 4 CD1.37 Solar Panel specification

1.4.4 For full details of the proposed development, please refer to the application submission and the appeal's Core Documents.

1.5 SCOPE OF STUDY

- 1.5.1 The scope of this assessment is limited to those heritage assets relating to the Reason for Refusal 2 of the Decision Notice (19.06.25) for the application for planning permission (24/00161/FUL).
- 1.5.2 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that may be directly or indirectly impacted upon by the proposed development.
- 1.5.3 The objectives of this study are to:
- Describe and assess the significance of designated heritage assets potentially impacted upon by the proposed development and their importance;
 - Evaluate the consequences of change through understanding the nature of the change and assessing its direct and indirect impact upon designated heritage assets;
 - Determine the weight that any impact of the proposed development should carry in the planning balance accordance with the prevailing framework of legislation and policy.
- 1.5.4 Research sources consulted for this study comprise published references and maps.
- 1.5.5 An informal search of the Nottinghamshire Historic Environment Record (NHER) was undertaken on 18th of December, 2025 via the Heritage Gateway. The results of a formal search of the NHER, as set out in the Appellant's HIA (CD 1.6), were also consulted.
- 1.5.6 Online resources were consulted where available and included (but not limited to):
- National Heritage List for England, an up-to-date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
 - Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage
 - The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps (www.old-maps.com) for a range of maps from 1851 to the present day
 - Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
 - Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
 - Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
 - Census records accessed online via www.Genealogist.co.uk
- 1.5.7 A Site visit was undertaken on 1st December 2025 by Adam Partington and Tom Street which consisted of a walkover examination of all accessible areas of the Site and photography of a views from, towards and around the Site. A second Site visit was undertaken on the 7th January, 2026 by Adam Partington.

- 1.5.8 The weather was initially calm and foggy, with bright sunshine from the late morning. Following the lifting of fog, the long-range visibility was moderate to good with clear near-distance views with good contrast.
- 1.5.9 The extent of the survey was unimpeded and all areas of the Site, or sufficiently representative parts of them, accessed without issue. Where referred to in the report, photographs are referred to as 'Viewpoints 1-14'. A map of viewpoints used in this report is provided in Section 3 of this report (see Figure 9).
- 1.5.10 Visuals prepared and submitted by Pegasus in a Landscape Visual Impact Assessment (CD 1.5.1-14) and Photomontages (CD 1.10) on behalf of the Appellant to support the application for planning permission were also considered as part of this assessment.

1.6 PLANNING CONTEXT

LEGISLATION AND NATIONAL POLICY

- 1.6.1 There is national policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.
- 1.6.2 The National Planning Policy Framework (NPPF), published in 2012 and last updated in 2024, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

LOCAL PLANNING POLICY

- 1.6.3 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the jurisdiction of Rushcliffe Borough Council, which is currently subject to policies set out within Appendix 2.

GUIDANCE

- 1.6.4 Historic England have produced guidance and good practice documents on a wide range of topics concerning development affecting the historic environment. Those considered most relevant to the proposed works are detailed below:

Historic England Good Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015) (CD 5.34)

- 1.6.5 The Advice Note provides *“information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.”* (Historic England, 2015).

Historic England Good Advice in Planning Note 3: The Setting of Heritage Assets (2017) (CD 5.35)

- 1.6.6 The document sets out a methodological approach to assessing and managing change *“within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.”* (Historic England, 2017)

HEAG268 – Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management (2019) (CD5.60)

- 1.6.7 The Advice Note supports the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management. This 2nd edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also slightly re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.
- 1.6.8 This Advice Note contains a section specifically on ‘Setting and Views’ and states that the following may be significant contributors to the character of conservation areas:
- *views of rivers, the sea and surrounding hills and glimpses of landscape from urban streets;*
 - *open spaces, church towers and prominent public buildings that provide landmarks in views or views that illustrate a particular element of the area’s historic development;*
 - *groups of buildings, both those with a degree of conscious design or with recognised fortuitous beauty and the consequent visual harmony or congruity of development;*
 - *townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces;*
 - *a uniform building height resulting either from past influences or planning restrictions that contribute to the character of views „ distant views of the settlement and those in the approach to it;*

- *adjacent or nearby heritage assets that gain or contribute significance through views to or from the area;*
- *nearby areas of recognised landscape character value such as Areas of Outstanding Natural Beauty (AONBs) or Areas of High Landscape Value, where penetrating or abutting the built-up area, should also be noted and explained (Historic England, 2019).*

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008) (CD 5.36)

- 1.6.9 *“The primary aim of the Conservation Principles, Policies and Guidance is to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application” (Historic England, 2008).*

Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) (CD 5.37)

- 1.6.10 This Historic England advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions (Historic England, 2019).

1.7 PLANNING HISTORY

- 1.7.1 The Site has been subject to planning applications in the recent past. A shortlist of applications relevant to the appeal which were available on Rushcliffe Borough Council’s planning application search portal are provided below.

Planning Ref	Description	Date	Outcome
22/00303/FUL	Land To North East Of Highfields Farm Bunny Hill Costock Nottinghamshire Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure, together with the formation of a new vehicular access onto Bunny Hill (A60)	Thu 16 Feb 2023	Approved

2 HISTORICAL DEVELOPMENT

A brief historical background is given here to provide an immediate context to the Site. The background is limited to the development of Wysall from the early medieval period. An assessment of the earlier history and prehistory of the landscape can be found in the Appellant's Heritage Statement (CD1.6) and the results of recent archaeological fieldwork assessment (CD1.6.1, CD2.27, CD2.37, CD3.10).

MEDIEVAL

- 2.1.1 Wysall has had, through the years, a number of variations on its modern name: Wisoc, Wisho, Wisou, Wishou, Wisue, Wishouwe, Wishowe, Wisowe, Wissall and Wysowe being most of the examples. Its name, according to Thoroton, probably means 'a Hill of Plants or a Custom Hill', though Ekwall has the two Old English forms hoh meaning 'spur of hill' and weoh meaning 'of a heathen temple' (Southwell & Nottingham Church History Project, 2025).
- 2.1.2 The wider region was settled by the Angles in the 6th century and became part of the Kingdom of Mercia. During the 7th and 8th centuries Mercia expanded by conquest to the south, west and east, and became the prevailing power in Britain. The 9th century sees an era of great change, particularly Viking raids and Danish conquest of large swathes of England, including the East Midlands, and the introduction of the Danelaw.
- 2.1.3 The 9th century saw yet another cultural upheaval due to the Viking invasions. Following the peace, the Vikings established Danelaw, which may have brought about change to the rural agriculture of the area around the Site through profound reorganisation of the region, probably in the 9th or 10th century, as a result of the edicts of Danelaw. A communal system of rotational field cropping was instigated in many manors and new crops were introduced. At the same time, dispersed settlements were widely abandoned as populations relocated to nucleated villages, which were usually co-located with one or more manor houses and church. There is evidence for ridge and furrow earthworks in many areas of the landscape surrounding the village, such as in the grounds of the Old Vicarage and in field west of Main Street.
- 2.1.4 The Site mainly lies in the Parish of Wysall, with the principal settlement broadly lying to the east. Northwestern parts of the Northern Parcel lie in the Parish of Costock.
- 2.1.5 An overview of the early history of Wysall is neatly summarised in the transactions of the Thoroton Society (Standish, 1902):

'The history of this parish, in respect of its manorial rights, has been dealt with at considerable length by Dr. Thoroton; and those who are interested in the details thereof are referred to that work for further information. Prior to the Conquest there were three manors here, held respectively by Estan, Elsi, and Gladwin, and these were assessed at three carucates, for the public tribute. All three manors seem to have passed at the Conquest into the possession of Roger de Busli, or Builli, of Tickhill, whose man, Roger, held three carucates (all the land in cultivation here at that period) in demesne, De Builli's estates passed to a large extent into the hands of the family of Lovetot, Earls of Sheffield and Hallamshire; and so we find that one William de Lovetot, in the third year of Henry I., founded a priory at Radford, near Worksop, for a community of Black Canons, and that he gave to this Worksop Priory "all his churches which he held of the honour of Blyth," in which gift the churches of Wysall and Willoughby

were included. The Lovetots seem to have held all the land here, as one manor, until the time of Henry III., when Nigellus Mundevill, William de Sheffeld, and Roger de Lovetot were certified to hold a knight's fee here of Alice, Countess of Ewe, Lady of Tykhill, each part of which went by the name of the Manor of Wisoe. So history repeated itself; a return was made to the three manors of Saxon times. Munde-vill's manor passed to the Poutrells, a short pedigree of whose family is given by Dr. Thoroton; from which it appears that the Poutrells were represented in the fourth generation by three daughters only, who married respectively a Goteham, a Petre, and a Pulteney. Their manor was purchased about 32 Ed. III. by Sir Richard Willughby, whose son, Hugh, the clerk of Risley, passed it, about 11 Richard II., to Robert Armstrong, Esquire, of Thorpe-in-the-Clotts, where the Armstrong family still resided in Thoroton's time.

William de Sheffeld's manor came into the possession of the Widmerpoles, and this says Thoroton, speaking of his own days, "continueth still with the family of Widmerpole." Roger de Lovetot's manor, like de Mundevill's, came ultimately to the Willughbys.'

