



LAND WEST OF BRADMORE ROAD AND NORTH OF WYSALL
ROAD, WYSALL, NOTTINGHAM, NG12 5QZ -

LPA ref: 24/00161/FUL

PINS ref: APP/P3040/W/25/3375110

Appendix 2 to Proof of Evidence of
Simon Higson BA (Hons), MA, CMLI

Prepared for Rushcliffe Borough Council
and



February 2026

Felstone Consulting Limited

Email: contact@felstoneconsulting.co.uk Web: www.felstoneconsulting.co.uk

Registered Office: 3 Princes Court, Royal Way, Loughborough, LE11 5XR. Company Registration Number: 14177017

FOREWORD

This Appendix 2 to S. Higson's Proof of Evidence presents Mr Higson's marked-up LVIA figures. The base images were taken from other publications (as referenced) and have not been scaled within this document.

LIST OF FIGURES

Figure SH-1 – Screenshot from MAGIC with Listed Buildings and Ancient and Semi-Natural Woodland

Figure SH-2 – Combined Fenced off Areas from Landscape Strategy Plans for Consented Development 22/00303/FUL and Appeal Site

Figure SH-3 – Pages 4 and 5 of Notts Wolds Way Online Booklet

Figure SH-4 – Pages 6 and 7 of Notts Wolds Way Online Booklet

Figure SH-5 – Screenshot from National Library of Scotland – Side-by-Side mapping, OS Six Inch 1830s-1880s and Contemporary Aerial

Figure SH-6 – CPRE Night Lights Mapping with Appeal Site as Darker category

Figure SH-7 – Screenshot from nationalcharacterareas.co.uk/leicestershire-and-nottinghamshire-wolds/context-map

Figure SH-8 – Mark up of Pegasus Site Location & Context Plan with my context photograph view locations

Figure SH-9 – Mark up of Figure C9 in RBC's Solar Capacity Report (SFLSCS) (CD 6.6).

Figure SH-10 – Screenshot from MAGIC website and measured area of Gotham

Figure SH-11 – Screenshot from MAGIC website and measured area of West Leake

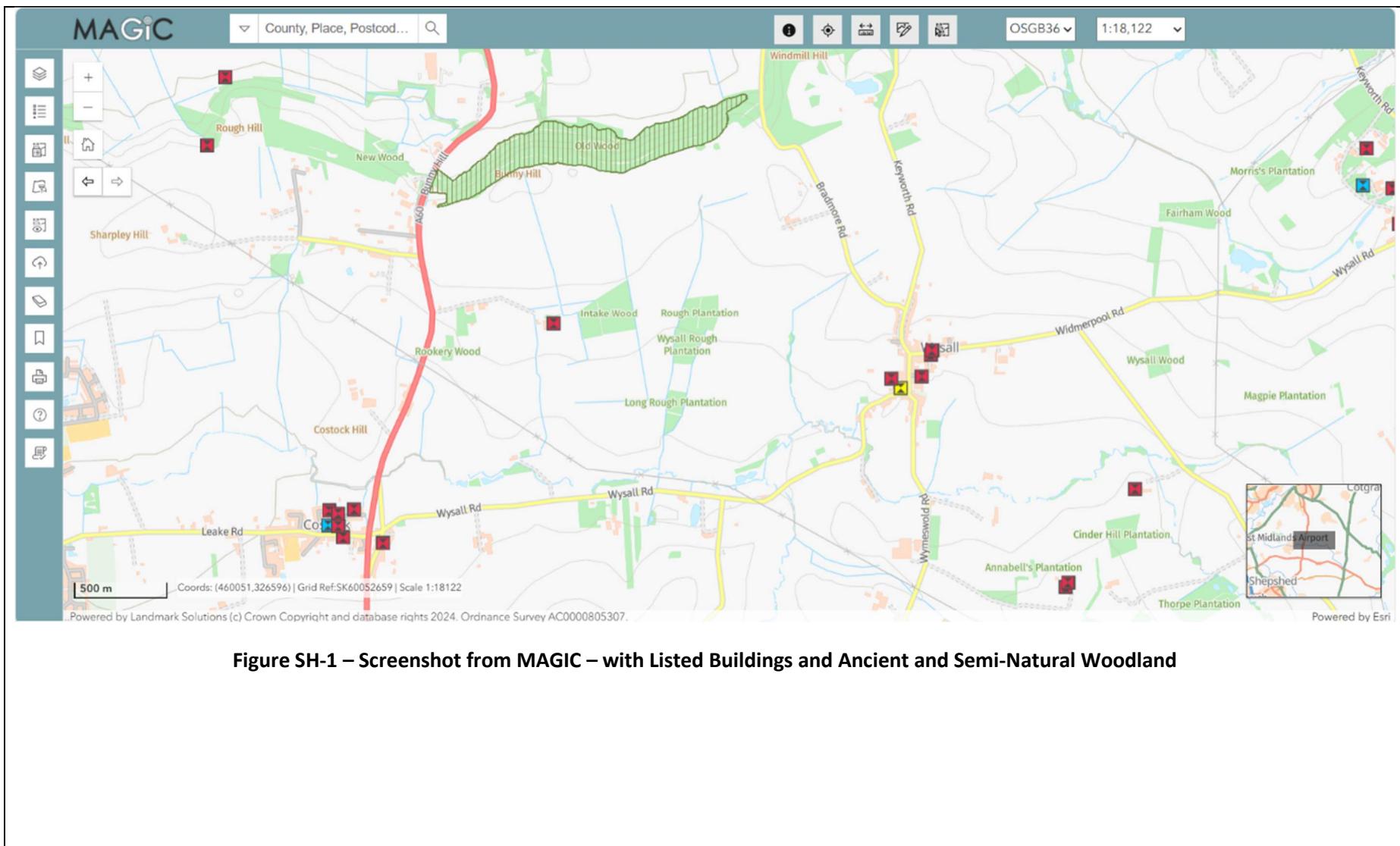
Figure SH-12 – Screenshot from MAGIC website and measured area of British Gypsum HQ

Figure SH-13 –Definitive PRoW Map covering the northern part of the Appeal Site

Figure SH-14 – Overlay of submitted landscape strategy (PRoW as orange long dash) and enhanced landscape strategy (PRoW as orange dots)

Figure SH-15 – Comparison between Barton Hyatt Arb Survey plan and TLP Viewpoint B (existing view)

