



# COTMOOR SOLAR FARM.

PLANNING APPLICATION FOR THE  
CONSTRUCTION OF A SOLAR FARM AND  
BATTERY STATIONS TOGETHER WITH ALL  
ASSOCIATED WORKS, EQUIPMENT AND  
NECESSARY INFRASTRUCTURE.

HERITAGE DESK  
BASED ASSESSMENT

Document Management				
Version	Date	Author	Checked/approved by:	Reason for revision
1	October 2019	Richard Goddard (Heritage Consultant)	Chris Morley (Associate)	-
2	March 2020	Chris Morley (Associate)	Chris Morley (Associate)	Updates / QA
3	May 2020	Elizabeth Pratt (Senior Heritage Consultant)	Chris Morley (Associate)	Updates
4	July 2020	Laura Garcia (Associate)	n/a	Minor text amends

## Pegasus Group

Pavilion Court | Green Lane | Garforth | Leeds | LS25 2AF

**T** 01285 641717 | **F** 01285 642348 | **W** [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

**DESIGN** | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

©Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

# HERITAGE ASSESSMENT

## COTMOOR SOLAR FARM, NOTTINGHAMSHIRE

### ON BEHALF OF: JBM SOLAR PROJECTS 6 LTD.

#### **Pegasus Group**

Pavilion Court | Green Lane | Garforth | Leeds | LS25 2AF

**T** 01285 641717 | **F** 01285 642348 | **W** [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

**DESIGN** | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

©Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

## **CONTENTS:**

<b>1.</b>	<b>INTRODUCTION</b>	<b>2</b>
<b>2.</b>	<b>METHODOLOGY</b>	<b>4</b>
<b>3.</b>	<b>PLANNING POLICY FRAMEWORK</b>	<b>9</b>
<b>4.</b>	<b>THE HISTORIC ENVIRONMENT</b>	<b>20</b>
<b>5.</b>	<b>SETTING ASSESSMENT</b>	<b>26</b>
<b>6.</b>	<b>CONCLUSIONS</b>	<b>37</b>

## **APPENDICES:**

**APPENDIX 1: GAZETTEER OF HERITAGE DATA**

**APPENDIX 2: SELECTED DESIGNATION DESCRIPTIONS**

**APPENDIX 3: FIGURES**

**APPENDIX 4: GEOPHYSICAL SURVEY INTERPRETATION PLOT**

## **FIGURES:**

**FIGURE 1: DESIGNATED HERITAGE ASSETS**

**FIGURE 2: HER 'EVENTS'**

**FIGURE 3: HER 'MONUMENTS'**

**FIGURE 4: TITHE MAPS**

**FIGURE 5: 1900 ORDNANCE SURVEY MAP**

## **PLATES:**

<b>PLATE 1: SITE LOCATION PLAN (SITE OUTLINED IN RED).....</b>	<b>2</b>
<b>PLATE 2: HALLOUGHTON MANOR FARM .....</b>	<b>27</b>
<b>PLATE 3: VIEW NORTHWARDS FROM THE CHURCHYARD OF THE CHURCH OF ST JAMES TOWARDS THE SITE.....</b>	<b>28</b>
<b>PLATE 4: VIEW FROM BRIDLEWAY TO SOUTH OF HALLOUGHTON ACROSS THE CONSERVATION AREA TOWARDS THE SITE (CIRCLED IN BLUE).....</b>	<b>29</b>
<b>PLATE 5: VIEW OF THE SITE AND WESTERNMOST EXTENT OF THE CONSERVATION AREA FROM THE MINOR ROAD LEADING WESTWARDS FROM HALLOUGHTON .....</b>	<b>29</b>
<b>PLATE 6: SOUTH HILL HOUSE .....</b>	<b>30</b>
<b>PLATE 7: BRACKENHURST HALL’S EAST-FACING ELEVATION.....</b>	<b>31</b>
<b>PLATE 8: DRAINAGE PLAN OF BRACKENHURST HALL DATING TO C.1931 .....</b>	<b>32</b>
<b>PLATE 9: BRACKENHURST HALL AS DEPICTED ON THE REVISED EDITION ORDNANCE SURVEY MAP OF 1919 .....</b>	<b>33</b>
<b>PLATE 10: VIEWS TOWARDS THE PROPOSED DEVELOPMENT SITE FROM THE BOUNDARY OF BRACKENHURST PARK (NOTE THE STRONG BOUNDARIES ON THE FAR SIDE OF NOTTINGHAM ROAD AND BEYOND) .....</b>	<b>34</b>
<b>PLATE 11: VIEW LOOKING ALONG BATH LANE WITHIN WESTHORPE CONSERVATION AREA.....</b>	<b>35</b>

# Summary

Pegasus Planning Group have been commissioned by JBM Solar Projects 6 Ltd. to undertake a Heritage Assessment in relation to a proposed solar farm to the north and northwest of Halloughton, Nottinghamshire and offsite woodland. The Solar Farm sites total c.106.39 hectares in extent. The offsite woodland is 1.42ha.

## Archaeological Resource

This assessment has identified that there is little recorded evidence for prehistoric activity within the site or its wider environs, and no recorded evidence for Romano-British activity. Beyond the present-day settlements, remains of early medieval to modern date within this region largely relate to agriculture, and primarily comprise trace ridge and furrow earthworks.

The site itself appears to have remained in agricultural use throughout its history, with any former ridge and furrow earthworks levelled by modern mechanised ploughing. The results of a site-wide geophysical survey corroborate this, having identified only agricultural traces of little, if any, archaeological interest, and little, if any, heritage significance. Such remains would not warrant preservation in situ.

Advice received from Mr Ian George, advisor to Newark and Sherwood District Council, acknowledged the efficacy and results

of the geophysical survey, as well as the low level of development impact. Mr George advised that it would be acceptable for any further investigation/mitigation that might be required to be undertaken as a condition should the application be approved.

## Setting Assessment

The proposed development would have the potential to result in a very small degree of harm to the heritage significance of the Halloughton Conservation Area, though there would be no harm to the individual significances of its inherent Listed buildings and non-Listed historic structures. The level of such harm would fall at the lowest end of the scale of 'less than substantial'.

The proposals would not be anticipated to result in any change to the setting of Grade II Listed South Hill House, the Grade II Listed buildings at Brackenhurst College or the Southwell conservation Area. Development within the site on the scale proposed would result in no harm to the significance of those assets, and no change to the ability to appreciate that significance.

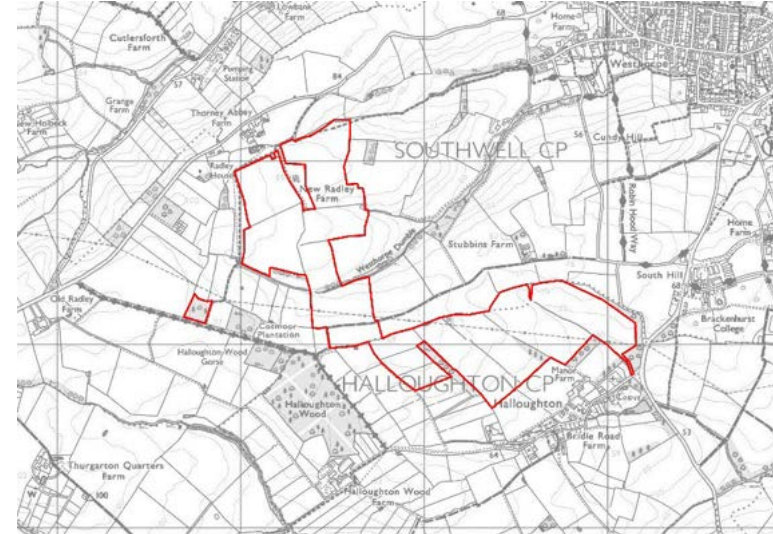
The proposals would not result in any harm to any other heritage assets as a result of changes to setting.