- 2.1.6 The location of early medieval settlement at Wysall appears to have been around the church and possibly further to the south where the Wysall Conservation Area Appraisal notes the presence of a '*medieval to post medieval shrunken village in the field between Costock Road and Wymeswold Road*' (Rushcliffe Borough Council, 2024). Equally the earthworks may reflect a retraction of the post-medieval village.
- 2.1.7 The village is recorded as Wisoc in the Hundred of Broxtowe in the Domesday Book and it had a recorded population of 21 households in 1086, putting it in the largest 40% of settlements recorded in Domesday (Powell-Smith, 2011).
- 2.1.8 The Domesday also mentions a church and this is likely an predecessor of the early Norman church, elements of which remain preserved in the northern elevation of the Church of Holy Trinity.
- 2.1.9 Looking to the Site itself, it is likely that it served a variety of agricultural uses to the benefit of the manors, church and village's inhabitants. With shallower soils, the more exposed higher ground, south of Bunny Old Wood would more likely have been marginal in nature, given over to open grazing more than cultivation. Descending southwards through the Northern Parcel and into the Southern Parcel, cultivation may have proven more viable, and this may be reflected in a tighter grain of field enclosures in this area (accepting that they were subsequently enclosed). Lower lying land around the Kingston Brook may have been used for ephemeral grazing and logically developed as water meadows.
- 2.1.10 The prevalence of ridge and furrow, both above ground and within the archaeological record, suggests that land west of the village was likely farmed in common using a three or four course rotation during the medieval period. Farming and subsistence agriculture was almost certainly the primary industry in the parish, with Wysall dependent on a local level of small scale agriculture into the post-medieval period.

POST-MEDIEVAL TO MODERN

- 2.1.11 As with the medieval period, significant written information exists regarding the post-medieval period within Nottinghamshire, and an analysis of mapping and other information

place the Site in agriculture land to the west of the settlement of Wysall, during a period of a re-organisation of the surrounding landscape.

- 2.1.12 The first detailed mapping of the Site and surrounding area is Chapman's map of 1774, as reproduced from the conservation area appraisal below. The map shows the main topographical features of the parishes, including Bunny Old Wood and the settlement of Wysall with the Church of Holy Trinity on its western edge. The then dower house of Highfields, which was built in 1729, is pictured at the edge of a bluff of land overlooking the valley of the Kingston Brook to the south. Bunny Hall Estate is pictured to the north of Bunny Wood.

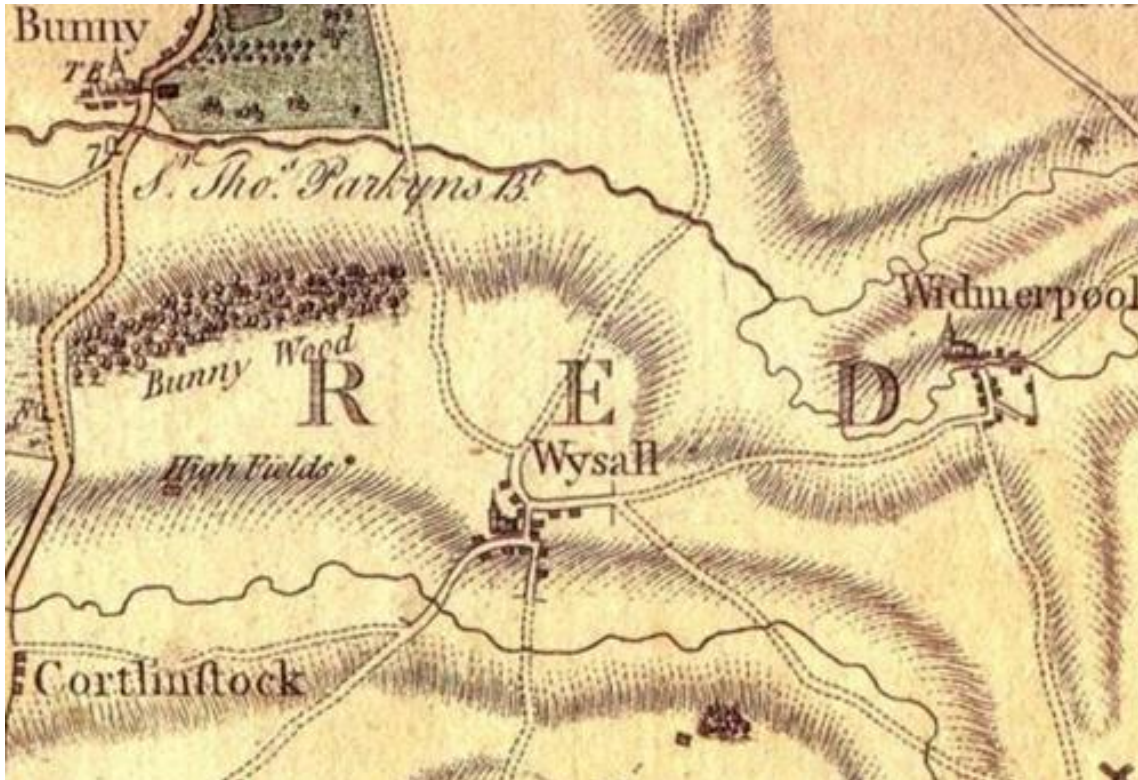


Figure 5 Chapman's Map of 1774 showing the landscape within and around the Site west of Wysall

- 2.1.13 One of the major aspects for rural areas of the post medieval period is the consolidation and enclosure of medieval field systems, wastes and commons which took place from the late medieval period to the parliamentary enclosures in the late 18th to 19th centuries. These enclosures related *inter alia*, part to the re-organisation and consolidation of landownership, changes in the agricultural economies of the post-medieval period and the improvement of farming techniques over the course of the Agricultural Revolution.
- 2.1.14 Elements of the Parish of Wysall are understood to have been enclosed by Act of Parliament in 1801, although no map was retrieved. No reference to similar enclosure of land was found for the Parish of Costock. Review of field morphology suggests that enclosure may have been extensive, and included large parts of the Northern and Southern Parcels.



Figure 6 OS Six Inch 2nd Edition Map of 1883

- 2.1.15 The Northern Parcel comprises a series of semi-regular enclosures to the either side of the parish boundary between Costock and Wysall. The field morphology suggests a piecemeal rather than comprehensive re-organisation of field holdings. The off-square Pen Leys Plantation lies to the south of Lodge Farm which, given its isolated location and plan form, is likely to have been an outfarm associated with the enclosure of land in 1801.
- 2.1.16 The Southern Parcel is similarly characterised, comprising semi-regular fields which reflect a piecemeal re-organisation of the landscape. Three plantations lie to the north east and partially within the Southern Parcel: Rough Plantation, Long Rough Plantation and Stone Pit Plantation.
- 2.1.17 To the west of the Rough Plantations lies Highfields which has a courtyard to the west suggesting that it had been adapted into a working farm, likely to assist with the more intensive agricultural exploitation of Bunny Hall's rural estate during or before the High Farming period (1850-1875).
- 2.1.18 The core of the built up village lies to the east of the Site and takes a comparably nucleated form to that seen today, with the imposing Vicarage lying in its own grounds to the north. The village and landscape, as depicted on succeeding maps, undergoes little change until the second half of the 20th century.
- 2.1.19 Further tree planting is undertaken to aggregate the Rough Plantations into a single unit in the early 20th century, however over the course of the late 20th century the woodland cover is

subsequently reduced though the removal of Pen Leys Plantation, part of the combined Rough Plantation and Stone Plantation.

- 2.1.20 Wysall also begins to expand and redevelop in the decades following the Second World War, with development stretching north up Main Street and the Keyworth Road as well as eastwards along the Widmerpool Road.



Figure 7 Sheet 121 - Derby and Leicester – Ordnance Survey B/* Edition, Revised: 1958 to 1965, Published: 1962.

- 2.1.21 Both the Northern and Southern Parcels experience a degree of boundary loss associated with the rationalisation of fields into larger parcels more suitable to mechanisation farming techniques and more intensive large scale production. The extent of land that would be capable of cultivation will increased over the course of the late 19th and 20th centuries and likely reached a peak in and around the end of the millennium.



Figure 8 Modern aerial photograph of the Site and surrounding landscape (courtesy of Google Maps)

3 SITE VISIT

- 3.1.1 An initial site visit was undertaken on 1st December 2025 by Adam Partington and Tom Street. The weather was initially calm and foggy, with bright sunshine from the late morning. Following the lifting of fog, the long-range visibility was moderate to good with clear near-distance views with good contrast.
- 3.1.2 A second Site visit was undertaken on the 7th January, 2026 by Adam Partington. The weather was fine and crisp, with good visibility.

METHODOLOGY

- 3.1.1 The initial visit consisted of a walkover examination of all accessible areas of the Site and photography of a views from, towards and around the Site.
- 3.1.2 No access was gained to the grounds of Highfields, however the Site visit was extended to areas of the wider countryside where the Site and the house could be observed in its rural setting.
- 3.1.3 The second Site visit was limited to publicly accessible areas.
- 3.1.4 Photographs were taken with a Canon 750D with a 24-135mm lens at varying focal lengths, with 50mm focal length considered to closely represent a typical human field of view. However no consistent height etc. was used for the camera and exact locations of viewpoints were not mapped by GPS or other method.

OBSERVATIONS

- 3.1.5 The Site is comprises two parcels of land to the west of the village of Wysall. Land descends from north to the south in an undulating fashion giving rise to changing views of heritage assets across much of the Sites.
- 3.1.6 The rural landscape also comprises fields defined by mature well-kept hedgerows within which there are frequent mature trees, as is common of late 18th and 19th century enclosure boundaries. Again, this established pattern of vegetation gives rise to changing views which are often filtered by cover.
- 3.1.7 Fields were given over to mixture of grazing and arable use.

3.2 VIEWS

- 3.2.1 Key viewpoints referred to or reproduced in this report are mapped below and referenced in the text. To a degree, the location of all viewpoints should be regarded as approximate as precise locations were not recorded.
- 3.2.2 Views are taken at differing focal lengths and this is clarified within captions.