Figure SH-16 – Clearly defined stockpiling of different soil materials



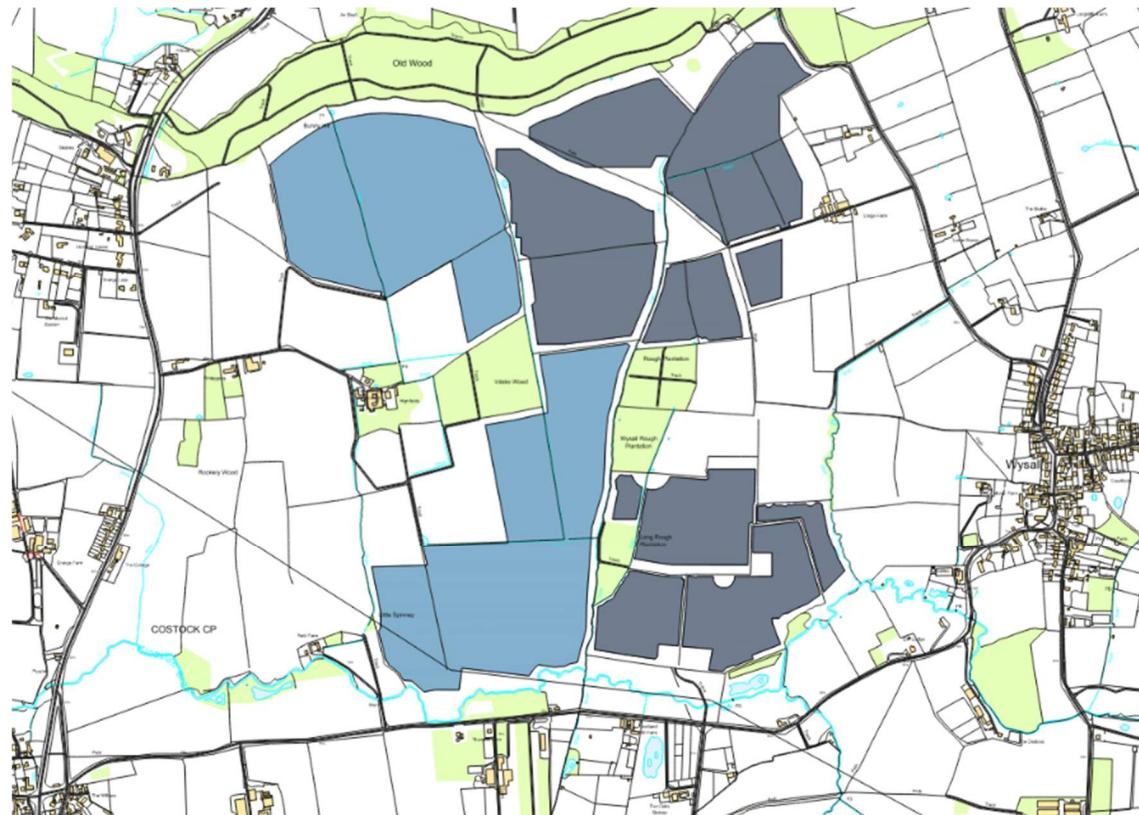


Figure SH-2 – Combined Fenced off Areas from Landscape Strategy Plans for Consented Development 22/00303/FUL (in blue-grey scale) and Appeal Site (in grey scale)

(prepared for this Appeal by digitising the security fencelines from the approved Landscape Strategy Plan for the consented development 22/00303/FUL and the submitted Landscape Strategy the Appeal Site).

STAGE 1: POINTS OF INTEREST

BUNNY 1 located 8 miles south of Nottingham, is a thriving village with a population of about 600. On the main A60 road, it has good public transport links to Nottingham and Loughborough and amenities include a garage, shop, and public house with restaurant.

The Saxons made a settlement here, and called it 'Bune'. This is an old English term for a 'reed'. It has also been named 'Bonei', 'Boneya', and even 'Boney'. The church of **St Mary the Virgin**, 14th century with several later extensions, is the largest in South Nottinghamshire and is sometimes referred to as the 'Cathedral of the Wolds'.



Memorial to Sir Thomas Parkyns,
St Mary the Virgin, Bunny

Apart from the church, the most significant building in the village is the 17th century Bunny Hall, occupied by the Parkyns family for 300 years, which is situated in park-land east of the A60.

The 2nd baronet **Sir Thomas Parkyns** (1662-1741), known as 'The Wrestling Baronet', renovated the hall to his own design, including what is now the north

wing of the hall. He also provided the Alms House and old school, which are situated close to the church. The Parkyns were great benefactors to the village, and this continues to this day with a charitable foundation, supporting local deserving causes. The **Rancliffe Arms** dining-pub, a large 17th century coaching inn, is named after a descendant of the Parkyns.

Until 1993 brick making was important to the village exploiting the abundant 'keuper marl' clay of Bunny Hill. The **Marblaegis Company Limited** was formed at the beginning of the First World War to mine gypsum within the county. Extraction and manufacturing continue today at British Gypsum's East Leake plant, but with the **Silver Seal Mine** entrance located in Bunny.

BUNNY OLD WOOD 2 one of the oldest natural features of the South Nottinghamshire landscape, with the north-facing slope likely to have been tree-covered for over 10,000 years, was probably used as a source of wood by the Saxon settlers of 'Bune'.

The Old Wood is a distinctive example of the natural landscape that formerly covered much of south Nottinghamshire. The size of the old coppice stools gives an indication of the wood's age. Today, owned and managed by Nottinghamshire Wildlife Trust, the reserve is a haven for wildlife, woodland flowers and trees and is famed for its springtime display of bluebells.

WYSALL 3 located some 11 miles south of Nottingham has a population of 320. The **Plough** serves good food and an excellent range of ales.

Wysall is considered an 'obscure village' as the meaning of its name is uncertain. One suggestion derives from the Old

English 'weoh' meaning 'of a heathen temple'. The Domesday Survey of 1086 ('Domesday') recorded the existence of a church at 'Wisoc', which was subsequently rebuilt in the late 11th or 12th century. Nothing remains of this, but evidence of the Norman construction can be seen with the doorway and small window above in the north wall.



Clock Tower, Holy Trinity, Wysall

Wysall is one of the country's 41 'thankful villages'. Twelve men from Wysall all fought and returned from the First World War. In 1920 the grateful villagers donated and installed a clock, in the tower of **Holy Trinity Church**, as a thanksgiving memorial. The church contains the **Armstrong Monument**, the alabaster tomb of Hugh Armstrong (d.1572) and his wife Mary, surrounded by other family members.