# 1. Introduction

- 1.1 Pegasus Group was commissioned by JBM Solar Projects 6 Ltd. to undertake a Heritage Assessment in relation to a proposed solar farm to the north and northwest of Halloughton, Nottinghamshire, henceforth referred to as 'the site' (Plate 1).
- 1.2 This Heritage Assessment provides information regarding the significance of the historic environment and archaeological resource consistent with paragraph 189 of the Government's National Planning Policy Framework (the NPPF<sup>1</sup>) which requires:

**"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."**

- 1.3 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment and archaeological resource, following paragraphs 193 to 197 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including any impacts anticipated to result from changes to setting.



*Plate 1: Site location plan (site outlined in red)*

- 1.4 As required by paragraph 189 of the NPPF, the detail and assessment in this report is considered to be proportionate to the assets' importance.

## Site Description

- 1.5 The site currently comprises agricultural fields of varying size, totalling c.107.81 hectares in extent. The internal field boundaries are largely defined by hedgerows. Crossing the northern half of the site is Westhorpe Dumble, a wooded valley

<sup>1</sup> NPPF, MHCLG, 2019

centred on a brook. A bridleway extends through the centre of the site, to the south of but on the same alignment as the brook. A footpath runs along the outside of the north-western and northern boundaries of the site. An overhead power line crosses the southern and central parts of the site. The buildings and track of New Radley Farm are excluded from the site boundary.

### **Planning History**

- 1.6 No planning history for the site is recorded within the recent planning history records held online by Newark and Sherwood District Council.



## 2. Methodology

2.1 The aims of the Heritage Assessment were to assess the significance of the heritage resource within the site, assess the contribution that the site makes to the heritage significance of the identified designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant. Archaeological remains, built heritage and the historic landscape are all considered.

### Sources

2.2 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for information on designated heritage assets;**
- **The Nottinghamshire Historic Environment Record (HER) for information on the recorded heritage resource and previous archaeological works;**
- **The Southwell Conservation Area Appraisal as prepared by Newark and Sherwood District Council;**
- **Archival sources, including cartographic sources, held at the Nottinghamshire Archives;**
- **Aerial photographs and documentary sources held at the Historic England Archives, Swindon; and**

- **Online sources including aerial photographs and satellite imagery.**

2.3 For digital data sets, a 1km study area was used. The information gathered is discussed within the text where relevant. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included at the end of this report.

2.4 Designated heritage assets within the wider area were assessed as deemed appropriate (see Section 7).

2.5 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond where relevant.

### Site Visit

2.6 A site visit was undertaken by Richard Goddard, Heritage Consultant from Pegasus Group, in August 2019, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

2.7 The visibility on this day was clear. Surrounding vegetation was in full leaf at the time of the site visit, and thus the potential screening that this affords was also considered when assessing potential inter-visibility between the site and surrounding areas.

### Assessment of significance

2.8 In the NPPF, heritage significance is defined as:

**"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance<sup>2</sup>"**

- 2.9 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning*: 2<sup>3</sup> (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.
- 2.10 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.<sup>4</sup> These essentially cover the heritage 'interests' given in the glossary of the NPPF<sup>5</sup> and the online Planning Practice Guidance on the Historic Environment<sup>6</sup> (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

---

<sup>2</sup> NPPF, MHCLG, 2019

<sup>3</sup> Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning*: 2 (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>4</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

- 2.11 The PPG provides further information on the interests it identifies:

**Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."

**Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."

**Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

<sup>5</sup> MHCLG, NPPF, p. 71.

<sup>6</sup> Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

*faith and cultural identity.”<sup>7</sup>*

- 2.12 Significance results from a combination of any, some or all of the interests described above.
- 2.13 The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,<sup>8</sup> advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.
- 2.14 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

#### Setting and significance

- 2.15 As defined in the NPPF:

**“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>9</sup>**

- 2.16 Setting is defined as:

**“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.”<sup>10</sup>**

- 2.17 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

#### Assessing change through alteration to setting

- 2.18 How setting might contribute to these values has been assessed within this report with reference to Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets<sup>11</sup> (henceforth referred to as GPA 3: The Setting of Heritage Assets), particularly the checklist given on page 11. This advocates the clear articulation of ‘what matters and why’.
- 2.19 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess ‘whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset

<sup>7</sup> MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

<sup>8</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>9</sup> NPPF Annex 2, MHCLG, 2019

<sup>10</sup> Ibid

<sup>11</sup> Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

- 2.20 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to 'maximise enhancement and minimise harm'. Step 5 is to 'make and document the decision and monitor outcomes'.
- 2.21 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

#### Levels of significance

- 2.22 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:
- **Designated heritage assets of the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens,

*Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;*

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets".<sup>12</sup>

- 2.23 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

#### Assessment of harm

- 2.24 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

---

<sup>12</sup> MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

2.25 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** *It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";<sup>13</sup> and*
- **Less than substantial harm.** *Harm of a lesser level than that defined above.*

2.26 With regards to these two categories, the PPG states:

**"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."<sup>14</sup>**

2.27 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

2.28 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm

identified.

2.29 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.<sup>15</sup>

2.30 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".<sup>16</sup> Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

#### Benefits

2.31 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests and hence the significance of the assets concerned.

---

<sup>13</sup> *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

<sup>14</sup> MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

<sup>15</sup> *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

<sup>16</sup> Historic England, *GPA 2*, p. 9.

# 3. Planning Policy Framework

- 3.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application site, with a focus on those policies relating to the protection of the historic environment.

## Legislation

- 3.2 Legislation relating to the Built Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.
- 3.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

**“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”**

- 3.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case<sup>17</sup>, Sullivan LJ held that:

<sup>17</sup> East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

**“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”**

- 3.5 A judgement in the Court of Appeal<sup>18</sup> (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.
- 3.6 With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

**“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”**

- 3.7 Scheduled Monuments are protected by the provisions of the

<sup>18</sup> Jones v Mordue Anor (2015) EWCA Civ 1243

Ancient Monuments and Archaeological Areas Act 1979 which relates to nationally important archaeological sites. Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

- 3.8 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **National Policy Guidance**

#### The National Planning Policy Framework (February 2019)

- 3.9 National policy and guidance are set out in the Government's National Planning Policy Framework (NPPF) published in February 2019. This replaced and updated the previous NPPF 2018 which in turn had amended and superseded the 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 3.10 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans,

incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 3.11 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 3.12 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

**“Plans and decisions should apply a presumption in favour of sustainable development.**

**For plan-making this means that:**

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;**
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:**
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or**
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

**For decision-taking this means:**

- c) approving development proposals that accord with an up-to-date development plan without delay; or**
- d) where there are no relevant development plan policies, or the**

**policies which are most important for determining the application are out-of-date, granting permission unless:**

- i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”**

3.13 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

**“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.”**

3.14 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating



Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

3.15 Heritage Assets are defined in Annex 2 of the NPPF as:

**"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)"**

3.16 The NPPF goes on to define a Designated Heritage Asset as a:

**"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation<sup>19</sup>"**

3.17 As set out above, significance is also defined as:

**"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance<sup>20</sup>"**

3.18 Section 16 of the NPPF relates to 'Conserving and enhancing the

historic environment' and states at paragraph 190 that:

**"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"**

3.19 Paragraph 192 goes on to state that:

**"In determining planning applications, local planning authorities should take account of:**

- 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"**

3.20 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

---

<sup>19</sup> NPPF Annex 2, MHCLG, 2019

<sup>20</sup> Ibid

**“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.**

**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:**

- 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”**

3.21 Section b) of the above describing assets of the highest significance also includes footnote 63 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

3.22 In the context of the above, it should be noted that paragraph 195 reads as follows:

**“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”**

3.23 Paragraph 196 goes on to state:

**“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”**

3.24 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 200 that:

**“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.”**

- 3.25 Paragraph 201 goes on to recognise that *“not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance”* and with regard to the potential harm from a proposed development states:

**“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 195 or less than substantial harm under paragraph 196, 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” (our emphasis)**

- 3.26 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

**“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.”**

- 3.27 Non-designated assets of archaeological interest which are demonstrably of equivalent significance to a scheduled monument will be subject to the policies for designated heritage assets.
- 3.28 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.
- 3.29 As set out later in this Report, it can be demonstrated that the proposals would serve to preserve the identified heritage assets. Thus, planning permission should be granted as per the requirements of paragraph 38 which state that:

**“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisions-makers at every level should seek to approve applications for sustainable development where possible.”**

### National Planning Guidance

- 3.30 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 3.31 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 3.32 The PPG has a discrete section on the subject of the '*Historic Environment*' which confirms that the consideration of 'significance' in decision taking is important and states:
- "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals<sup>21</sup>"**
- 3.33 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the

---

<sup>21</sup> MHCLG, Planning Practice Guidance, paragraph 007 (ID: 18a-007-20190723 revision date 23.07.2019)

individual circumstances and the policy set out within the NPPF.