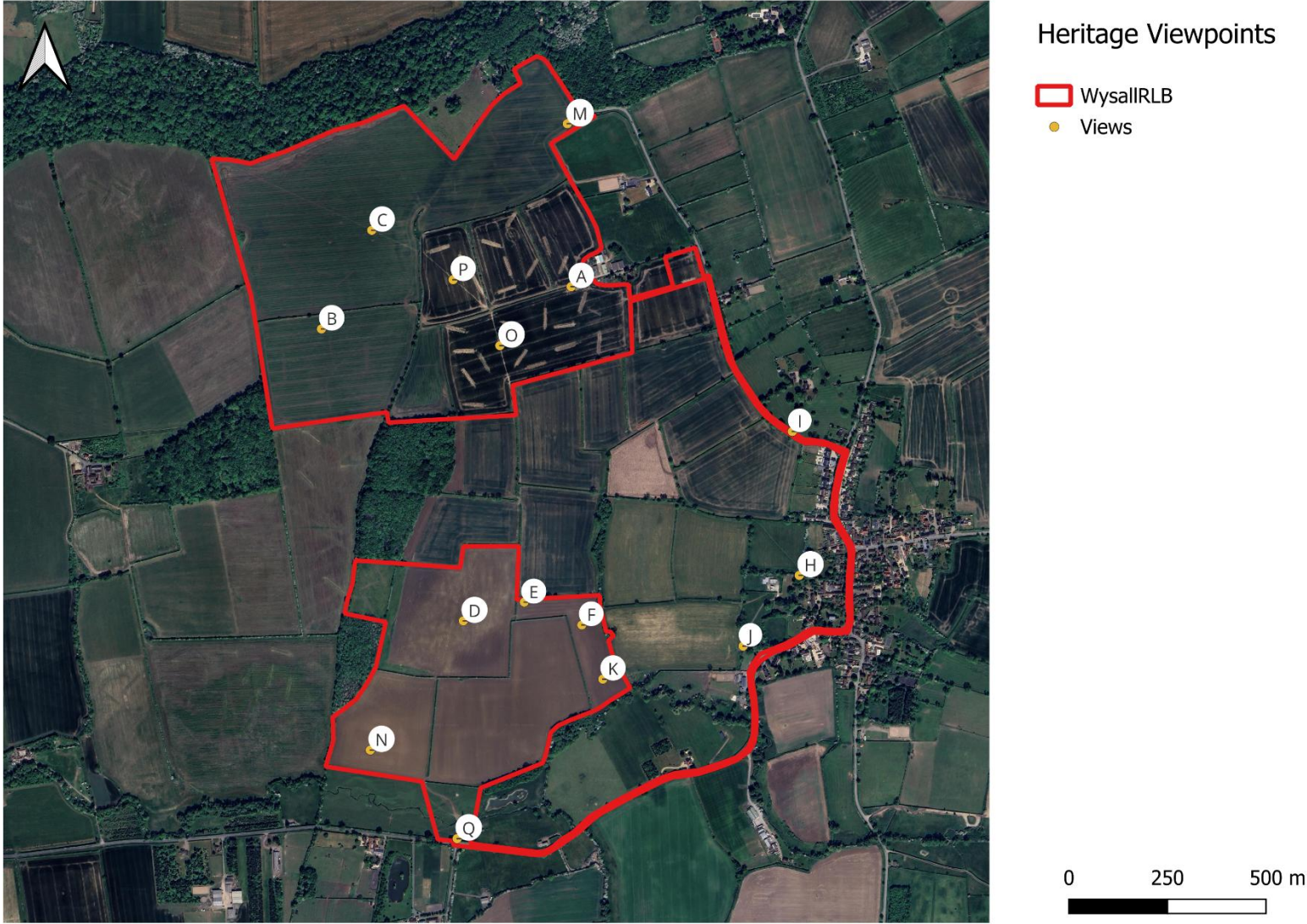


Figure 9 Map of Heritage Viewpoints

4 IMPACT ASSESSMENT

4.1 SCOPE OF ASSESSMENT

- 4.1.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.
- 4.1.2 The scope of assessment gives due respect to Paragraph 207 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *“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.”*

4.2 DIRECT IMPACTS

- 4.2.1 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the significance of heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 4.2.2 Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.
- 4.2.3 Works that erode those elements of a heritage asset that have heritage significance are detrimental, must be justified and are due a negative weight in the planning balance.
- 4.2.4 In the majority of developments, both positive and negative impacts may occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.
- 4.2.5 With exception of the proposed subterranean cable route, there are no designated or known non-designated built heritage assets within the Site boundary.

4.3 INDIRECT IMPACTS

- 4.3.1 The NPPF definition of the setting of a heritage asset is *'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.'*
- 4.3.2 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to the experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 4.3.3 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience, or detract from it, in order to bring about an indirect impact. Impact that makes no material change to the setting and significance of a heritage asset is neutral.
- 4.3.4 The RFR identified 4 heritage assets that would be indirectly impacted upon by the proposed development as set out in the table below.

Map Ref	Name	Designation	NHLE Ref	Grade
1	Church of Holy Trinity	LB	1259980	I
2	Wysall Conservation Area	Conservation Area		n/a
3	Highfields	LB	1260277	II
4	Manor Farmhouse	LB	1259992	II

Table 1: Designated heritage assets within study area, including which require a setting assessment

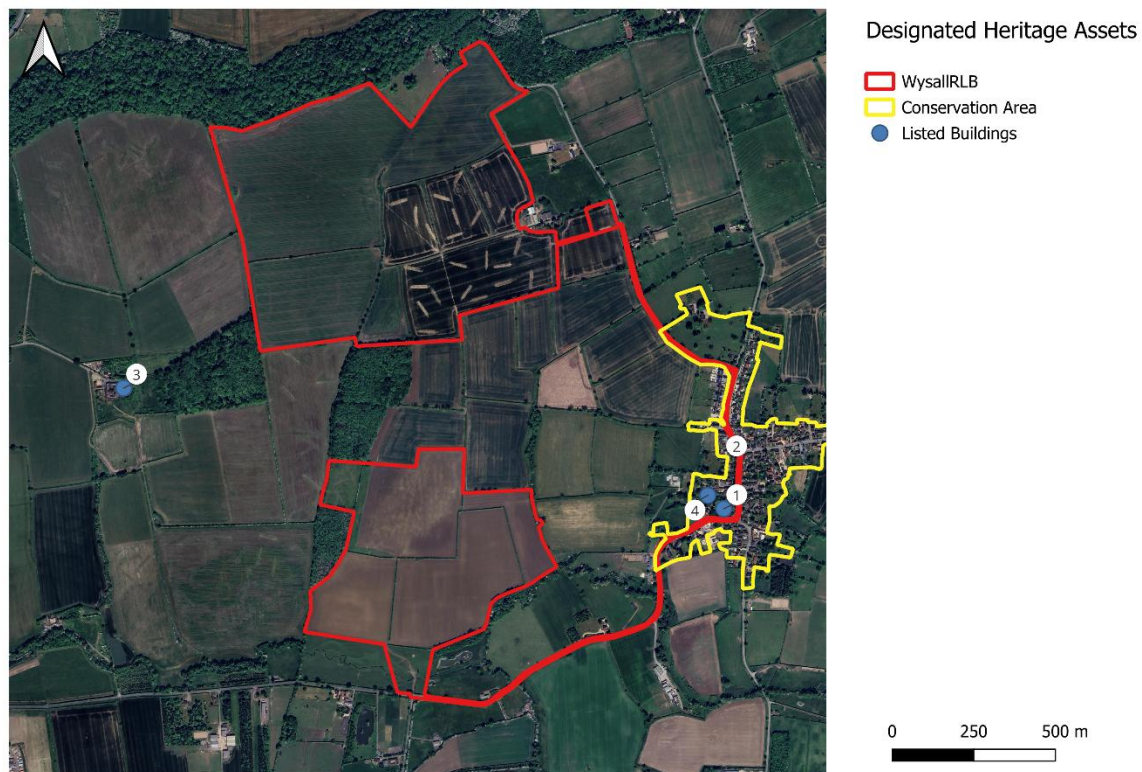


Figure 10: Designated heritage assets

- 4.3.5 A detailed setting assessment was undertaken for each of the assets for the purposes of the Appeal.
- 4.3.6 Summaries of architectural, historical, artistic and/or archaeological interest include extracts from descriptions held within the National Heritage List for England (<https://www.historicengland.org.uk/listing/the-list/>) and local authority resources at the time of producing the report. These were subsequently expanded upon using archival and other resources, alongside the results of the Site survey, where necessary and proportionate.

WYSALL CONSERVATION AREA



Figure 11 View north along Main Street in the Conservation Area

- 4.3.7 The Wysall Conservation Area Appraisal and Management Plan (CAAMP) provides an assessment of the area's special interest as set out in summary fashion below.
- 4.3.8 However, Paragraph 1.2 of the CAAMP expressly states that: *'It should be noted that the content in this document is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.'*
- 4.3.9 For this reason some 'Additional Observations' in relation to the Site and its contribution to the setting and significance of the conservation area are included below.

Description

- 4.3.10 The Wysall Conservation Area is a designated heritage asset of less than the highest significance according to Paragraph 213 of the NPPF. However, due to the highly graded listed buildings within it, it can be identified as a designated heritage asset of the highest significance, as defined by the NPPF.
- 4.3.11 Wysall Conservation Area was designated by Rushcliffe Borough Council in 1990 and last reviewed in 2024. As part of the review, the conservation area's boundary was extended to include, *inter alia*, the Old Vicarage and its grounds and earthworks associated with early settlement south of Costock Road.

- 4.3.12 Relevant extracts of the CAAMP are included below, with characteristics of particular relevance to the Site highlighted in bold. N.B. The extracts include number formatting used in the CAAMP.

4.3.13 '2 Wysall Location and Landscape Setting

Wysall is a charming village nestled in the countryside and linked with its neighbouring village of Thorpe, both of which are run by the parish council. Wysall is situated on the edge of the Wolds about 9 miles southeast of Nottingham. It is approximately 3 miles to the west of the Fosse Way in the gently undulating valley of the Kingston Brook, which winds its ways past the village to the south. The village is neighboured by the large village of Keyworth to the north, Widmerpool to the east, Willoughby on the Wolds to the southeast, Wymeswold to the south and Costock to the southwest.

The surrounding countryside consists primarily of large arable fields lined with hedgerows'.