In 1623 the village gained local notoriety when 'the Stroking Boy of Wissall' was credited with the power to effect cures by the action of stroking the affected area. The ecclesiastical courts were concerned with church discipline and a case was brought, with some twenty people presented, who admitted

the charge. Apparently, no-one was convicted and nothing more was heard of the boy.

THORPE-IN-THE-GLEBE 4 described by Pevsner as 'one of the best deserted medieval sites in the Midlands', can now only be seen as a series of humps and hollows in the field north and west of Church Site Farm. 'Glebe' derives from the Scandinavian word for earth clods rather than its usual meaning of 'church land'. This reflects the poor quality soil at the site and the difficulty of making a living. The village was abandoned in the late 15th century when the land was enclosed for sheep grazing and villagers prevented from using the land for arable purposes



Thorpe-in-the-Glebe Church, 1790

A Norman church, situated adjacent to the farmhouse, lasted until 1790 when only a ruined steeple remained. The last service was held in 1817 and the last formally designated rector died in 1868, but it is said that a group of worshippers from Nottingham used to make an annual pilgrimage to the site in the 1920's where hymns were sung.

Between Thorpe-in-the-Glebe and Willoughby-on-the-Wolds there are several excellent ridge and furrow earthworks, the preserved evidence of medieval arable cultivation.

STAGE 1: WALK GUIDE
BUNNY TO WILLOUGHBY-ON-THE-WOLDS
Start: Bunny Church SK 583 296
Distance: 6.0 miles

From **St Mary the Virgin**, Main Street, **BUNNY 1**, turn right, along the A60 to reach a minor road on the left, just past the garage. Proceed down this road, just beyond the entrance to British Gypsum's **Silver Seal Mine**, to a metal kissing gate and fingerpost on the right. Follow the access track towards the mine gates and at the mine entrance follow the path uphill to the left of the gates, as it becomes enclosed, to reach the bridleway through **BUNNY OLD WOOD NATURE RESERVE 2**.

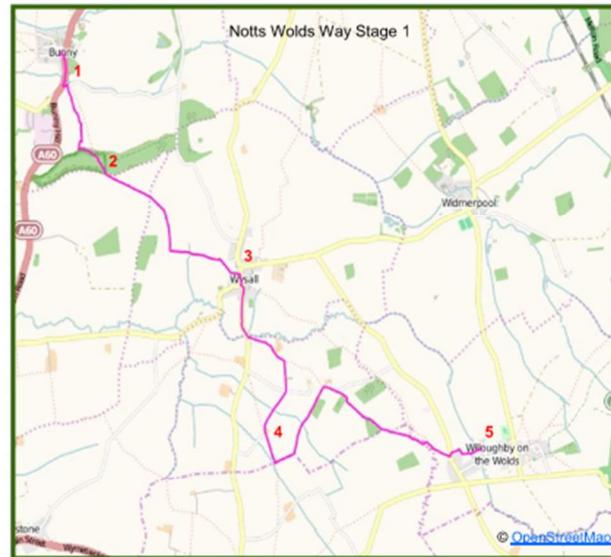
Follow this track to a pedestrian gate to the right of the farm house and continue along the path to a gated footbridge. Cross and walk straight on, slightly uphill. The path comes out at the bridleway/access road to Annabel's Farm. Cross the bridleway to a stile opposite and cross an arable field making slightly to the left of an electricity pylon to reach a kissing gate. Walk uphill in the next grassy field in a direction slightly to the right of the buildings of Church Farm. The remains of the medieval village of **THORPE-IN-THE-GLEBE 4** are to be found in the form of mounds in the grass.