It goes on to state:

**"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting<sup>22</sup>."**

**"While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm"**

- 3.34 With regard to design, the relevant section of the PPG states at paragraph 002 that:

**"Good design should:**

<sup>22</sup> MHCLG, Planning Practice Guidance, paragraph 018 (ID: 18a-018-20190723 revision date 23.07.2019)

- e) **ensure that development can deliver a wide range of planning objectives**
- f) **enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being**
- g) **address the need for different uses sympathetically<sup>23</sup>.**

3.35 Paragraph 203 goes on to explain how to consider buildings and the spaces between them and reads as follows:

**“Plans, policies and decisions can effectively manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:**

- h) **layout – the way in which buildings and spaces relate to each other**
- i) **form – the shape of buildings**
- j) **scale – the size of buildings**
- k) **detailing – the important smaller elements of buildings and spaces.”<sup>24</sup>**

#### **Local Planning Policy**

3.36 Planning applications within Newark and Sherwood District are

<sup>23</sup> MHCLG, Planning Practice Guidance, paragraph 002 (ID: 26-002-20140306 revision date 06.03.2014)

currently considered against the policy and guidance set out within the Southwell Neighbourhood Plan (made 11<sup>th</sup> October 2016), the Newark and Sherwood Amended Core Strategy DPD (adopted March 2019), and the Allocations and Development Management DPD (adopted July 2013). A single policy relevant to this assessment was identified within the Southwell Neighbourhood Plan:

#### **“Policy DH1**

**All relevant planning applications will be required to demonstrate how they have taken account of the guidance set out within Southwell Design Guide contained at Appendix 1 and the Conservation Area Appraisals (where this is relevant). This should not preclude innovative or contemporary design where it can be shown to support and contribute to the unique townscape of Southwell. Standardized design solutions are unlikely to be acceptable.**

**All new development, in terms of scale, mass and overall mix of use should reinforce the focus of the Town Centre for commercial and retail uses, and not seek to create alternative centres. This does not preclude appropriate development at the Brackenhurst Campus in accordance with Core Strategy Policy SoAP 2.”**

3.37 The relevant policy contained within the Newark and Sherwood Amended Core Strategy DPD comprises:

<sup>24</sup> MHCLG, Planning Practice Guidance, paragraph 023 (ID: 26-023-20140306 revision date 06.03.2014)

## Core Policy 14: Historic Environment

"Newark & Sherwood has a rich and distinctive historic environment and the District Council will work with partners and developers in order to secure:

- The continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy:
  1. Designated assets and environments comprising Listed Buildings (inclusive of the protected views of and across Southwell's principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments. 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. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;
  2. Non-designated heritage assets including buildings of local interest, areas of archaeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in

accordance with locally agreed criteria. In weighing applications that affect directly or indirectly 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.

- The preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD;
- Positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate; and
- The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported."

- 3.38 Policies relevant to this assessment contained within the Allocations and Development Management DPD (adopted July 2013) comprise:

**Policy DM9: Protecting and Enhancing the Historic Environment**

“In accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to secure their continued protection or enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located and reinforce a strong sense of place.

**Listed Buildings**

Proposals for the change of use of listed buildings and development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Impact on the special architectural or historical interest of the building will require justification in accordance with the aims of Core Policy 14.

**Conservation Areas**

Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.

**Historic Landscapes**

Development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported.

**Archaeology**

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where proposals are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect Scheduled Ancient Monuments.

Within Newark’s Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.

**All Heritage Assets**

All development proposals affecting heritage assets and their settings, including new

operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.

### **Shopfronts**

Shopfronts of high architectural or historical value should be retained and preserved wherever possible. Proposals for new shopfronts should respect the character, scale, proportion and detailing of the host building. Detailed assessment of proposals will be made in accordance with a Shopfronts and Advertisements Design Guide Supplementary Planning Document.”



## 4. The Historic Environment

4.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for presently unrecorded below-ground archaeological remains.

4.2 Designated heritage assets and HER records are illustrated on the figures within **Appendix 3**. Designated heritage assets are referenced using their seven-digit NHLE number. HER 'event' numbers have either the prefix 'ENT' or no prefix whilst HER 'monument' numbers have the prefix 'MNT'. A gazetteer of heritage data is included as **Appendix 1**.

### Designated Heritage Assets

4.3 No designated heritage assets are recorded within the site. Within the 1km study area, a single Grade II\* Listed Building and 21 Grade II Listed Buildings are recorded.

4.4 Designated heritage assets in the vicinity of the site are considered in further detail in Section 5 of this Report; and selected designation descriptions are reproduced in **Appendix 2**.

### Previous Archaeological Works

4.5 No previous archaeological investigations have been recorded within the site, although a number of works have been documented in the vicinity by Nottinghamshire Historic

Environment Record; several of these relate to spot finds and are discussed instead within the relevant period sections below.

4.6 Previous investigations within the study area comprise:

- **A field observation at St Catherine's Well, Southwell by Colquhoun in 1975 approximately 940m northeast of the site at the closest point (HER ref. ENT1857). The well and associated buildings were recorded during these observations;**
- **A second set of field observations, carried out in 1990, is recorded approximately 970m north of the proposed development site at Halam (HER ref. ENT2710). A number of low mounds were identified as terraced platforms;**
- **An Archaeological and Built Heritage Assessment in support of a planning application for two wind turbines approximately 500m east of the site carried out in 2011 (HER ref. 1922). The assessment found no archaeological potential but identified harm to the setting of the Brackenhurst Hall complex. Further heritage assessments were later carried out, identifying potential harm to Brackenhurst Hall, Southwell Conservation Area (and designated heritage assets within) and Halloughton Conservation Area; and**
- **An Archaeological Watching Brief for unknown works at Brackenhurst College in 2012 (HER ref. 2297).**

### **Topography and geology**

- 4.7 The site slopes from c.88m AOD in the northwest to c.60m AOD in the southeast. The British Geological Survey (BGS) maps the site geology as a mix of Gunthorpe Member mudstone and Gunthorpe Member sandstone, with Radcliffe Member mudstone and siltstone within the area of Westhorpe Dumble. No superficial geological deposits are recorded within the site.

### **Prehistoric (pre-43 AD)**

- 4.8 The nearest recorded evidence of prehistoric activity within the vicinity of the proposed development site is a single Iron Age coin recorded within Halloughton c.130m south of the site. The location recorded in the HER and depicted on **Figure 3** is described as imprecise within the HER records and provides only a general location.
- 4.9 The only other record of prehistoric remains contained within the 1km study area comprises a chance surface find of a Neolithic flint axehead approximately 350m west of the site (HER ref. MNT2773, ENT1864).

### **Romano-British (AD 43 - 410)**

- 4.10 No Romano-British remains have been recorded within the site or the study area.
- 4.11 In the wider vicinity, Roman settlement has been recorded within Southwell to the northeast of the site. A Roman vexillation fortress c.2.9km north of the site, and three smaller Romano-British camps further to the northwest/west, are the only other

significant activity foci within the wider landscape.