4.3.14 '2.1 The Wysall Conservation Area

Wysall's appeal lies in the interplay between its informally arranged historic buildings, varied traditional boundary treatments, attractive grass verges, and groups of mature trees. The subtle curves in the village's linear plan form reveal a pleasing sequence of views from the rural northern approach, through the tree shaded Main Street and on to the picturesque churchyard of Holy Trinity in the south.'

4.3.15 '3.1 Location and Historic Activities

...The building (Holy Trinity Church) incorporates Norman stonework in the north wall and its 13th century tower and spire still dominate the skyline of the village. In the 15th century, they changed the roof using a new method (although we don't know exactly how), making it lower. This allowed them to add clerestory windows to brighten up the inside of the church. This mainly 14th century church of Holy Trinity is the oldest building in the village today.

Other notable buildings are the part Elizabethan timber framed Manor House which dates from the 16th and 17th century, and the red brick and pantile cottage on Widmerpool Road known as The Nook, the end gable wall of which is inscribed "1718" in blue bricks. There are a number of farmhouses which reflect the history of the village.

The village did not share in the 19th century growth of the framework knitting industry which took hold in many neighbouring settlements and continued until the latter half of the 20th century as a largely self-contained community devoted to agriculture.

The built form of the village remained characterised by farmhouses, worker's cottages and agricultural buildings, many of which survive to this day.

4.3.16 '4.2 Landmarks, Focal Points and Views

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. In the north of the village the junction of Main Street, Keyworth Road and Widmerpool Road forms a secondary focal point with its attractive arrangement of buildings and wide grass verges. The church tower features strongly in views along Costock Road and Wymeswold Road and views over surrounding countryside can be gained from many places on the edges of the built-up area.'

4.3.17 '4.3 Open Spaces, Trees and Landscape

'Wysall is surrounded by an open landscape...that is easily accessible by public footpaths, but within the village itself the churchyard is the only significant area of open green space...'

The wide grass verges found throughout Wysall help to soften the built-up area within the village... and create a distinctly rural feel on the approaches to the village where they are found in conjunction with hedgerows and mature trees. The trees and verges are significant in maintaining this character.'

4.3.18 'Open Spaces, Trees and Landscape SWOT Analysis

'Threats: The disruption and consequent loss of the mature trees and verges along Main Street. There is a specific threat from any intervention associated with the industrialisation of the surrounding fields.'

4.3.19 '5.1 Building types and Activity

Other traditional building types include a number of barns and outbuildings acting as reminders of Wysall's agricultural past, a Wesleyan Chapel (see Figure 24) and a Victorian schoolhouse, established in 1871 and then stopped functioning as a school a century later.'

4.3.20 '5.2.2 Key Characteristics: Zone 2 – Keyworth Road entrance to the Village

Key Characteristics / Architectural Features: On the northwest edge of the village stands The Old Vicarage, an imposing Victorian property set within private grounds. Beyond the grounds of the Old Vicarage and approaching the village, most noticeable within this character area are the grass verges, with hedgerows and trees. Along a parallel driveway behind the hedgerow and trees is a 20th Century ribbon development, consisting of large, detached properties set along a parallel driveway.'

4.3.21 '5.2.3 Key Characteristics: Zone 3 – Entrances to the village from the South

Key Characteristics / Architectural Features: The southwestern entrance to the village is characterised by arable fields framed by hedgerows and grass verges, reflecting its rural setting. This area also retains evidence of a shrunken village, contributing to its historical and archaeological significance within the conservation area.'

4.3.22 A Townscape Appraisal Map is included in the CAAMP setting out some key characteristics included views, boundaries, spaces and buildings, as reproduced below:

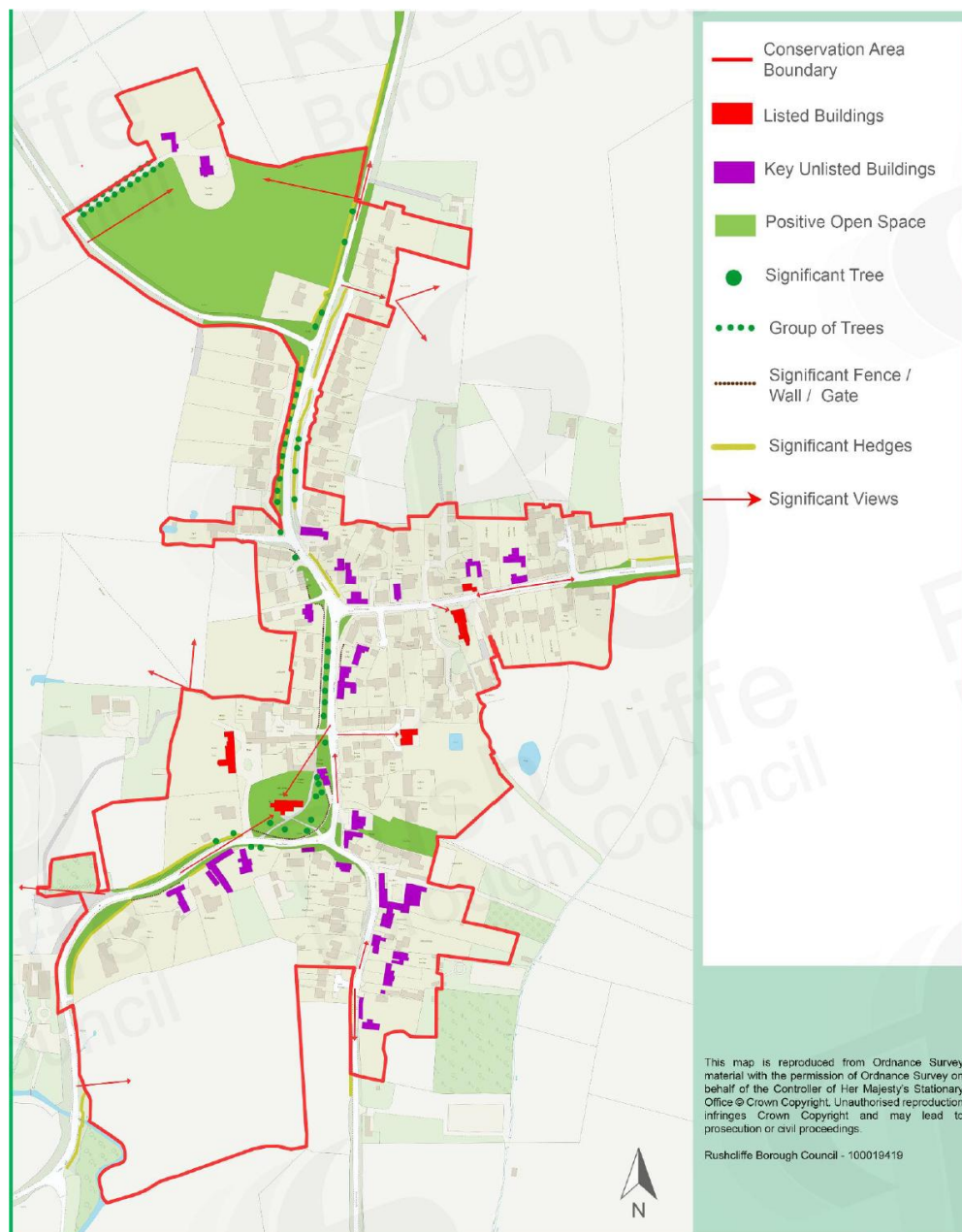


Figure 12 Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map from the CAAMP

Additional Observations

- 4.3.23 As with the Church of Holy Trinity, the village of Wysall has distinctive topographic setting, with much of the village's historic core is nestled and visually contained within lower lying parts of the valley of the Kingston Brook. Main Street can be considered as an enclosed street scene with views, formed by continuous plots of primarily residential housing either side of the road.
- 4.3.24 To the north and south, the topography and urban form of the village changes, with a more dispersed settlement pattern, winding roads and elevated/lower lying ground enabling outlook views from the asset into the surrounding rural landscape. Similar views are also observed from a limited number of vantage points where public footpaths punctuate the building line (see Figure 12), and no doubt from private garden plots too.

- 4.3.25 Several of these outlook views are valued as ‘Significant Views’ within the CAAMP (see Figure 12) and additional views of note include those from the northernmost part of the conservation area adjacent the Vicarage’s generous garden plot which look over an extensive area of land to the north and west of the village.



Figure 13 Significant View to the west of the conservation area from north of Manor Farmhouse (50mm focal length) (Viewpoint H)

- 4.3.26 Residential development, in the form of small extensions and infill/redevelopment, has occurred over the course of the last 50 years or more. Along Main Street buildings are set back in garden plots and/or generally take the form of small inward looking courtyard developments, that enable Main Street to retain a strong sense of integrity. There is limited ‘backland’ development, and where observed this is generally along Widmerpool Road, such that the linear form of the village with a small nucleus around the church is sustained.
- 4.3.27 Positive open space around the Old Vicarage forms a discrete area at the northern end of the conservation area. The late 19th century house and informal garden setting can be seen as a small designed landscape in its own right, with a smattering of minor parkland features including an avenue of trees, estate railings and ridge and furrow earthworks that together form something of a picturesque setting to the property.

Significance

- 4.3.28 The Wysall Conservation Area is identified as a designated heritage asset of less than the highest significance according to Paragraph 213 of the NPPF. Due to the highly graded listed buildings within it, it can be identified as a designated heritage asset of the highest significance, as defined by the NPPF.