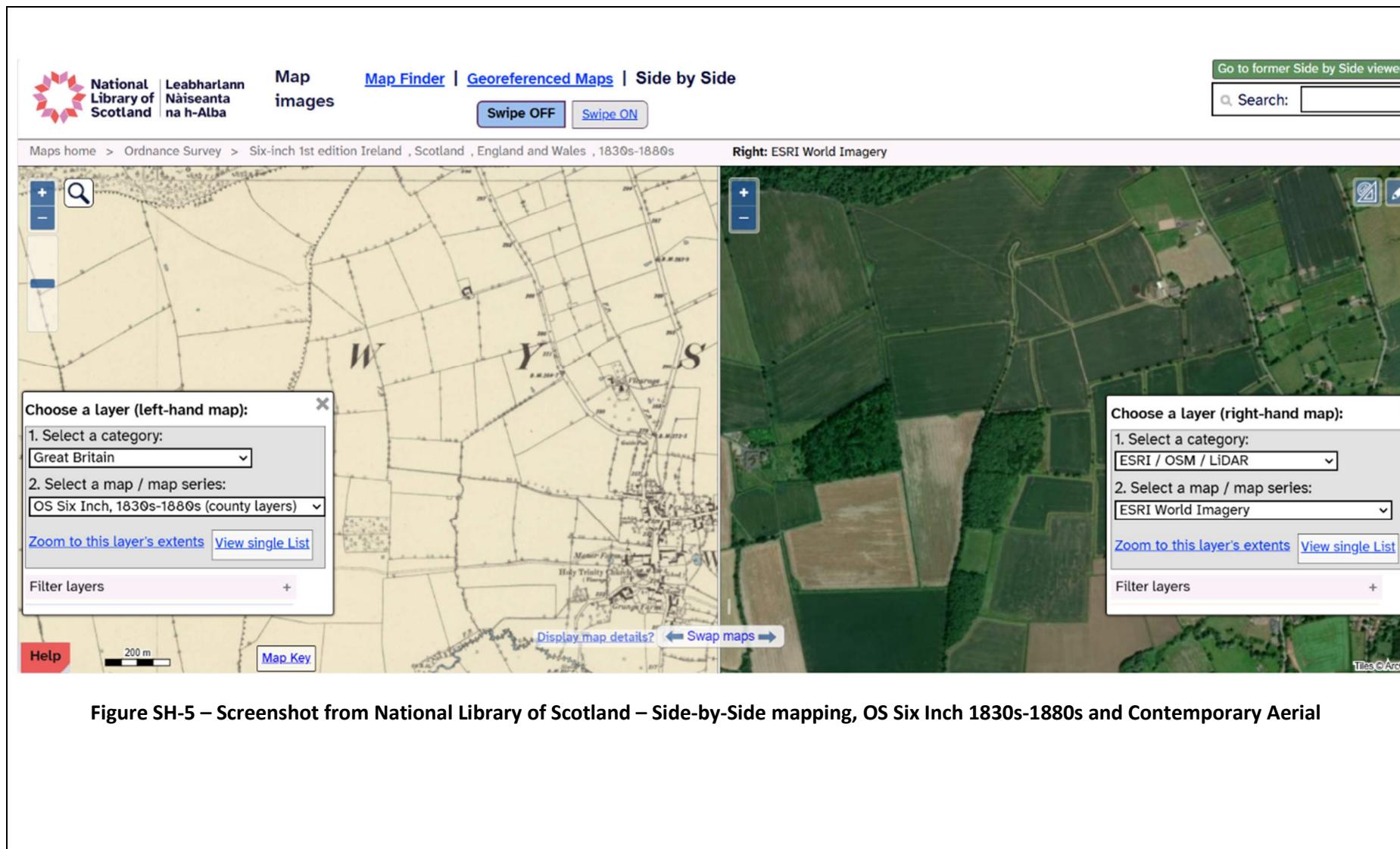
Remains of Thorpe-in-the-Glebe

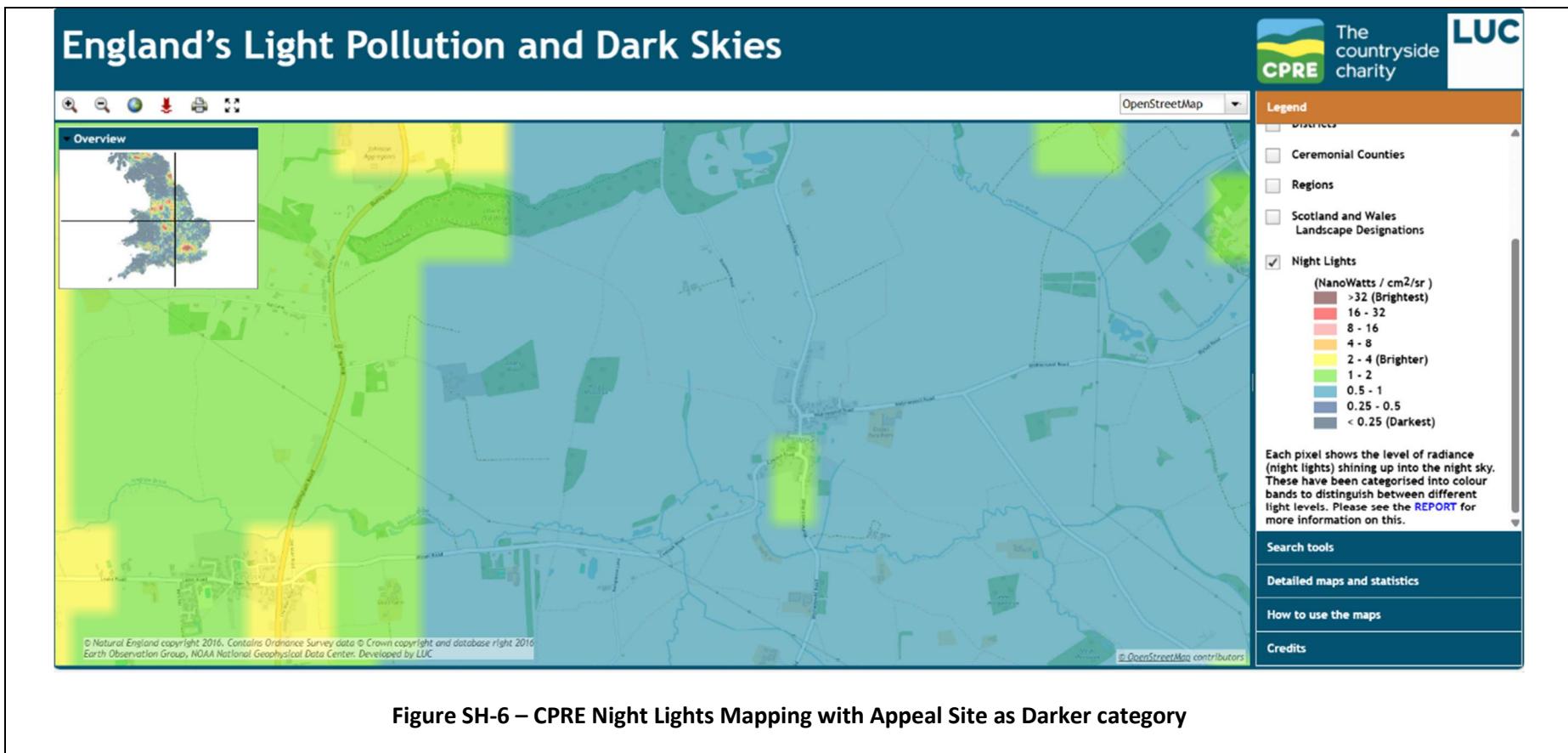
Turn left onto the bridleway and, after about 200 yards, turn right following waymarks. This path signed to Wysall as it crosses a track, climbs through the wood to reach another track. **Turn left** and then **right** to reach a gate and fingerpost at the top of wood. The path crosses a large arable field slightly diagonally left, to reach a foot bridge and marker post. Cross the next field diagonally right to reach a track and marker post at a junction of paths. Bear slightly right across a short stretch of arable field before reaching a field-edge section with hedge left. At a foot bridge turn left and follow the track to a small stream/ditch. Continue, initially with hedge right, quickly through a gap and then hedge left and continue to reach a stile and marker post. Cross the next grassy field diagonally to reach an enclosed path to the left which emerges on Main Street, **WYSALL 3**.