### **Early medieval (410 AD – 1066) and Medieval (1066 – 1539)**

- 4.12 No early medieval or medieval remains have been recorded within the site.
- 4.13 Historic aerial photographs and LiDAR imagery both record ridge and furrow earthworks to the north of the site and to the south of Halloughton. None are evident within the site itself.
- 4.14 The nearest recorded medieval heritage asset is the Church of St James, a Grade II Listed Building located at the northeastern edge of Halloughton, c.90m south of the site at its closest point (NHLE ref. 1045555). The earliest element of the building dates to the 13<sup>th</sup> Century AD although the external structure was largely rebuilt during the 19<sup>th</sup> Century.
- 4.15 Halloughton Manor Farm House, located opposite the Church of St James approximately 110m south of the site, is a Grade II\* Listed Building (NHLE ref. 1178664). The tower attached to the farmhouse dates to the 13<sup>th</sup> century, although it was expanded and rebuilt at various points, notably during the 14<sup>th</sup>, late 16<sup>th</sup>, late 18<sup>th</sup> and early 19<sup>th</sup> Centuries.
- 4.16 Other early medieval and medieval sites recorded within the study area comprise a spot find of a medieval lead seal matrix (HER ref. MNT10955, ENT1100), used to authenticate documents during the medieval period, and a concentration of activity around St. Catherine's Well, Southwell; records indicate

that both a chapel dedicated to St Catherine and a contiguous well, famed for its rheumatic cures, were extant in this location until at least the 19<sup>th</sup> Century (HER ref. MNT14226, MNT24920).

#### **Post-medieval (1540 – 1800) and Modern (1801 – present)**

- 4.17 No post-medieval or modern assets are recorded within the site, though a relatively high number have been identified within the wider study area.

##### Historic Map Regression

- 4.18 Historic mapping records the changing layout and form of the site throughout the modern period. The site is split across the Southwell Tithe Map of 1841 and Halloughton Tithe Map of 1848 respectively (**Figure 4**).
- 4.19 The Southwell Tithe Map of 1841 depicts the part of the site lying within its parish as having comprised more than 20 agricultural fields; a number of the internal boundaries have subsequently been removed, reducing the number of fields to seven. The Tithe Map also depicts 'New Close Farm' (now known as New Radley Farm) in the cut-out of the northern site boundary. The Tithe Apportionment reveals that most of the land was owned by W. B. Hodgson and E. C. Sneyd and occupied by John Kemp.
- 4.20 The Halloughton Tithe Map of 1848 depicts the part of the site lying within its parish as having comprised 15 agricultural fields a number of the internal boundaries have subsequently been removed – though some have been added, reducing the number

of fields to seven. The Tithe Apportionment reveals that the land was owned by Sir Richard Sutton, who owned a large amount of land across Halloughton at that time. Tenancy was divided between Thomas Johnson and George Moore, both of whom resided within the centre of Halloughton.

- 4.21 The 1885 First Edition Ordnance Survey Map (not illustrated), records little change within the site overall, the exception being the establishment of a brickyard, and two associated structures, on the easternmost boundary of the southern part of the site.
- 4.22 The Second Edition Ordnance Survey Map of 1900 (**Figure 5**) also depicts little change within the site, beyond the removal of the brickyard and associated features from the southern part of the site. No changes are then depicted within the site until the mid-to-late 20<sup>th</sup> Century, when boundary removal and field amalgamation takes place, resulting in the present-day layout.

##### Halloughton

- 4.23 Further to the aforementioned medieval Grade II\* and Grade II Listed Buildings within Halloughton, there are three further Grade II Listed Buildings within the village. These are:
- **Barn at Halloughton Manor Farm (NHLE ref. 1045556);**
  - **Pigeoncote, Granary and Stable Block at Manor Farm (NHLE ref. 1370180); and**
  - **Barn at Bridle Road Farm (NHLE ref. 1178708).**
- 4.24 The two Grade II Listed Buildings associated within Manor Farm

are located at the eastern extent of the village and are c.150m south of the site. The Pigeoncote, Granary and Stable Block are dated to the late 18<sup>th</sup> Century whilst the barn was constructed during the earlier 19<sup>th</sup> Century. The Barn at Bridle Road Farm also dates to the late 18<sup>th</sup> Century. These Listed Buildings are discussed as part of the Halloughton Conservation Area assessment in Section 5 of this Report.

4.25 Other post-medieval and modern remains within Halloughton recorded in the Nottinghamshire HER comprise:

- **A ha-ha around Manor Hall Farm c.80m south of the site (HER ref. MNT10343); and**
- **A blacksmith's workshop approximately 270m south of the site (HER ref. MNT14300).**

#### South Hill House

4.26 South Hill House is a Grade II Listed Building located approximately 200m east of the southern part of the site (NHLE ref. 1213124). South Hill House was constructed around 1800 originally as a farmhouse. It is depicted on the 1841 Southwell Tithe Map with three outbuildings, which appear to have been demolished by the mid-20<sup>th</sup> century, it is now solely a residential property without any agricultural function. South Hill House is discussed in greater detail in Section 5 of this report.

#### Brackenhurst Hall/College

4.27 Beyond South Hill House are five Grade II Listed Buildings associated with the former Brackenhurst Hall (now Brackenhurst College), as well as numerous sites recorded in the Nottinghamshire HER. Four of the designated heritage assets are located between c.260m and c.440m east of the site at Brackenhurst Hall. These comprise:

- **Brackenhurst Hall and Attached Coach House, Orangery and Garden Wall (NHLE ref. 1369927);**
- **Lodge to Brackenhurst Hall (NHLE ref. 1213102);**
- **Gateway and Railings at Brackenhurst Hall (NHLE ref. 1289246); and**
- **Garden Walls and Potting Sheds 100 Metres North East of Brackenhurst Hall (NHLE ref. 1046108).**

4.28 The hall itself was constructed in the earlier 19<sup>th</sup> Century for Rev. Thomas Coats. It was substantially remodelled during the later 19<sup>th</sup> century, prior to its conversion to an agricultural college during the mid-20<sup>th</sup> Century. The college now forms one campus of Nottingham Trent University. The lodge, gateway and railings as well as the garden walls and potting sheds were constructed around 1900.

4.29 Brackenhurst Farmhouse is the only other Grade II Listed Building associated with the former hall (NHLE ref. 1045526). It is located approximately 850m east of the site and dates to

between the mid-18<sup>th</sup> and early 19<sup>th</sup> Centuries.

- 4.30 Nottinghamshire HER records the following post-medieval and modern remains associated with the former Brackenhurst Hall:

- **Wind pump, Southwell;**
- **Boathouse, Southwell;**
- **Fish pond, Southwell;**
- **Windmill at Halloughton;**
- **Embankment at Brackenhurst Hall, Southwell; and**
- **Park at Brackenhurst, Southwell.**

#### Hallam

- 4.31 Eight Grade II Listed Buildings in Hallam are located within the study area, between 810m and 960m north of the site. These comprise:

- **Ashdene (NHLE ref. 1045521);**
- **Barn at Walnut tree Cottage (NHLE ref. 1045522);**
- **Barn at Manor Farm (NHLE ref. 1045524);**
- **Manor House (NHLE ref. 1045525);**
- **Manor Farmhouse (NHLE ref. 1193956);**
- **Outbuilding at Ashdene, Fronting Radley Road (NHLE ref. 1193947);**

- **Pigeoncote at Manor Farm (NHLE ref. 1193979); and**
- **Pigeoncote and attached Stable Block at Manor House (NHLE ref. 1193988).**

- 4.32 These assets all date to between the mid/late 18<sup>th</sup> Century and the early/mid-19<sup>th</sup> Century.