- 4.3.29 As set out by the CAAMP, the significance of the asset lies in its architectural and historic interest as an ancient rural settlement which, since the Middle Ages, has housed a community primarily dependent on an agricultural economy.
- 4.3.30 Taking a simple linear form, the village is characterised by an rich assemblage of vernacular and politely styled buildings constructed using a local palette of materials. Domestic, agricultural, religious and community buildings form a clear settlement centre with which there is a structural hierarchy of buildings which charts the evolving character of the village from the Norman period to the modern day. This assemblage reflects the changing social, political and economic fortunes of a small rural settlement over the course of a millennium. Together with open spaces, archaeological earthworks, boundaries and tree cover, amongst other characteristics, built features create an unplanned and picturesque village scene which holds a high level of fortuitous-aesthetic value and historic-illustrative value.
- 4.3.31 The village has modest historical associations with families of local notoriety, which is primarily captured within a number of ancient burials (16th and 17th century) within the church including the Armstrong and Thorpe families. Although of interest, these associations do not make any marked contribution to the character and appearance of the conservation area.
- 4.3.32 The village is understood to have been founded around the late Saxon period and there are earthwork remains of early settlement and agricultural activity within and in the landscape surrounding much of the conservation area. The Church of Holy Trinity also retains Early English fabric. As such, the character and appearance of the Wysall Conservation Area also derives from its archaeological interest as an ancient rural settlement.

Setting and Contribution made by Site

- 4.3.33 At their closest and furthest points the Northern Parcel lies 330m to 1.5km and the Southern Parcel lies 290m to 1.1km from the conservation area boundary.
- 4.3.34 The village of Wysall has very longstanding historical associations with the working agricultural landscapes of its rural parish. As set out by the CAAMP, the village avoiding much if any influence of a once prevalent framework knitting industry in the local area, and remained a community dependent upon a farming economy. This reciprocal relationship is observed in both the village's built form and rural surroundings of the conservation area which the Site forms a substantial part of. As such, alongside other areas, the agricultural character of the Sites make an important contribution to the setting and significance of the conservation area.
- 4.3.35 Owing to the topographic setting and urban form of the conservation area, alongside extensive mature tree cover within garden plots, the visual connectivity between the conservation area and its surrounding hinterland is generally limited. Correspondingly, where views exist that enable a connection to be drawn between the settlement and the surrounding countryside they are generally considered to be of high value, as set out by several of the views identified in the CAAMP, including those in the direction of the Site and elsewhere (e.g. to the east of the village) (see Figure 12).
- 4.3.36 The view from the track and (permitted?) footpath to the west of Costock Road is a 'Significant View' in the CAAMP (Figure 12). The views pass over an extensive rural landscape towards

Costock and East Leake with the Southern Parcel forming much of not all of the mid-ground of the prospects. These views make a moderate to high positive contribution to the significance of the conservation area, locating Wysall within its rural setting and enabling appreciation of the asset as a rural village.

- 4.3.37 In addition to those ‘Significant Views’ views identified by the CAAMP, there are a number of other occasions where there is a clear visual connection between the conservation area and its rural landscape setting. Specifically in relation to the Site, these include deep rural views from the northern end of the conservation area towards Bunny Old Wood. The mid- and back-ground of these views pass over much of the Northern Parcel and are characterised by rolling open rural fields defined by quick set hedgerows with dispersed trees that are characteristic of Enclosure landscapes of the late 18th and 19th century. These views, which are observed from adjacent the small parkland plot of the 19th century Old Vicarage, form a clear interface between the village and its rural hinterland, and make a moderate to high positive contribution to the significance of the Wysall Conservation Area.



Figure 14 View north towards the Northern Parcel, and Bunny Old Wood beyond, from Bradmore Road (18mm focal length) (Viewpoint I)

- 4.3.38 Reciprocally, views looking towards the conservation area from the Sites are heavily filtered by established vegetation cover and/or obscured by the undulating topography. The extent, form or built character of the village is hard to define in these view, save the landmark spire of the Church of Holy Trinity (see Figure 16) which extends above the canopy from many vantage points, including in relation to the Site (see Paragraphs 4.3.67 through 4.3.74). These views, make a minor to moderate positive contribution to the significance of the conservation area, enabling it to be located in its rural setting by virtue of the church’s 13th century spire.



Figure 15 View west over the Southern Parcel from the PRow and track west of Costock Road (50mm focal length) (Viewpoint J)



Figure 16 View east towards the conservation area from eastern extents of the Southern Parcel (50mm focal length) (Viewpoint K)

4.3.39 Looking more broadly in the landscape, there are views of the conservation area from elevated ground to the south of the Southern Parcel from PRow's Thorpe in the Glebe FP7 and FP8 west of Windyridge Farm. From this vantage point there are views of the conservation

area. These views capture a mixture of modern and traditional buildings alongside open space and the landmark spire of the Church of Holy Trinity.



Figure 17 View north from PRow Thorpe in the Glebe FP7 towards the Wysall Conservation Area (50mm focal length) (Viewpoint L)



Figure 18 View north from PRow Thorpe in the Glebe FP7 towards the conservation area (approx. extent in yellow) in relation to the Site (approx. extent in red) with church spire highlighted in green for reference (Focal length 18mm) (Viewpoint L)

- 4.3.40 To the foreground and west of the conservation area lies a broad rolling rural landscape comprised of fields defined by hawthorn hedgerows with woodland plantations to the skyline and western side. The Northern and Southern Parcels form the larger part of this rural setting. These views make a moderate positive contribution to the significance of the Wysall Conservation Area.
- 4.3.41 Notwithstanding a lack of clear intervisibility at times, rural approaches to the conservation area are important aspects of its significance as set out within the CAAMP, which raises concerns about the threat of industrialisation of the surrounding fields (see Paragraphs 4.3.17 and 4.3.18). The views and experiences discussed above, both in relation to the Sites and elsewhere, therefore form important aspects of the Wysall Conservation Area's significance.
- 4.3.42 Key rural approaches or routes in relation to the conservation area and the Sites include those along:
- Bradmore Road from the north of the village
 - PRoWs FP7 and FP4 from Bunny Old Wood across and the Northern Parcel passing to the north of the Southern Parcel PRoWs Wysall FP3 and Wysall FP4 and into the east of the village
 - Wysall Road to the west of the village
 - PRoWs Thorpe in the Glebe FP7 and FP8 to the south of the Southern Parcel.
- 4.3.43 When experienced on foot or by car, these rural approaches make a moderate to high positive contribution to the setting and significance of the Wysall Conservation Area, locating the asset within a rural parish still dominated by a traditional agricultural economy.
- 4.3.44 Overall, in its current form, the Sites make a moderate to high positive contribution to the setting and significance of the Wysall Conservation Area.

Impact

- 4.3.45 The rural character of views from the north and south of Wysall, which positively locate the village within its rural setting, will be eroded by the development of the proposed solar scheme, bringing about harm the significance of the conservation area.
- 4.3.46 Views of the conservation area from higher ground to the south of the Wysall (PRoW FP7) which capture the village within its rural setting, will become dominated by industrial development within both the Northern and Southern Parcels.
- 4.3.47 Although views of the conservation area from the surrounding countryside are limited, the character of rural approaches to the conservation area from the north and south, which make a positive contribution to the asset's significance, will evolve from a traditional agricultural landscape to one dominated by large scale energy production. The contribution made by these approaches will be diminished, bring harm to the setting and significance of the conservation area.
- 4.3.48 The strength of the longstanding historical and functional connection between the conservation area and its agricultural hinterland will be reduced. Extensive areas of

agricultural land to the west of the village and primarily lying within the parish, will be given over to large scale energy generation as opposed to traditional farming.

- 4.3.49 Multiple experiences of the village within its rural setting, which make a positive contribution to its setting and significance will be markedly and detrimentally altered, bringing about harm to an important aspect of its significance. Overall, the proposed development will bring about a less than substantial degree of harm, at the middle of the scale, to the significance of the Wysall Conservation Area, including the contribution made by its setting.
- 4.3.50 Owing to topography and the sheer scale of the proposed arrays, proposed mitigation will do little to alleviate the visual impact of the development within views or the character of valued approaches to the village.
- 4.3.51 The Revised Scheme proposes additional mitigation in the form of planting to the eastern side of the Southern Parcel where the proposed development will feature in a Significant View from the conservation area. Plantation woodland is a common part of the surrounding landscape and the mitigation is considered to be mildly more effective than originally proposed. Accounting for other impacts upon the setting and significance of the conservation area, the revised scheme would still bring about a less than substantial degree of harm at the middle of the scale.

CHURCH OF HOLY TRINITY



Figure 19 Church of Holy Trinity viewed from the south east

Description

- 4.3.52 The statutory list description provides a detailed description of the architectural and historic interest of the church and is extracted in full below:

'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.'

Additional Observations

4.3.53 The church was subject to a detailed survey by the Thoroton Society c.1902 (Standish, 1902) with the results published in the Society's Journal online¹. Relevant extracts are provided below:

Wysall Church is dedicated to the Holy Trinity, and comprises western tower and spire, south porch, nave with south aisle and chancel.

The tower measures 11ft. 8in. by 9ft. 6in., and is built in three stages. The style is that of the Decorated period. The lower stage contains a window of the Perpendicular period; the central stage has a small lancet window; and there is a two-light pointed window on each side of the upper stage. Above this a string course runs round the tower, and the parapet is embattled. A narrow spire, lighted by small lights, near the top, springs from the parapet, having its base much lower than the walls of the tower. Notice that the weather lines on the western face of the tower indicate that there was originally a high pitched roof, and therefore that the clerestory windows are later work. They are, in fact, of the Perpendicular period. ...



Figure 20 Wysall church, c.1900 (courtesy of the Thoroton Society)

¹ <http://www.nottshistory.org.uk/articles/tts/tts1902/spring/spring1902p6.htm>

Part of the north wall is of early English work. It is pierced by two two-light pointed windows, of which, the one further to the west contains, at the top, a few pieces of ancient tinted glass. There is also an early Norman window with wide splays on the inside, high up in the wall and a little to the east of the north door. Square headed, Perpendicular windows of two-lights, trefoiled, pierce the clerestory, two on the north side and three on the south. The arcade between nave and aisle is of three bays, having its arches low and wide, of two orders of chamfers and of varying widths; and the pillar to the west is octagonal, the other pillar being moulded. As the eastern arch of the arcade is 2ft. wider than the western one, and 2ft. 5in. wider than the central arch, the building of the nave was probably begun from the west end. The foliage on the more western caps is similar and points to the same conclusion. The aisle was flagged and rebuilt in 1873. On going outside you will see that it has diagonal buttresses at the south-east and south-west angles, and a rectangular one to the south wall. It is lighted by two two-light pointed windows in the south wall and by a good three-light pointed window with large trefoil head, at the east end. This last is of the Decorated period. The length of the aisle is 49ft. and its width is 11ft.