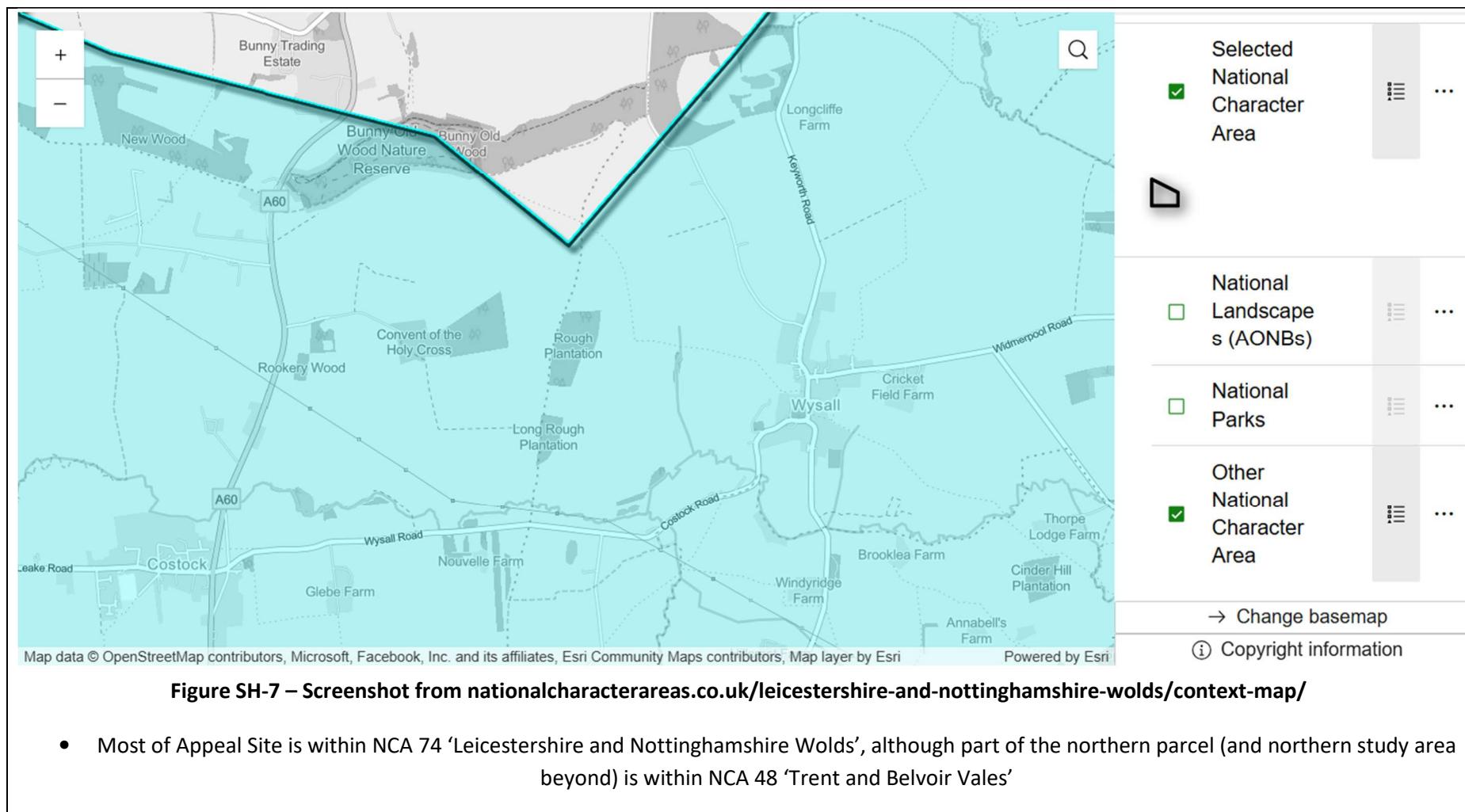
Turn right onto Main Street, past **Holy Trinity Church** and the village hall to turn left, at Young's Forge, onto Wymeswold Road. Follow the road until the sign for Thorpe-in-the-Glebe is reached and at the adjacent finger post, turn left onto the access road to Brooklea Farm.



direction towards the farmhouse of Woodside Farm to reach a kissing gate on the left. Do not go through, but turn right to follow a line of electricity wires to the right of the farm access road. Carry on at the stile through a field with a wood on your right and cross the next stile on the right around the corner of the wood. Turn left onto a broad grassy path to reach Triangle Plantation. The path then goes through an L-R chicane and passes through two fields entered through kissing gates, with Triangle Plantation on the right. At the end of the plantation, go through a field gate and turn left to walk downhill with hedge left to reach another field gate. Cross the next field diagonally right to reach another gate. Go through this gate and follow the hedge on the left adjoining







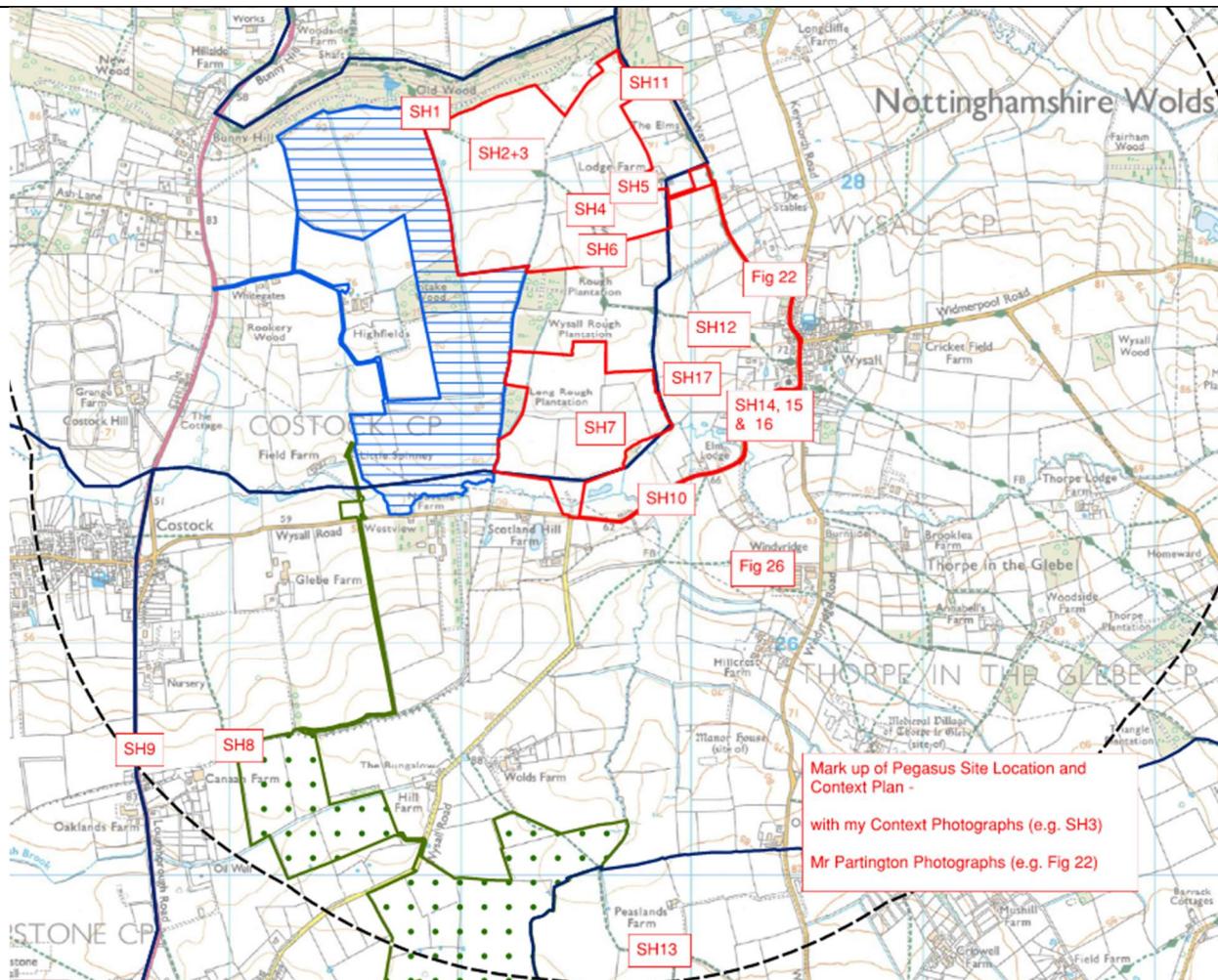


Figure SH-8 – Mark up of Pegasus Site Location & Context Plan with my context photograph view locations (and selected Mr Partington photographs)