#### Southwell

- 4.33 Two Grade II Listed Buildings within the Southwell Conservation Area are also located within the study area. These are:

- **Bath House (NHLE ref. 1045454); and**
- **Barns 50m North East of Bath Cottage (NHLE ref. 1045455).**

- 4.34 These assets are located approximately 950m northeast of the site, on a southwestward spur from the main body of the Conservation Area. Both Bath House and the two barns associated with it are dated to the late 18<sup>th</sup> Century. These assets are discussed in Section 5 of this report in relation to the Westhorpe Southwell Conservation Area.

#### Other

- 4.35 Only one other designated heritage asset is located within the study area, this being 18<sup>th</sup>-century Grange Farmhouse, approximately 590m northeast of the site (NHLE ref. 1045526).

- 4.36 Beyond this, post-medieval and modern sites identified by the HER include dispersed farmhouses beyond the principal settlement boundaries. None of these are considered to be of

sufficient heritage significance to be considered alongside designated heritage assets for the purposes of this assessment.

### **Archaeological Impact Assessment**

- 4.37 In sum, there is little recorded evidence for prehistoric activity within the site or study area, and no recorded evidence for Romano-British activity. Early medieval, medieval, post-medieval and modern remains within the study area largely relate to agriculture, and primarily comprise trace ridge and furrow earthworks. The site itself appears to have remained in agricultural use throughout its history, with any former ridge and furrow earthworks levelled by modern mechanised ploughing.
- 4.38 In tandem with this desk-based assessment, a site-wide geophysical (magnetometer) survey was also undertaken, in order to further investigate its archaeological potential. The survey interpretation plot is included as **Appendix 4** for ease of reference. The full technical report has been submitted as part of the planning application.
- 4.39 The survey proved effective on the local geology, identifying a range of subsurface anomalies. As indicated by the desk-based assessment results, these anomalies were almost entirely agricultural in nature. Such remains would be considered to retain little, if any, archaeological interest, and so to be of little, if any, heritage significance. Such remains would not warrant preservation *in situ*.
- 4.40 No significant archaeological remains have therefore been identified within the site, and the potential for any such remains to survive buried is demonstrably low.
- 4.41 The proposed development will comprise the installation of rows of solar panel modules (arrays) standing to a height of c.3m. Their installation will require the insertion of piles, typically c.200mm by c.75mm in cross-section, to a depth of c.2.5m. Cables linking the panels would be buried in trenches c.0.5m wide and c.1.0m deep. The cabling would link the panels to inverters, positioned on concrete pads. Access tracks and a sub-station would also be required.
- 4.42 Overall, the footprint of the proposed development – piling, topsoil stripping, cable trenching and foundation excavation – can be seen to be so limited in area (only a fraction of 1% of the site by volume) that it is exceptionally unlikely that the archaeological interest of any unrecorded buried archaeological remains would be materially affected.
- 4.43 Advice received from Mr Ian George, advisor to Newark and Sherwood District Council, acknowledged the efficacy and results of the geophysical survey, as well as the low level of development impact. Mr George advised that it would be acceptable for any further investigation/mitigation that might be required to be undertaken as a condition should the application be approved.

## 5. Setting Assessment

5.1 Step 1 of the methodology recommended by the Historic England guidance *GPA 3: The Setting of Heritage Assets* (see *Methodology* above) is to identify which heritage assets might be affected by a proposed development.

5.2 Development proposals may adversely impact heritage assets where they remove a feature which contributes to its significance, or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or designed view.

5.3 Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting and may therefore be affected by the proposed development.

5.4 Assets in the vicinity identified for further assessment on the basis of potential historic functional relationships, proximity and the potential for inter-visibility or co-visibility comprise:

- **Halloughton Conservation Area (and inherent heritage assets);**
- **South Hill House Grade II Listed Building (NHLE ref. 1213124);**
- **Brackenhurst Hall (and associated heritage assets); and**
- **Southwell Conservation Area (and inherent**

**heritage assets, including Southwell Minster).**

5.5 Other assets within the wider area, excluded on the basis of no identifiable historic functional relationship, a lack of proximity and no clear inter-visibility comprise:

- **Brackenhurst Farmhouse Grade II Listed Building (NHLE ref. 1045456);**
- **Designated heritage assets within the village of Hallam; and**
- **Grange Farm Grade II Listed Building (NHLE ref. 1045526).**

### **Halloughton Conservation Area**

5.6 Halloughton Conservation Area extends into the southernmost tip of the proposed development site although this area comprises plantation woodland that would be preserved under the proposals. The proposed development would therefore not have any direct impact upon the Conservation Area.

5.7 There are five Listed Buildings contained within the Conservation Area, these are:

- **Halloughton Manor Farm House Grade II\* (NHLE ref. 1178664);**
- **Church of St James Grade II (NHLE ref. 1045555);**



- **Barn at Halloughton Manor Farm Grade II (NHLE ref. 1045556);**
- **Pigeoncote, Granary and Stable Block at Manor Farm Grade II (NHLE ref. 1370180); and**
- **Barn at Bridle Road Farm Grade II (NHLE ref. 1178708).**

- 5.8 The heritage significance of the Halloughton Conservation Area derives largely from the designated heritage assets and other historic sites contained within it, as well as from their historical, visual and spatial inter-relationship(s).
- 5.9 As a Grade II\* Listed Building Halloughton Manor Farm House is considered to be a designated heritage asset of the highest significance as defined by the NPPF (Plate 2). The remaining four grade II Listed Buildings are designated heritage assets of less than the highest significance. The significance of these assets also derives primarily from their built form and fabric.
- 5.10 The historic fabric of the Listed and non-Listed historic buildings within the Conservation Area contains evidence for a range of techniques, materials and traditions of medieval and later origin. The historic fabrics are also demonstrative of the historic development of the village more broadly, its episodes of expansion, transition and re-building. This contributes historic interest to the significance of these individual heritage assets and of the Conservation Area overall.



*Plate 2: Halloughton Manor Farm*

- 5.11 The historic forms of the Listed Buildings within the Conservation Area also retain architectural features representative of a range of styles and vernacular traditions. This architectural interest makes another key contribution to the significance of the Halloughton Conservation Area and its inherent assets.
- 5.12 A number of archaeological sites are also recorded within the Conservation Area by Nottinghamshire HER, and/or are visible on historic aerial photographs, satellite imagery and LiDAR.



These comprise extant ridge and furrow earthworks, possible hollow-ways and building platforms. These archaeological remains are likely to represent earlier medieval activity within Halloughton and may indicate settlement shrinkage. Whilst these remains are unlikely to be of the highest significance, they are still considered to contribute archaeological value to the significance of the Halloughton Conservation Area.

- 5.13 Setting is also considered to contribute towards the Conservation Area's significance, though clearly to a lesser degree than do the heritage assets and other historic features within it. The immediate surrounds of the Conservation Area are largely rural and agricultural in nature; historic map regression indicates that this has been the case from at least the early modern period and likely for some time prior.
- 5.14 Agricultural land in proximity to the Conservation Area is likely to have had a historic functional relationship with the settlement; principally the southern area of the site, which was in the same parish and so would have formed part of the parochial land management regime (field system).
- 5.15 The Halloughton Tithe Map and Apportionment of 1848 record that the southern area of the site was entirely under the ownership of Sir Richard Sutton, who held a large proportion of the parish land (see 4.20). Sutton's holding included most of the parcels of land within the Conservation Area. The occupiers of the site (tenant farmers) were identified as a Thomas Johnson and George Moor whose farmhouses, outbuildings and yards

were located centrally within the Conservation Area; the buildings themselves appear to have been converted to residential units and are not considered heritage assets.



*Plate 3: View northwards from the churchyard of the Church of St James towards the site*

- 5.16 In that non-visual associative sense, the fields within the southern part of the site (i.e. within Halloughton parish) may be considered to contribute something to the intelligibility of the settlement and so to the significance of the Conservation Area. This contribution is small, however, when compared to that of the assets' aforementioned heritage interests.
- 5.17 Inter-visibility between the publicly accessible areas of the Conservation Area and the site are limited by the topography and, in particular, by the woodland and hedgerows along the

site's southern boundary (Plate 3); these latter have a substantive screening effect in all northerly views from within the Conservation Area, i.e. in views towards the site. There is some degree of co-visibility of the Conservation Area and a small part of the site from a bridleway on higher ground to the south of Halloughton (Plate 4).



