



Historic England

Mr Andrew Cullen
Rushcliffe Borough Council
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Nottinghamshire
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Direct Dial: 01223 582721

22 January 2026

Dear Mr Andrew Cullen,

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

**OLD WOOD ENERGY PARK, SITE WEST OF WYSALL, NOTTINGHAMSHIRE
APPLICATION REF: 24/00161/FUL CONSULTATION ON AMENDMENTS TO THE
PROPOSALS AND ON UPDATED INFORMATION**

Thank you for your consultation regarding the above consultation for appeal regarding the application 24/00161/FUL. On the basis of the information available to date, we offer the following advice to assist the decision maker in determining the application.

Historic England Advice

Significance

Holy Trinity Church retains fabric from the 12th century suggesting it dates to at least that time, however, the building has been adapted across multiple phases from the 13th to the 19th century. The interior has a roof of great architectural and historic interest, dating wholly from the 15th century and of two different roof forms, both well made. Externally, the church has undergone some alterations, most obviously to the roof structure. Holy Trinity is set within a key location of the village, and its immediate environs are built up with soft landscaping and strong connecting views across the



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settlement. Beyond its individual significance the contribution it makes to the settlement is high. The 13th century tower is a primary focal point and key landmark both within and from the wider surrounding landscape. Its primarily rural setting is a key contribution to the church's overall significance. For these reasons, as well as others, the building has been listed Grade I, within the top 8% of all listed buildings in England.

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

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

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

Impact

This appeal notification relates to a number of changes proposed in respect of the planning application (24/00161/FUL) for Old Wood Energy Park, the construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar Photovoltaics (PV) with co-located Battery Energy Storage System (BESS) at the Point of Connection (POC), together with associated infrastructure, access and landscaping.

In respect of impact to heritage, the changes proposed comprise of the removal of 72 solar panels from four locations, the introduction of two fire water storage tanks and the planting of more trees and hedgerow trees between fields to help screen development.

The impact of the above changes on heritage significance is very minimal and would not meaningfully impact our assessment of harm set out in our advice letter of November 2024. When viewed within the wider landscape, the proposed development would still harm the significance which the heritage assets derive from their rural landscape settings.



Furthermore, harm will also be caused from invisibility with the development site as the landscape mitigation measures establish.

Policy

Section 16 of the National Planning Policy Framework (NPPF), Conserving and Enhancing the Historic Environment, sets out policies for decisions governing change in the historic environment.

Paragraph 212 states that 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.

Paragraph 215 requires that less than substantial harm to significance should be weighed against the public (including heritage) benefits of a proposal.

We refer you to the policies within Rushcliffe Local Development Plan Core Strategies:

- Policy 2 Climate Change, part 5 regarding renewable energy
- Policy 10 Design and Enhancing Local Identity, parts 2, 4 and 5
- Policy 11 Historic Environment

Rushcliffe Local Development Plan Land and Planning Policies:

- Policy 16 Renewable Energy
- Policy 22 Development within the Countryside

Historic England's 'The Setting of Heritage Assets' (GPA3: Good Practice Advice in Planning Note 3) is of relevance to the proposed development.

Position

Historic England maintains its concerns with the proposed development due to the visibility of the site within the wider landscape setting and the harmful impact this would have on views to and from a number of designated heritage assets. We judge the level of harm to be at the medium level of less than substantial in terms of the paragraph 215 of the NPPF.

The decision maker will need to weigh the harm against the public benefits of this proposal, as described in paragraph 215 of the NPPF. We have not identified any heritage benefits in this appeal consultation applicable to the weighing exercise.

Recommendation



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Historic England has concerns regarding the application on heritage grounds due to harm which would arise from developing the rural setting of a number of heritage assets including a Grade I listed building and a Conservation Area.

In determining this application, you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

The decision maker should take these representations into account when making a decision on the application. If there are any material changes to the proposals, or you would like further advice, please contact us

Yours sincerely

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