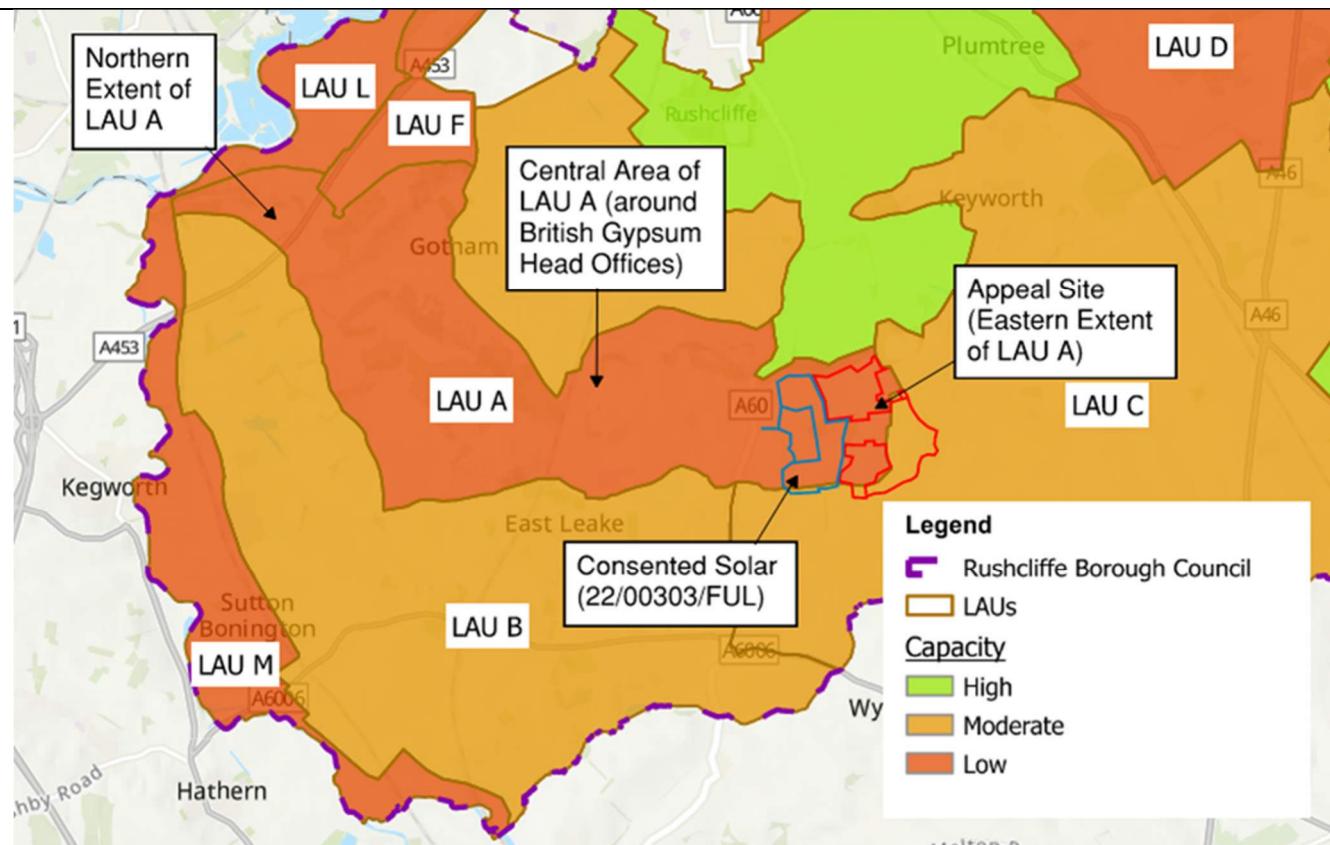


Figure SH-9 – Mark up of Figure C9 in RBC's Solar Capacity Report (SFLSCS) (CD 6.6).

(prepared for the Appeal by digitising the site boundaries for the consented development 22/00303/FUL and the Appeal Site onto Figure C9 in RBC's Solar Farm Landscape Sensitivity and Capacity Study and also marking up the northern extent and the central area around the British Gypsum Head Office)