The chancel is 28ft. 8in. long, and its width 15ft. 8in. The north wall of the chancel is without windows. The south wall has a large square three-light window with ogee heads and labels, and a smaller square-headed window of two-lights.

In these square-headed windows, Wysall gives us an example of late Decorated work of a beautiful and simple kind. The windows of this date, though found in other counties, are far more abundant in Notts, than elsewhere. Good examples are to be seen at Mansfield, Cauntton, Norwell, South Leverton, Upton, Rolleston, and Burton Joyce on the north of the Trent; and at Thorpe, East Stoke, Syerston, Scarrington, West Bridg-ford, Keyworth; in the belfreys at Bradmore and Rud-dington, and here at Wysall on the south of the Trent. There are two special points about them:—One, that though there is considerable similarity between many of them, yet no two are absolutely alike. There is always some little difference in tracery and cusping, and most of them from the district south of the Trent, shew in their tracery a tendency to the Perpendicular style.'

- 4.3.54 Assessment of the church shows it comprises a variety of architectural styles feature to windows, doorways and the church ranging from Early English, Perpendicular and Decorated creating a complex phasing that reflects its continual aggrandisement and restoration across some 800 years or more. The tower is decidedly 13th century in character with some minor additions and alterations.
- 4.3.55 The Church of Holy Trinity is an active place of worship. It is part of a benefice of three churches, together with St Mary and All Saints, Willoughby and St Peter, Widmerpool². In addition to special calendar events, regular services are held on Sunday mornings at 11am on the first and third Sundays of the month.

² <https://www.achurchnearyou.com/church/17891/>

Significance

- 4.3.56 As a Grade I listed building, the Church of Holy Trinity is a designated heritage asset of the highest significance according to Paragraph 213 of the NPPF. By virtue of its designation, the church is of an exceptional level of architectural and historic interest.
- 4.3.57 The church's significance comprises a number of key elements of architectural and historical interest, alongside other heritage values as set out below.
- 4.3.58 Fundamentally, the Church of Holy Trinity is a rural parish church which has held a dominant role in the local community both culturally and architecturally, for an extended period of history.
- 4.3.59 The place of worship has very high architectural interest and this is expressed in a complex phasing that spans some eight centuries or more. Individual phases and features, such as the rectangular perpendicular windows, 13th century Decorated tower and spire, alongside many internal features, have high aesthetic-designed value in their own right. Taken together they form an intriguing and appealing composition that arguably holds more aesthetic-fortuitous value than it does aesthetic-design value, although each phasing was acceptably carefully conceived around its predecessor.
- 4.3.60 Architecturally the church is a landmark within the village and surrounding landscape, and these qualities afford it an elevated degree of significance within the Wysall Conservation Area.
- 4.3.61 As an active place of worship for nearly 1000 years the church has long functioned as an important religious centre for the local community. As an Anglican place of worship it has been the location to celebrate births, deaths and religious festivals including those associated with giving thanks to the produce of the local agricultural economy, which the church was intimately tied to until the Tithe Act of 1936. As such, it holds a high level of historic- illustrative and associative value.
- 4.3.62 Inspection of the church's interior shows it holds historical associations with many people of local notoriety who lived in the local area and beyond over the course of several decades. These historical associations are of a minor level of significance, but reflect the importance of the church's role in society well.

Setting and Contribution made by Site to Significance

- 4.3.63 At their closest and furthest points the Northern Parcel lies 800m to 1.9km and the Southern Parcel lies 530m to 1.3km from the church.
- 4.3.64 There are historic associations between the Site and the church in as much as there have been longstanding cultural relationships between it and the parish's agricultural economy and religious culture (e.g. Harvest Festival, Collection of Tithes). However, the strength of these historical relationships are much reduced in the modern day. As such, these historical associations, which are not limited to the Sites, make a minor positive contribution to the significance and setting of the church.
- 4.3.65 The church occupies something of a distinctive topographic setting in that the main body of the place of worship is only observed from close quarters, at the southern end of Main Street

towards the base of the shallow valley of the Kingston Brook. From this localised vantage point, the church is observed in an elevated position within its generous graveyard plot that abuts the roadside. As set out by the Wysall Conservation Area Appraisal (Rushcliffe Borough Council, 2024) the church is a landmark building. These views make a very high positive contribution to the significance of the asset.

- 4.3.66 To the north and west (in the general directions of the Sites), the graveyard plot is more confined and is surrounded by mature tree cover and/or large detached residential dwellings of varying ages. Consequently, at ground level neither of the two Sites can be observed from the church, or in relation to it, from its village setting.
- 4.3.67 Reciprocally, there are views from both the Northern and Southern Parcels of the 13th century church spire and, to a lesser degree, uppermost parts of the embattled tower. The 13th century tower and spire is a key element of the church's architectural interest and was, by virtue of its form, intended to be experienced as a landmark from distance.
- 4.3.68 Owing to mature tree cover along the western edge of the village, the spire and tower are infrequently observed in conjunction with other buildings in the village, often promoting it as a singular built feature when observed in the immediate landscape surrounding Wysall. For this reason, the 13th century church tower and spire is identified as a low level landmark. As set out in detail below, the spire is never dominant within views from or relation to the Site, but is occasionally prominent.
- 4.3.69 There are intermittent views of the church spire and occasionally the uppermost part of the crenulated tower, from the Northern Parcel from where it is seen as a low lying landmark in a broad rural setting composed of semi-irregular fields defined by hawthorn hedgerows and occasional trees. During survey, the spire was gained and lost in views when moving about the landscape, and during summer months it should be expected that the church is gained to a lesser extent. Despite the filtered nature of the views, they locate the place or worship at the centre of its rural parish and identify it as a landmark and destination, including when viewed from PRoW WysallFP3, making a moderate positive contribution to the significance of the church.



Figure 21 Views of the Church of Holy Trinity from southern parts of the Northern Parcel (Viewpoint A) (50mm focal length)



Figure 22 Views of the Church of Holy Trinity from eastern parts of the Northern Parcel (Viewpoint B) (50mm focal length)



Figure 23 Views of the Church of Holy Trinity from Footpath Wysall FP3 in the Northern Parcel (Viewpoint C)

4.3.70 The character of views of the church from the Southern Parcel are marginally different in that the spire and lower parts of the tower form a more constant feature that projects up a little more from the village's tree canopy.



Figure 24 Views of the Church of Holy Trinity from central southern parts of the Southern Parcel (focal length 50mm) (Viewpoint D)



Figure 25 Views of the Church of Holy Trinity from northeaster parts of the Southern Parcel (focal length 50mm) (Viewpoint E)



Figure 26 Views of the Church of Holy Trinity from eastern parts of the Southern Parcel (focal length 50mm) (Viewpoint F)

4.3.71 These views from the Southern Parcel are not observed from publicly accessible areas.

- 4.3.72 The views from the Southern Parcel again locate the church as a destination and landmark built feature in its rural parish, making a moderate positive contribution to the significance of the asset.
- 4.3.73 In addition to views of the church from each of the two Sites, there are views of the 13th tower and spire in conjunction with the Sites from the surrounding landscape. Views from PRoW Thorpe in the Glebe FP7 along higher ground to the south of the Costock Road locate the 13th century church within the built up village in a broad agricultural landscape.
- 4.3.74 Together views locate the church within the settlement of Wysall at the centre of a rural parish which, despite some modest boundary loss, strongly retains the character of a working agricultural landscape. The views enable appreciation of both the historical and architectural interest of the church, and make a moderate positive contribution to the significance of the asset.
- 4.3.75 Overall, the landscape setting of the church is an important element of its significance. In forming a large part of the church's rural surroundings to the west, from which there are frequent glimpsed, filtered and uninterrupted views of the church's 13th century spire and embattled tower, the Site makes a moderate positive contribution to the setting and significance of the Grade I Holy Trinity Church.

Impact

- 4.3.76 By virtue of its sheer scale in the landscape, the proposed solar scheme will be a dominant built feature in the landscape west of Wysall. Consequently, when seen in conjunction with the Sites, the landmark status of the church as one of few built features in the immediate landscape will be diminished, bringing about harm to the significance of the asset.
- 4.3.77 The character and extent of long to medium range views of the church's 13th century tower and spire in relation to the Site will be heavily altered and/or truncated through the introduction of continuous banks of solar panels across both the Northern and Southern Parcels, reducing the ability to appreciate its architectural and historic interest.
- 4.3.78 When seen from the Sites, including from the PRoW WysallFP3, the parish church will be extracted from its rural setting and placed within an industrial landscape of large scale electricity generation with which it shares no cultural or historical relationships with, harming the ability to appreciate the assets' fundamental significance as rural parish church.
- 4.3.79 Similarly, when observed in conjunction with the Sites in views from PRoW Thorpe in the Glebe FP7 the south where the church is observed in its village and rural parish setting together, the vast majority of the proposed scale will be observed to the west where it will become the dominant built feature of a large-scale industrial landscape.
- 4.3.80 Notwithstanding, several views of the church within its rural setting will remain unaltered including from areas separating the two Sites and from rural fields between the proposed development and the village of Wysall. The experience of the asset as a rural parish church will therefore be reduced, but not lost. In this specific respect, it is notable that, due to its topographical setting, there are limited occasions to experience the church in a rural setting, and none from within the village itself.

- 4.3.81 Proposed mitigation will not alleviate the impact of the scheme upon the significance of the Church of Holy Trinity.
- 4.3.82 In conclusion, the proposed development will bring about a less than substantial degree of harm, at the middle of the scale, to the significance of the Grade I listed building of the Church of Holy Trinity.
- 4.3.83 The impact of the proposed development will be the same for the Revised Scheme.