*Plate 4: View from bridleway to south of Halloughton across the Conservation Area towards the site (indicated by arrow)*

- 5.18 A second view in which the Conservation Area and the site are co-visible is achievable from the minor road to the west of Halloughton. From this location, glimpsed views of the southern part of the proposed development site are possible and include non-designated Halloughton Wood Farm within the west of the Conservation Area (Plate 5). While not publicly accessible, some level of inter-visibility between the upper floors of Halloughton

Wood Farm and the site would be anticipated, chiefly during winter.



*Plate 5: View of the site and westernmost extent of the Conservation Area from the minor road leading westwards from Halloughton*

- 5.19 The site shares a common historic functional link with parts of the Halloughton Conservation Area. The legibility of this historic association has been diminished, however, by the conversion of those farmhouses and other agricultural buildings that once shared a functional relationship with the site. The very limited inter-visibility between the site and Conservation Area further reduces the legibility of the association between the settlement (Conservation Area) and the fields within the southern part of the site (i.e. within the parish), such that it forms a minimal aspect of the experience of the Conservation Area.

- 5.20 Filtered, seasonal glimpses of small parts of the solar array may be visible from a small number of locations within the Conservation Area, alongside the aforementioned potential for some limited co-visible in views towards the Conservation Area. This would result in a small change to the Conservation Area's current setting.
- 5.21 On balance, and bearing in mind that change does not necessarily translate into harm, the proposed development would be anticipated to result in a very small degree of harm to the heritage significance of the Halloughton Conservation Area. There would be no harm to the individual significances of the inherent Listed buildings and non-Listed historic structures in and of themselves.

#### **South Hill House**

- 5.22 South Hill House is a Grade II Listed building located c.90m east of the southern part of the site (NHLE ref. 1213124). Although the house is now a student accommodation for Nottingham Trent University, it was constructed in c.1800 as a farmhouse beyond the settlement at Southwell (Plate 6); Brackenhurst Hall was constructed on the opposite side of Nottingham Road c.25 years later.
- 5.23 As a Grade II Listed building, South Hill House comprises a designated heritage asset of less than the highest significance.

---

<sup>25</sup><https://www.ntu.ac.uk/life-at-ntu/accommodation/find-ntu-accommodation/southill-house>



*Plate 6: South Hill House*

- 5.24 The significance of South Hill House derives primarily from its built fabric, which retains historic and architectural interest. South Hill House is readily appreciable as an historic farmhouse externally and it retains a number of interior features of additional interest, considered to make a key contribution to its significance<sup>25</sup>.
- 5.25 Setting is also considered to contribute to the heritage significance of the Listed Building. The immediate surrounds comprise the house's grounds which appear to be broadly similar to those depicted on the Southwell Tithe Map of 1841. There is also a former agricultural outbuilding to the immediate



northwest of South Hill House, currently used for. The garden and outbuilding enhance the intelligibility of South Hill House as an historic farmhouse. To the north of South Hill House is a 20th-century building that appears to have replaced a number of former outbuildings. This is considered a negative aspect of the asset's setting.

- 5.26 The proposed development site is located c.190m southwest of South Hill House at its closest point. It never appears to have formed part of the same land-holding, nor to share any other historical associations with South Hill House.
- 5.27 Inter-visibility between site and the asset is screened by the tree plantation that encircles the south-eastern and eastern boundaries of the southern part of the site, as well as the trees within the asset's gardens. The asset's façade faces southwards rather than directly towards the site, and the site would not be anticipated to be visible in any designed views from the asset.
- 5.28 Overall, the proposals would not be anticipated to result in any change to the setting of Grade II Listed South Hill House. Development within the site on the scale proposed would result in **no harm** to the asset's heritage significance, and no change to the ability to appreciate that significance.

#### **Brackenhurst Hall and associated heritage assets**

- 5.29 Brackenhurst Hall and its associated heritage assets are considered as a whole for the purposes of this assessment. Brackenhurst Hall itself was originally constructed during the earlier 19<sup>th</sup> Century as a residence for Rev. Thomas Coats Cane.

Reverend Cane is recorded as having still owned the property on the 1841 Southwell Tithe Map. The hall was extensively remodelled during the late-19<sup>th</sup> Century before it was purchased by Nottinghamshire County Council Education Committee, opened as a farm and transferred to the management of Nottingham Trent University.



*Plate 7: Brackenhurst Hall's east-facing elevation*

- 5.30 Within the Brackenhurst complex there are four Grade II Listed buildings, comprising:
- **Brackenhurst Hall and Attached Coach House, Orangery and Garden Wall (NHLE ref. 1369927) (Plate 7);**
  - **Gateway and Railings at Brackenhurst Hall (NHLE ref. 1289246);**

- **Lodge to Brackenhurst Hall (NHLE ref. 1213102); and**
- **Garden Walls and Potting Sheds 100 Metres North East of Brackenhurst Hall (NHLE ref. 1046108).**

- 5.31 In addition the sites (and former sites) of a boathouse, wind-pump, fishpond, windmill and embankment are also in evidence.
- 5.32 The significance of Brackenhurst Hall derives primarily from its architectural and historic interests; the hall represents the earliest known survival within the complex, the other heritage assets having been constructed during the later 19<sup>th</sup> Century as part of W. N. Hicking's re-modelling. This significance is primarily manifest within the hall's built fabric and form, as is that of the attached coach house, orangery and garden wall.
- 5.33 Several of the hall's interior features, including an oak gallery, a dogleg staircase and panelling which pre-date the house itself were originally part of an earlier 17<sup>th</sup>-century structure and have evidently been re-used. These features and their origins contribute towards the asset's historic interest. The survival of a number of 19<sup>th</sup>-century interior features in a 17<sup>th</sup>-century style indicates a revivalist influence, which further enhances the asset's architectural interest.
- 5.34 Brackenhurst Hall is also identified as the birthplace of Viscount Allenby in 1861, the commander of the British Expeditionary Force during the Sinai and Palestine Campaign of 1917-18. This association with a notable historic figure enhances the asset's

historic interest and its heritage significance overall.

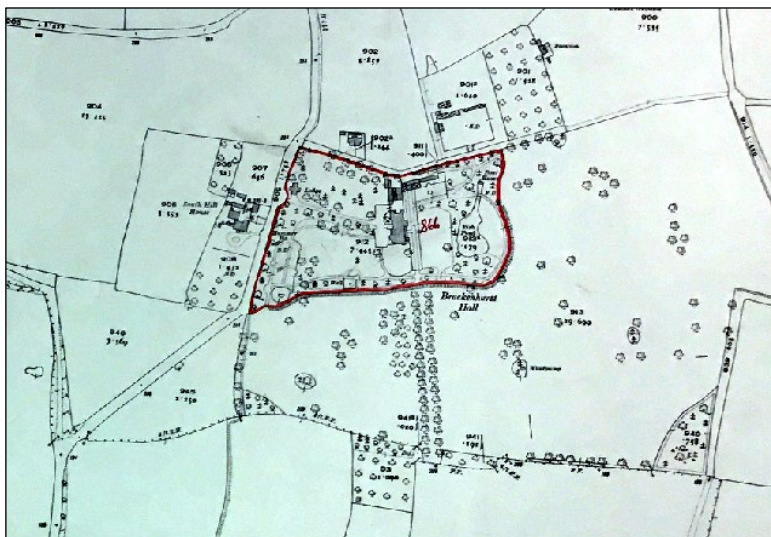
- 5.35 The development of Brackenhurst Hall is depicted on historic ordnance survey mapping, which shows the construction of the lodge, both sets of walls, the gates and the potting shed. These works are also recorded on architectural and landscaping drawings (Plate 8), alongside the 1919 Ordnance Survey Map (Plate 9).