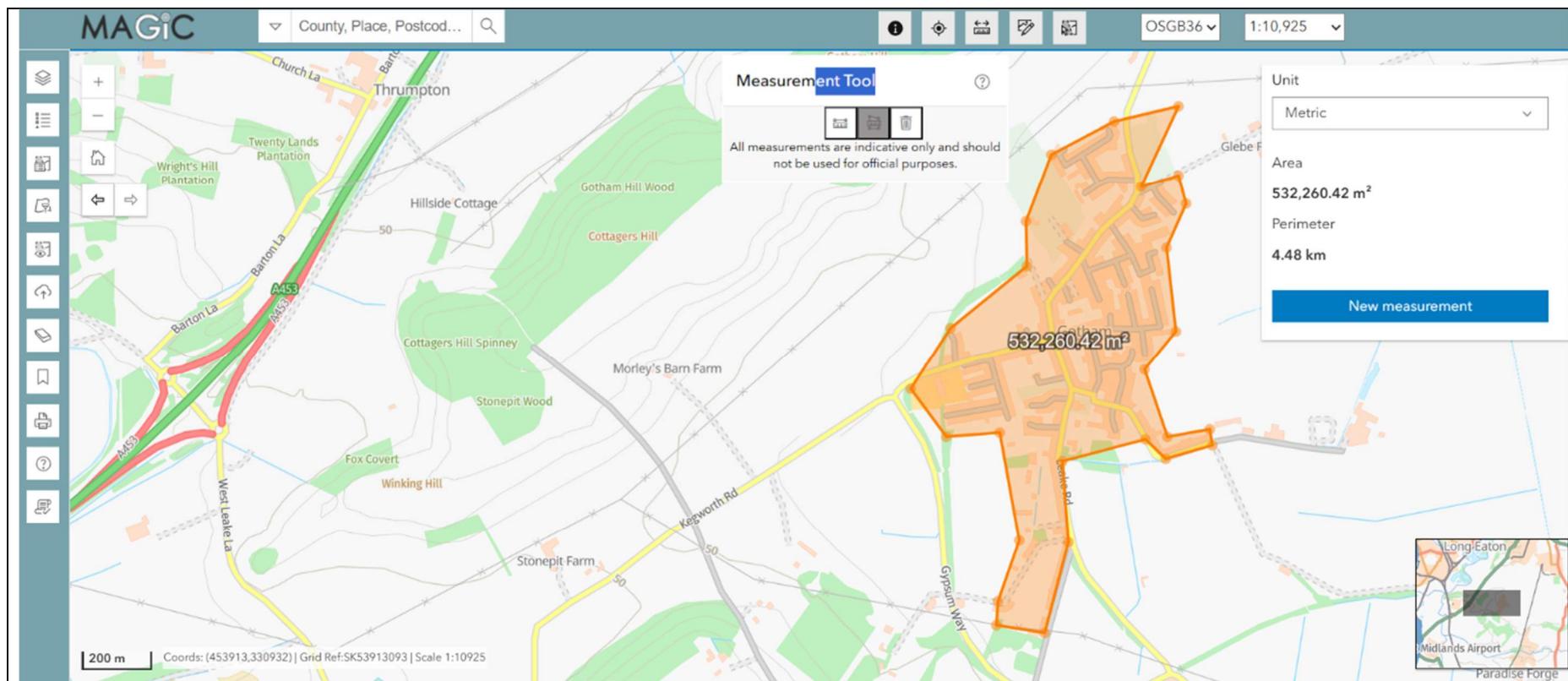
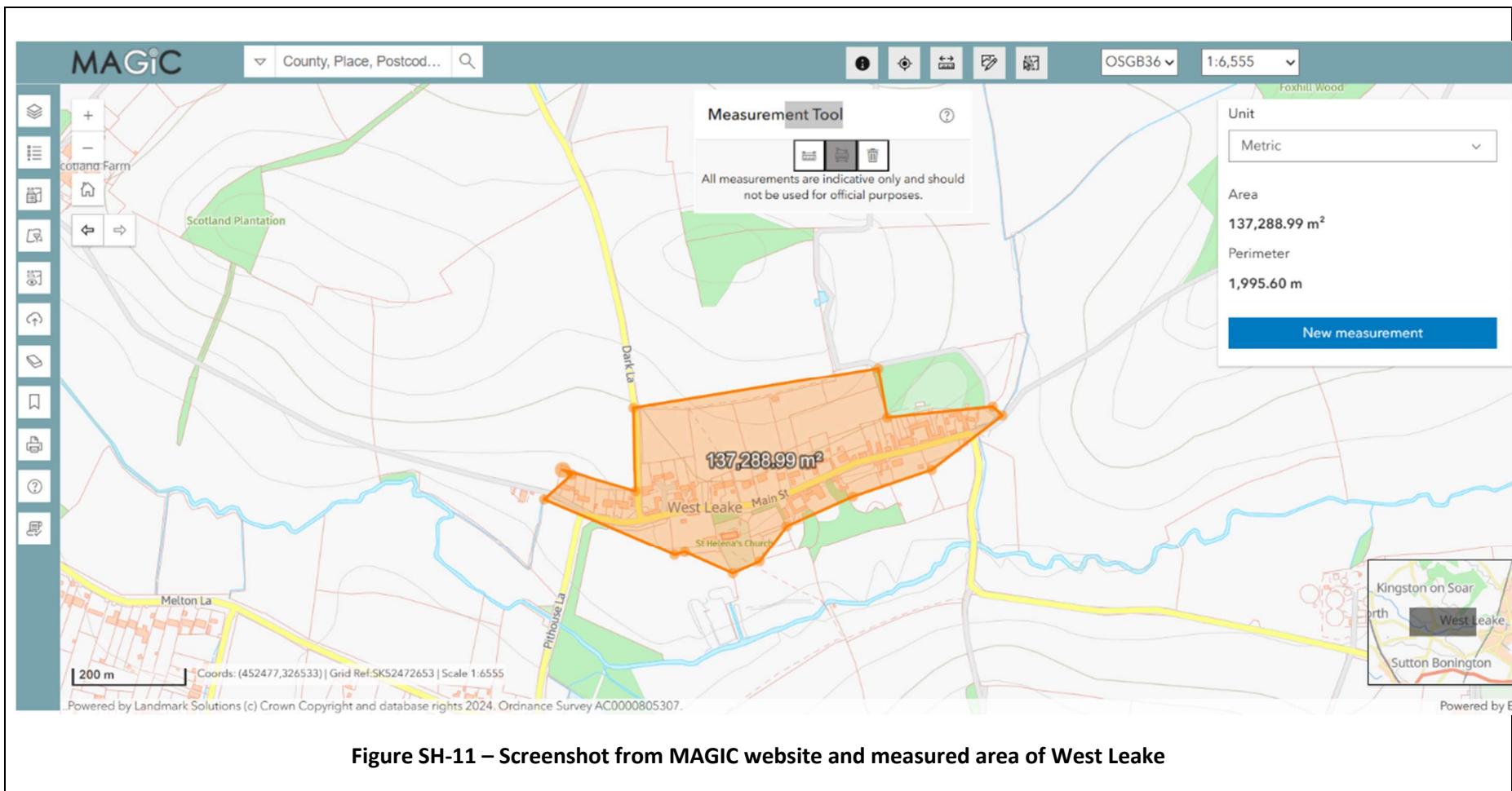
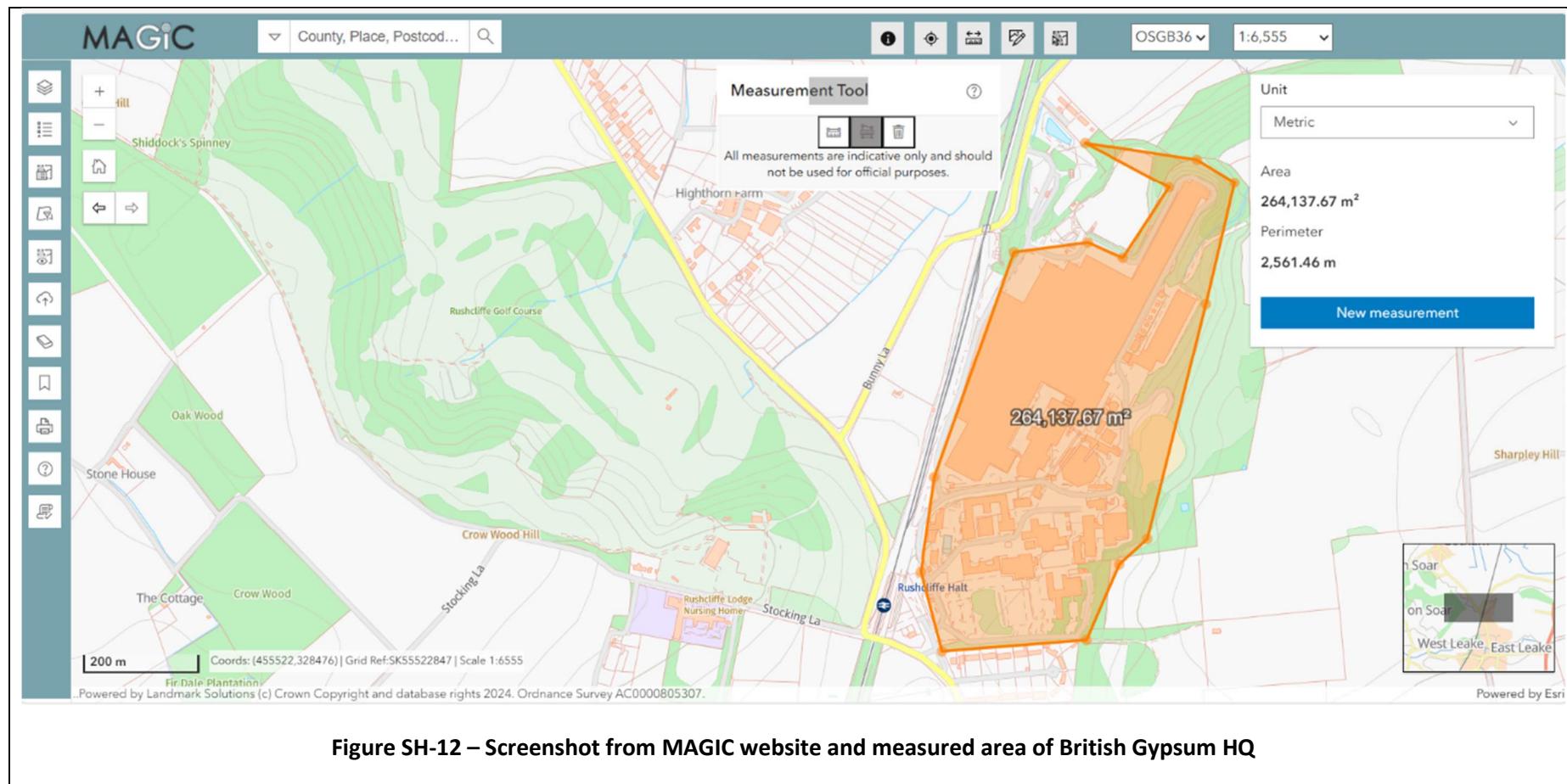