HIGHFIELDS



Figure 27 Highfields viewed from the south east (image courtesy of the Community of the Holy Cross)

Description

- 4.3.84 The statutory list description provides a detailed description of the architectural and historic interest of the church and is extracted in full below:

'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 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.'

Additional Observations

- 4.3.85 Highfields is now the Holy Cross Convent, an Anglican religious community living under the Rule of St Benedict.
- 4.3.86 The dower house and site has, since its construction in 1729, undergone something of a complex evolution, changing at some point in the late 18th or 19th century into a farmstead before fulfilling the role as a convent from 2011. The adaptation of the house as a farmstead conceivably came about in the late 18th or early 19th century when surrounding land may have been enclosed, although a date earlier than this should not be ruled out.
- 4.3.87 Due to its use as both a farmhouse and a convent, there is an extensive number of ancillary buildings which are located to the west of the house which now serve as accommodation and other uses for the convent. Early mapping (see Figure 6) shows that a courtyard of agricultural working buildings was established here, creating a small steading.
- 4.3.88 The tall bell shaped canted mansard roof is of a 20th century date and is something of a modern styled addition to the original form of the building, which was likely either gabled, or more likely of a lower hipped form, possibly to the rear of a parapet.
- 4.3.89 Dower houses are important and relatively rare buildings associated with the inheritance of landed estates. Properties were typically located on the associated estate and sufficiently close to the main house to participate in family, life whilst allowing sufficient space for the primary seat of the family to pass down to the next generation.

Significance

- 4.3.90 As a Grade II listed building, Highfields is a designated heritage asset of less than the highest significance according to Paragraph 213 of the NPPF. By virtue of its designation, Highfields is of a special level of architectural and historic interest.
- 4.3.91 Originally constructed as a dower house to Bunny Hall, the structure has historical interest as a purpose-built high-status dwelling that was designed and constructed to provide security and independence for the widow of Sir Thomas Isham Parkyns, 1st Baronet, Anne Parkyns (nee

Cressy or possibly the mother of Sir Thomes Parkins', 2nd Baronet, second wife Jane, daughter of George Barrat of York, who he married in 1727. As such, due to its associations with the Bunny Hall Estate and the Parkins family, the property has minor historic-associative value.

- 4.3.92 Acceptably archaic in practice now, the creation of dower houses reflects a particular period of social history and familial customs associated with the British aristocracy and landed classes. They therefore hold a moderate degree of historic illustrative value alongside their associative value with particular families of note.
- 4.3.93 The main house is a classically styled mansion which was conceived and built as a high-status dwelling house. The somewhat top-heavy addition of the canted bell mansard roof, which has enveloped the three chimneys that rise up through the centre of the house, has diminished its architectural appeal to a degree. As such, the house enjoys a moderate to high degree of designed-aesthetic value.
- 4.3.94 Home to the Community of the Holy Cross since 2011, the former Dower House holds a degree of spiritual value, but given the sort tenure of the property, this important quality is not yet considered to contribute to the heritage significance of the asset.

Setting and Contribution made by Site to Significance

- 4.3.95 At their closest and furthest points the Northern St lies 420m to 1.5km and the Southern Parcel lies 660m to 1.4km from the former dower house.
- 4.3.96 The former dower house is built on what was a pre-determined location on the undulating mid-slope of land between Bunny Old Wood to the north and the small valley of the Kingston Brook to the south, likely affording some modest prospects from its southern elevation. To the west is a small area of garden space and a wedge of plantation woodland beyond in the form of Intake Wood Plantation. The surrounding landscape is made up of open agricultural fields defined by quick set hawthorn hedgerows which likely relate to the piecemeal enclosure of land in the late 18th or early 19th century.
- 4.3.97 The property is accessed via a single and informal driveway from the A60 to the west.
- 4.3.98 Logically, the Sites may have formed part of the wider Bunny Hall Estate, however it is unclear whether either the Northern or Southern Parcels shared any remarkable historical associations with the former dower house. If proven, such associations would have a low level of historical-association interest.



Figure 28 View towards Highfields from the northwest (image courtesy of the Community of the Holy Cross)

- 4.3.99 Views from the west pass over a dense assemblage of modern and traditional ancillary buildings, that are centred on the late 18th or 19th century former farm courtyard. Consequently, views of the house from the west are inhibited by a dense collection of 1-2 storey buildings of no particular architectural or historic interest.
- 4.3.100 Owing to Intake Wood Plantation to the east, views to or from land to the west of Wysall are constrained. Views from the east, either side of Intake Plantation and from the Northern and Southern Parcels, do land upon the eastern and southern elevations of the grade II listed building respectively.
- 4.3.101 Those from the Northern Parcel feature parts of the first floor and roof the eastern elevation of Highfields. The views are intermittent and generally not observed from public rights of way. Longer distance (1.5km) views of the house are observed from high ground in eastern areas of the Northern Parcel and shorter range views are seen from land in western areas of the Site. The views are occasionally screened by hedgerow boundaries and trees alongside topography (see Figure 29).
- 4.3.102 Views of Highfields from the Southern Parcel are generally restricted to shorter range (c.850-1000m) views from southern and western areas due to intervening woodland cover at Intake Wood Plantation. From the Kingston Brook and moving north east towards Highfields, there are views of the former dower house's southern elevation and roof alongside the range of lower ancillary buildings to the west.



Figure 29 A foggy view of Highfields from the north eastern corner of the Northern Parcel (50mm focal length) (Viewpoint M)



Figure 30 View of Highfields from the Northern Parcel (focal length 135mm) (Viewpoint M)



Figure 31 View of Highfields from the western side of the Southern Parcel (50mm focal length) (Viewpoint N)



Figure 32 View of Highfields from the Wysall Road (50mm focal length) (Viewpoint Q) (50mm focal length)

- 4.3.103 Accounting for the deliberate location of the property on the Bunny Hall Estate, these views enable appreciation of the dower house in its isolated rural setting. Accounting for their limited nature and the dominance of the 20th century roof within them, the views make a minor to moderate positive contribution to the setting and significance of the asset.
- 4.3.104 Reciprocally, there are clearly outlook views south and east from Highfields over the Site. Similarly, when within the former dower house, the observer will experience the isolated nature of the house within its remote position on the former Bunny Hall Estate. These views, which can be considered to be designed prospects, are considered to make a minor to moderate positive contribution to the setting and significance of the asset.
- 4.3.105 Overall, in its current form the Site makes a moderate positive contribution to the setting and significance of the Grade II listed building of Highfields.

Impact

- 4.3.106 On the basis of site assessment, the proposed development will be visible in outlook views from the house to the east and southwest. The character of these views, which assist in appreciating the property within its rural setting at a pre-determined and remote location within the Bunny Hall Estate, will be detrimentally altered such that Highfields would be primarily experienced within a landscape associated with industrial scale energy production.
- 4.3.107 Reciprocally, the character and extent of views of Highfields from western parts of the Southern Parcel and both eastern and western parts of the Northern Parcel, which locate it within an isolated rural setting, will be eroded through the introduction of continuous regular banks of solar panels and associated infrastructure. The sense of the property enjoying any privileged position as a dower house within a pre-determined location on a private landed estate will be significantly reduced and views of its southern and eastern elevations will be truncated.
- 4.3.108 Overall, the proposed development will bring about a less than substantial degree of harm, at the low end of the scale, to the significance of the Grade II listed building of Highfields, including the contribution made by its setting.
- 4.3.109 Proposed mitigation along the western side of the Sites may serve to dampen the effects of development upon outlook views, but a degree of harm would remain.
- 4.3.110 The impact of the proposed development will be the same for the Revised Scheme.

MANOR FARMHOUSE



Figure 33 Northern elevation of manor farmhouse

Description

4.3.111 The statutory list description provides a detailed description of the architectural and historic interest of the church and is extracted in full below:

'WYSALL MAIN STREET SK 62 NW (west side) 6/151 Manor Farmhouse G.V. II

Farmhouse. Late C17. Red brick with blue brick diaper to the first floor. Rubble plinth. Plain tile roof. Single large central ridge red brick stack. Brick coped gables with kneelers. Dentil and raised brick first floor band. 2 storeys plus garret, 4 bays. Doorway with panelled door, decorative overlight, panelled reveal and reeded surround. to the right is a single tripartite glazing bar sash, a single small sash and on the far right a single tripartite casement under a segmental arch. Above are 2 smaller casements under segmental arches. Rear with gabled part rubble stair turret. Interior has large plain moulded beam.'

Additional Observations

4.3.112 Manor Farmhouse no longer appears to be an active steading.

4.3.113 Review of historic mapping and the property shows that the house has undergone multiple a degree of extension and adaptation over the course of its long history.

Significance

- 4.3.114 As a Grade II listed building, Manor Farmhouse is a designated heritage asset of less than the highest significance according to Paragraph 213 of the NPPF. By virtue of its designation, the farmhouse is of a special level of architectural and historic interest.
- 4.3.115 Manor Farmhouse has historic interest arising from its historic-illustrative value as the working arm of a rural manor which derived part of its wealth and power from farming an agricultural estate within the parish. Manor's were the seat of local power and administration that were established during the early medieval period and persisted into the Post-Medieval period.
- 4.3.116 As a vernacular building, the manor house has a moderate to high level of architectural interest which is apparent within its 17th century fabric and later extension and adaptation that reflects changing trends in domestic architecture over a prolonged period of time.