*Plate 8: Drainage plan of Brackenhurst Hall dating to c.1931 (image courtesy of Nottinghamshire Archives)*

- 5.36 The assets' setting is also considered to contribute to their significance. In particular, the heritage assets within the

complex form key aspects of one another's setting. The lodge, gateways, railings, walls and potting sheds, for example, provide context and preserve a sense of the evolution of Brackenhurst Hall itself from its beginnings as a single residence through to its re-modelling into a large country house with associated infrastructure.



*Plate 9: Brackenhurst Hall as depicted on the Revised Edition Ordnance Survey Map of 1919*

- 5.37 The other key contribution derives from the surrounding landscaped gardens and park, the extent of which is recorded in detail on historic mapping. A non-designated historic park, elements of the landscaping remain legible today, if less coherent than they once were; these include isolated groups of trees, and pathways, which retain a sense of the parks historic

character. The park and gardens form a designed setting within which the assets were intended to be experienced. As such they preserve a sense of intentionality and status that makes a substantive contribution to the setting and significance of the assets.

- 5.38 Beyond the designed gardens, the surrounding countryside is considered to form a part of the assets' wider setting, though its contribution to their significance and experience is minor by comparison with that of the park.
- 5.39 The proposed development site is located approximately 190m east of the site at its closest point. It never appears to have formed part of the same land-holding, nor to share any other historical associations with South Hill House.
- 5.40 Little, if any, inter-visibility between the assets and the site would be anticipated, and no co-visibility has been identified. This is largely due to the screening effect of the substantive boundaries (Plate 10) and plantation woodland along the eastern side of the proposed site as well as the intervening buildings at South Hill House.
- 5.41 In sum, the site is not considered to form part of the setting of any of the heritage assets at Brackenhurst College. The proposals would be anticipated to result in no harm to the significance of those assets, and no reduction in the ability to experience their significance.



*Plate 10: Views towards the proposed development site from the boundary of Brackenhurst Park (note the strong boundaries on the far side of Nottingham Road and beyond)*

### **Southwell Conservation Area**

- 5.42 The Southwell Conservation Area is split into six subdivisions, the closest of which, Westhorpe, is located approximately 920m northeast of the site at its closest point.
- 5.43 The significance of the Southwell Conservation Area primarily derives from its inherent designated and non-designated heritage assets, intervening spaces and the spatial, visual and historical inter-relationships between them. Across the entire Conservation Area there are a total of 210 Listed Buildings (two Grade I, four Grade II\* and 204 Grade II Listed), as well as two Scheduled Monuments. Of these, the following two Grade II Listed buildings fall within the study area:

- **Bath Cottage Grade II Listed Building (NHLE ref. 1045454); and**
- **Barns 50 Metres North East of Bath Cottage Grade II Listed Building (NHLE ref. 1045455).**

- 5.44 The Listed buildings within the Conservation Area date from the medieval period onwards. It is the fabric and form of these buildings that is of principal historic interest, as collectively they have the potential to inform our understanding of the evolution of the building materials, techniques, and fashions within Southwell from the medieval period onwards.
- 5.45 The varying architectural style and character of the Listed Buildings is also considered to contribute to the significance of the Conservation Area. In particular, the Listed Buildings within the Westhorpe Character Area are of characteristic red brick and pantile construction and modest scale when compared to those within the other five Character Areas.
- 5.46 The former agricultural function of the buildings within this subdivision is also apparent and forms another aspect of its character, although there has also been widespread residential conversion.
- 5.47 Archaeological remains are also present within the Conservation Area, including the Scheduled remains of a Romano-British villa and Anglo-Saxon cemetery (NHLE ref. 1003528). These remains would appear to represent the earliest phase of occupation at Southwell during the 1<sup>st</sup> Century AD. They retain considerable archaeological interest and contribute to the significance of the



Conservation Area. Extant ridge and furrow earthworks within the Conservation Area, including the Westhorpe Character Area, are also of archaeological interest and make an additional contribution to its significance.

- 5.48 The contribution of setting to the significance of the Conservation Area is comparatively low. The Southwell Conservation Area Appraisal Document<sup>26</sup> identifies The Fumbles – a series of natural hollows with small streams that passes through Southwell – as one contributor to its character; it is these water sources that may have influenced the founding of the original settlement at Southwell.
- 5.49 The farmland to the immediate north and south of Southwell is also identified as a key rural backdrop to its otherwise built-up character. The farmland surrounding Southwell, within the eponymous parish, would have formed part of the associated historic field system, and may be considered to retain a historic functional association with the settlement.
- 5.50 The Southwell Tithe Map and Apportionment of 1841 record the agricultural fields within the site under the occupation of three individuals. The residences of these occupiers are also identified in the apportionment, one being the occupier of New Radley Farm, the others being resident in Westhorpe and Easthorpe.

---

<sup>26</sup> Newark and Sherwood District Council.



*Plate 11: View looking along Bath Lane within Westhorpe Conservation Area*

- 5.51 Views towards the site from along the small road heading southwest from Southwell, within the Westhorpe Conservation Area, are screened by the tree-lined banks which flank the road to either side (Plate 11). Similar tree and bank boundaries also screen views of the site from other publicly accessible areas within the Conservation Area. No material long distance views of the site would appear possible from the Easthorpe and Westgate Character Areas, nor from Southwell Minster.
- 5.52 Overall, there is little historical association of relevance between



the Southwell Conservation Area and the site, and no identifiable inter-visibility. The site is not considered to form part of the Conservation Area's setting. The proposals would be anticipated to result in **no harm** to the significance of the Conservation Area and no change to the ability to experience that significance.

## 6. Conclusions

### Archaeological Resource

- 6.1 This assessment has identified that there is little recorded evidence for prehistoric activity within the site or its wider environs, and no recorded evidence for Romano-British activity. Beyond the present-day settlements, remains of early medieval to modern date within this region largely relate to agriculture, and primarily comprise trace ridge and furrow earthworks.
- 6.2 The site appears to have remained in agricultural use throughout its history, with any former ridge and furrow earthworks levelled by modern mechanised ploughing. The results of a site-wide geophysical survey corroborate this, having identified only agricultural traces of little, if any, archaeological interest, and little, if any, heritage significance. Such remains would not warrant preservation *in situ*.
- 6.3 Advice received from Mr Ian George, advisor to Newark and Sherwood District Council, acknowledged the efficacy and results of the geophysical survey, as well as the low level of development impact. Mr George advised that it would be acceptable for any further investigation/mitigation that might be required to be undertaken as a condition should the application be approved.

### Setting Assessment

- 6.4 The proposed development would have the potential to result in a very small degree of harm to the heritage significance of the Halloughton Conservation Area, though there would be no harm to the individual significances of its inherent Listed buildings and non-Listed historic structures. The level of such harm would fall at the lowest end of the scale of 'less than substantial'.
- 6.5 The proposals would not be anticipated to result in any change to the setting of Grade II Listed South Hill House, the Grade II Listed buildings at Brackenhurst College, or the Southwell Conservation Area (including Southwell Minster). Development within the site on the scale proposed would result in no harm to the significance of those assets, and no change to the ability to appreciate that significance.
- 6.6 The proposals would not result in any harm to any other heritage assets as a result of changes to setting.