Figure SH-10 – Screenshot from MAGIC website and measured area of Gotham





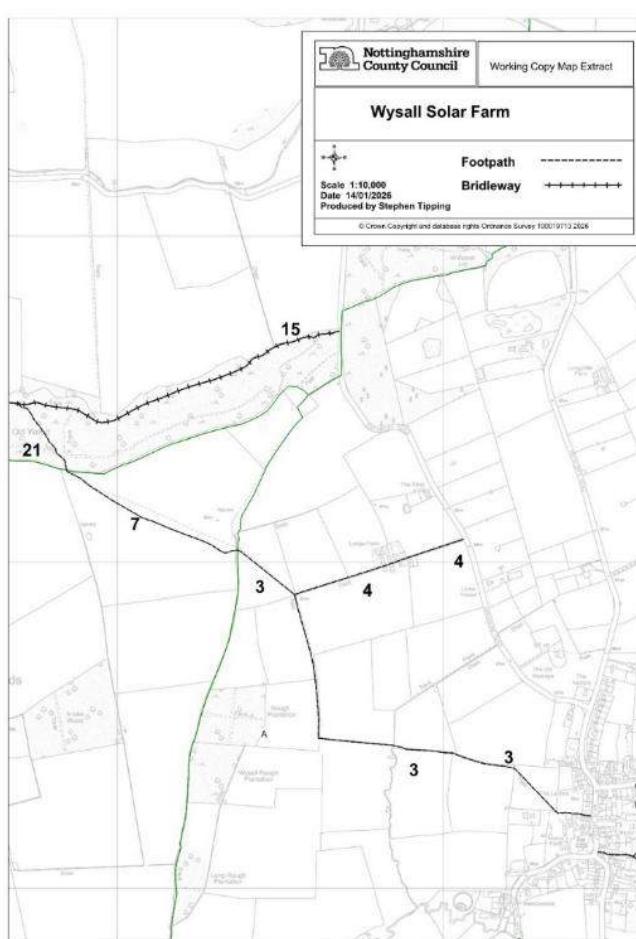


Figure SH-13 –Definitive PRoW Map covering the northern part of the Appeal Site



Figure SH-14 – Overlay of submitted landscape strategy (PRoW as orange long dash) and enhanced landscape strategy (PRoW as orange dots)

- Shows the drawn route of the PRoW moved northwards and goes over the mitigation hedgerow planting in Field 4
 - Shows the drawn route of the PRoW moved northwards and follows north of hedge in Field 5



Figure SH-15 – Comparison between Barton Hyatt Arb Survey plan (Appeal Core Document reference CD 1.8) and TLP Viewpoint B (existing view) (Appeal Core Document reference CD 2.16)

- H5 extends alongside road on Barton Hyatt plan, report identifies average height 1.75m – TLP photo shows it below camera height
- H4 extends north from farm buildings on Barton Hyatt plan, report identifies average height 4m – TLP photo suggests it is lower



Clearly defined stockpiling of different soil materials



Long term stockpile of stripped topsoil left with only weed vegetation

29

Figure SH-16 – Clearly defined stockpiling of different soil materials

- Screenshot from page 29 of DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009)
 - Appeal Core Document Reference CD 5.62



Felstone Consulting Limited

Email: contact@felstoneconsulting.co.uk Web: www.felstoneconsulting.co.uk

Registered Office: 3 Princes Court, Royal Way, Loughborough, LE11 5XR. Company Registration Number: 14177017