Setting and Contribution made by Site to Significance

- 4.3.117 At their closest and furthest points the Northern St lies 875m to 1.9km and the Southern Parcel lies c.530m to 1.3km from Manor Farmhouse.
- 4.3.118 Manor Farmhouse is located within a private garden plot to the west of Main Street. The former working yard of the farm lies to the north east but has been converted to private dwellings, seemingly over the course of the late 20th century. The house is accessed by a long private driveway from the Costock Road to the south preventing views of the asset from publicly accessible areas, save from the public footpath to the north where uppermost parts can be glimpsed through tree cover (see Figure 33).
- 4.3.119 To the north and west of the house is a large garden plot which has abundant tree cover within it and around its peripheries. A series of small paddock sized fields are found to the west, north and south, defined by mature hedgerows. Beyond, west, and in the direction of the Southern Parcel is a wide landscape of semi-regular fields defined by quick-set hedgerows with occasional trees. As previously, the landscape is strongly reflective of the piecemeal enclosure of land in the late 18th and 19th centuries.
- 4.3.120 Although not proven, it is near certain that Manor Farmhouse has functional historical associations with land in the Southern Parcel, in that it was once land farmed by the steading. Historic mapping shows working connections between the Site and the house (see Figure 6).
- 4.3.121 Site assessment shows that there are heavily filtered views towards the Manor Farmhouse from easternmost parts of the Southern Parcel. The mid-range (c.700m) views pass over open agricultural land outside of the Site and land on the sylvan edge of the village of Wysall within which Manor Farmhouse could not be discerned on my site visit. Owing to the shrouded quality of the views they make no contribution to the significance of the asset, but could acceptably develop were tree cover to be reduced.



Figure 34 Heavily filtered views of Manor Farmhouse(blue arrow) from easternmost parts of the Southern Parcel (Focal; Length 135mm) (Viewpoint F)

4.3.122 Reciprocally, there may be heavily filtered views from the rear elevation of the farmhouse over open agricultural land and on to the Southern Parcel. If apparent, these views enable a working connection to be drawn between the farmhouse and the manor's former working estate, and as such they would make a low positive contribution to the asset.

4.3.123 Overall, in its current form the Site makes a minor positive contribution to the setting and significance of the Grade II listed Manor Farmhouse.

Impact

4.3.124 On the basis of site assessment, the Southern Parcel may be glimpsed in heavily filtered winter views from the rear elevation of Manor Farmhouse. Accounting for proposed mitigation and existing tree cover, the character and extent of outlook views would not be markedly altered such that the setting and significance of the asset would be impact upon.

4.3.125 Reciprocally, the character and extent of any views of Manor Farmhouse's rear elevation in its rural setting from very easternmost parts of the Southern Parcel have potential to be detrimentally altered by the proposed development. Whilst it was anticipated when surveyed during summer months, that these views would develop in winter months, the density of existing tree cover is such that the form and architectural character of Manor Farmhouse is not revealed to any notable degree when trees are not in leaf. On the basis that existing levels of tree cover are sustained or strengthened in relation to the Sites, as proposed in the mitigation strategy, the proposed development would have neutral impact upon the significance of the Grade II listed Manor Farmhouse.

- 4.3.126 Proposed mitigation along the eastern edge of the Southern Parcel could serve to alleviate the visual impact of the development within views.
- 4.3.127 The Revised Scheme proposes additional mitigation in the form of planting to the eastern side of the Southern Parcel, mitigating impact if and where the proposed development could be seen in outlook views from the asset.

5 CONCLUSIONS & POSITION

CONCLUSIONS

- 5.1.1 By virtue of its open rural character within both elevated and low-lying areas west of the village of Wysall, the Site makes a positive contribution to the setting of the Wysall Conservation Area, the Grade I listed building of Holy Trinity Church and the Grade II listed former dower house of Highfields.
- 5.1.2 The proposed development would detrimentally erode the positive contribution that the Site makes to the setting of designated heritage assets, primarily through diminishing the character and extent of valued views towards heritage the assets from and in conjunction the Site and through eroding the ability to appreciate aspects of their historic interest.
- 5.1.3 The proposed development would bring about a less than substantial degree of harm, at the middle of the scale, to the significance of the Wysall Conservation Area and the Grade I listed building of the Church of Holy Trinity.
- 5.1.4 The proposed development would bring about a less than substantial degree of harm, at the lower end of the scale, to the ability to appreciate the Grade II listed building of Highfields within its setting.
- 5.1.5 Accounting for established tree cover and proposed mitigation, the effect of the proposed development upon the significance of the Grade II listed building of Manor Farmhouse would be neutral.

POSITION

- 5.1.6 In bringing about harm to the setting and significance of the two listed buildings of the Church of Holy Trinity and Highfields, the proposed development conflicts with the statutory objective of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).
- 5.1.7 In bringing about a degree of harm to the setting and significance of the Wysall Conservation Areas and the two listed buildings of the Church of Holy Trinity and Highfields, the proposed development conflicts with Policies and Policy 11 (Historic Environment) of the Rushcliffe Local Plan Part 1 and Policy 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2. In accordance with Policies 202, 210 and 215 of the NPPF, the harm should be justified and weighed against the benefits of the public benefits of the proposed development.

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Mapping

- Range of Historic Ordnance Survey mapping, available through the *National Library of Scotland* and other sources.
- GIS Basemaps available through Google, ESRI, and Ordnance Survey
- Satellite Imagery from ©Google Earth

APPENDICES

APPENDIX 1: ASSESSMENT METHODOLOGY

AIMS AND SCOPE

The aim of this assessment is to establish the known and potential buried archaeological resource within the Site and its environs, and assess the magnitude of any potential impacts which may be imposed upon this resource by the proposed development.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

The Heritage Resource

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

SOURCES

The following sources of heritage and planning data and information were consulted:

Designated Heritage Asset data

These datasets are available from Historic England, and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was accessed in December 2025

Non-Designated Heritage Asset data

No datasets are available from the Nottinghamshire Historic Environment Record or the Rushcliffe Borough Council website relating to a Local List of non-designated heritage assets.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References of the main report.

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in December 2025, and are detailed in Appendix 2.

ASSUMPTIONS AND LIMITATIONS

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

CRITERIA

In the absence of any prevailing industry criteria that articulates the level of an asset's significance, (including the contribution made by its setting) or the degree of impact that might arise from a development, the criteria below are used in this report. The criteria can be used as a yardstick to better understand the terms used in this report. They may not have universal application in respect of other reports or comments made by other parties.

Contribution to Significance

The contribution that a feature/characteristic or Site makes to a heritage asset's significance, including its setting, is expressed using the criteria below. Features and characteristics, including setting, that make a High or Very High positive contribution to the significance of an asset may be regarded as forming a 'Key Element' of their significance.

Contribution	Description
Neutral	The feature/characteristic or Site makes no contribution to the significance of a heritage asset or makes no marked contribution to a heritage asset's setting.
Minor	The feature/characteristic or Site forms a modest element of a heritage asset's significance or makes a modest positive contribution to a heritage asset's setting.
Moderate	The feature/characteristic or Site forms a notable positive element of a heritage asset's significance or makes a notable positive contribution to a heritage asset's setting.
High	The feature/characteristic or Site forms an important positive element of a heritage asset's significance or makes an important and positive contribution to a heritage asset's setting.
Very High	The feature/characteristic or Site forms a critical element of a heritage asset's significance or makes a critical positive contribution to a heritage asset's setting.

N.B. A feature/characteristic or Site may already have a detrimental impact upon the significance of a heritage asset to varying degrees which can be expressed using the same terminology above (very high to low). In such instances, development may have the opportunity bring about positive change within the setting of a heritage asset.

Definitions of Impact

For the purposes of this report the degree of impact of a proposed development upon a heritage asset is articulated using the following criteria:

DEGREE OF HARM on SCALE	DEFINITION
Less than Substantial Harm	
Low	Minor adverse impact upon the significance and/or setting of a designated heritage asset, including the loss or partial loss of a valued characteristic that is not a notable or important element of its significance.
Middle	Medium adverse impact upon the significance and/or setting of a designated heritage asset including the loss or partial loss of a valued characteristic that is not an important element of its significance.
Upper	High adverse impact upon the significance and/or setting of a designated heritage asset, including the loss or partial loss of a valued characteristic that is an important or key element of its significance.
Substantial Harm	
Very High or Substantial Harm	Adverse impact upon the significance and/or setting of a designated heritage asset such that a key element of a heritage asset's significance is severely eroded or lost.

The terms above, with exception of substantial harm, also apply to the impact of a development upon non-designated heritage assets.

N.B. Similar hierarchical language (low, moderate, high, very high) and criteria of impact applies to the beneficial outcomes of a proposed development.

APPENDIX 2: PLANNING POLICY

Table 2: National Legislation relevant to the proposed development.

<p>Planning (Listed Buildings and Conservation Areas) Act (1990)</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order):</p> <p>Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
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Table 3: National Policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2024)

Title	Content
NPPF Chapter 16, Paragraph 202	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value ⁷³ . These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 203	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 204	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
NPPF Chapter 16, Paragraph 205	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
NPPF Chapter 16, Paragraph 206	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
NPPF Chapter 16, Paragraph 207	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.
NPPF Chapter 16, Paragraph 208	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.
NPPF Chapter 16, Paragraph 209	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Chapter 16, Paragraph 210	In determining applications, local planning authorities should take account of: <ul style="list-style-type: none"> 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.
NPPF Chapter 16, Paragraph 211	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Chapter 16, Paragraph 212	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.
NPPF Chapter 16, Paragraph 213	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: <ul style="list-style-type: none"> 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.

NPPF Chapter 16, Paragraph 214	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities 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.
NPPF Chapter 16, Paragraph 215	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.
NPPF Chapter 16, Paragraph 216	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 will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Chapter 16, Paragraph 217	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 218	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 ⁷⁶ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 219	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Chapter 16, Paragraph 220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

NPPF Chapter 16, Paragraph 221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
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Table 4: Policies extracted from the Rushcliffe Core Strategy Local Plan (Part 1) (adopted December 2014)

Policy	Content
Policy 11: Historic Environment	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 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.

Table 5 Policies extracted from the Rushcliffe Local Plan Part 2 2011 – 2029 (adopted October 2019)

Policy	Content
Policy 28 Conserving and Enhancing Heritage Assets	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.

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