# Sources

## Online Cartographic Sources

1841	Halloughton Tithe Map
1848	Southwell Tithe Map
1885	1 <sup>st</sup> Ed. Ordnance Survey Map
1900	2 <sup>nd</sup> Ed. Ordnance Survey Map
1919	Rev. Ed. Ordnance Survey Map

(old-maps.co.uk)

(thegenealogist.co.uk)

## Nottinghamshire Archive Sources

1873	DD/1473	Halloughton Manor House
c. 1931	DD/EB/11/106	Drawings and plans nd.
1775	EA/40/1	(Southwell Parish) Cottesmoor and Radley combine enclosure map and award

# Appendix 1: Gazetteer of Heritage Data

## Heritage Data

### HER Event Data

Ev UID	Name	Event Type
ENT1867	Casual Find at Halloughton	EVS
ENT1100	Casual find at Southwell	EVS
ENT1857	Field Observation at St Catherine's Well, Southwell by Colquhoun	EVS
ENT1864	Casual Find at Southwell by Mr R Hardstaff	EVS
ENT2710	Field Observation at Halam by Seaman	EVS
2297	An Archaeological Watching Brief at the Nottingham Trent University Brackenhurst Campus, Nottinghamshire, 2012	WB
1922	Archaeological and Built Heritage Assessment; Brackenhurst Wind Turbines	DBA

### HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MNT2773	L2791	Neolithic flint axehead, Southwell	FINDSPOT	Neolithic
MNT2776	L2794	Iron Age coin, Halloughton	FINDSPOT	Iron Age

Mon UID	Pref Ref	Name	Mon Type	Period
MNT2761	L2779	C13 building at Manor Farm, Halloughton	TOWER	Medieval
MNT9296	L9390	C14 feature of tower house, Manor Farm, Halloughton	WINDOW	Medieval
MNT2795	L2813	Medieval structure of St James' church, Halloughton	CHANCEL; NAVE	Medieval
MNT2760	L2778	Well nr Southwell	DOCUMENTARY REFERENCE	Medieval
MNT9293	L9387	Buildings at St Catherine's Well, Southwell	DOCUMENTARY REFERENCE	Medieval
MNT10955	L11082	Med Seal Matrix from Southwell	FINDSPOT	Medieval
MNT26696	MNT26696	Southwell Park/New Park	DEER PARK	Medieval to Post Medieval
MNT14227	M2779	C13 Tower house at Manor Farm, Halloughton	TOWER HOUSE; CLERGY HOUSE	Medieval to Modern
MNT14226	M2778	Well at St Catherine's Well, Southwell	HOLY WELL	Medieval to Modern
MNT14246	M2813	Church of St James, Halloughton	CHURCH	Medieval to Modern
MNT24920	M17220	Chapel at St Catherine's Well, Southwell	CHAPEL	Medieval to Unknown
MNT9294	L9388	C16 / C17 hall, Manor Farm, Halloughton	OPEN HALL	Post Medieval
MNT9295	L9389	C17 Farmhouse, Manor Farm, Halloughton	BUILDING	Post Medieval
MNT5439	L5499	Earthworks at Halam House Farm, Halam	MOUND; TERRACED GROUND	Post Medieval
MNT10343	L10454	Ha-ha at Manor Farm, Halloughton	HA-HA	Post Medieval

Mon UID	Pref Ref	Name	Mon Type	Period
MNT14279	M2857	Possible site of Leeke Mansion, Halam	MANOR HOUSE?	Post Medieval
MNT17604	M9327	C18 Farmhouse at Manor Farm, Halloughton	FARMHOUSE	Post Medieval to Modern
MNT17605	M9328	Pigeoncote, Granary and Stable Block at Manor Farm	GRANARY; STABLE; DOVECOTE	Post Medieval to Modern
MNT17607	M9330	Barn at Brindle Road Farm	BARN	Post Medieval to Modern
MNT19744	M11902	Bath Cottage	HOUSE	Post Medieval to Modern
MNT21145	M13345	Barns 50 Metres North East of Bath Cottage	BARN	Post Medieval to Modern
MNT18139	M9910	Grange Farmhouse	FARMHOUSE	Post Medieval to Modern
MNT25429	M17752	Low Bank Farmhouse, Radley Road	FARMHOUSE	Post Medieval to Modern
MNT18130	M9901	Ashdene	HOUSE	Post Medieval to Modern
MNT18132	M9903	Barn at Walnut Tree Cottage	BARN	Post Medieval to Modern
MNT18135	M9906	Barn at Manor Farm	BARN	Post Medieval to Modern
MNT18136	M9907	Pigeoncote At Manor Farm	DOVECOTE	Post Medieval to Modern
MNT18137	M9908	Manor House	HOUSE	Post Medieval to Modern
MNT18138	M9909	Pigeoncote and Attached Stable Block at Manor House	STABLE; DOVECOTE	Post Medieval to Modern
MNT25428	M17751	Craddles Cottage, Cuttlesforth Lane	HOUSE	Post Medieval to Modern
MNT17689	M9421	Brackenhurst Farmhouse	FARMHOUSE	Post Medieval to Modern
MNT14299	M2901	Windpump (well), Halloughton	WELL; WIND PUMP	Post Medieval to Modern

Mon UID	Pref Ref	Name	Mon Type	Period
MNT2882	L2901	Map depiction of Windpump, Halloughton	MAP DEPICTION	Post Medieval to Modern
MNT2886	L2905	Map depiction of Smithy, Halloughton	MAP DEPICTION	Post Medieval to Modern
MNT14300	M2905	Smithy, Halloughton	BLACKSMITHS WORKSHOP	Post Medieval to Modern
MNT25487	M17812	C16 Hall at Manor Farm, Halloughton	HALL HOUSE	Post Medieval to Modern
MNT22386	M14661	Walnut Tree Cottage	HOUSE	Modern
MNT18134	M9905	Manor Farmhouse	FARMHOUSE	Modern
MNT18131	M9902	Outbuilding at Ashdene fronting Radley Road	OUTBUILDING	Modern
MNT25348	M17670	Thorney Abbey Farm	FARMSTEAD	Modern
MNT25401	M17724	Halloughton Wood Farm	FARMSTEAD?; COUNTRY HOUSE?	Modern
MNT26686	MNT26686	Park at Brackenhurst, Southwell	LANDSCAPE PARK	Modern
MNT17747	M9480	Gateway and Railings at Brackenhurst Hall	RAILINGS; GATE	Modern
MNT17748	M9481	Lodge to Brackenhurst Hall	LODGE	Modern
MNT17749	M9482	South Hill House	FARMHOUSE	Modern
MNT21206	M13408	Garden Walls and Potting Sheds, Brackenhurst Hall	WALLED GARDEN; POTTING SHED	Modern
MNT25346	M17668	Stubbins Farm	FARMSTEAD	Modern
MNT21208	M13410	Brackenhurst Hall & Coach House/Orangery/Garden Wall	COUNTRY HOUSE; GARDEN WALL;	Modern

Mon UID	Pref Ref	Name	Mon Type	Period
			ORANGERY; COACH HOUSE	
MNT17606	M9329	Barn at Halloughton Manor Farm	BARN	Modern
MNT14569	M3371	Windpump at Brackenhurst Farm, Southwell	WIND PUMP	Modern
MNT3340	L3371	Map depiction of wind pump at Brackenhurst Farm, Southwell	MAP DEPICTION	Modern
MNT9307	L9401	C19 structure of St James' church, Halloughton	CHANCEL; NAVE	Modern
MNT24936	M17238	Windpump, Southwell	WIND PUMP	Modern
MNT2890	L2909	Map depiction of Windpump, Southwell	MAP DEPICTION	Modern
MNT14301	M2907	Boathouse, Southwell	BOAT HOUSE	Modern
MNT16867	M7387	Windmill at Halloughton	WINDMILL	Modern
MNT2888	L2907	Map depiction of Boathouse, Southwell	MAP DEPICTION	Modern
MNT7319	L7387	Map depiction of Windmill at Halloughton	MAP DEPICTION	Modern
MNT2883	L2902	Stream cutting, Southwell	NATURAL FEATURE	Unknown
MNT10305	L10416	Earthworks at Halam	RIDGE AND FURROW; HOLLOW WAY; MOUND; TERRACED GROUND	Unknown
MNT10323	L10434	Bank at Halam	BANK (EARTHWORK)	Unknown
MNT10324	L10435	Earthworks at Halam	LYNCHET; RIDGE AND FURROW; TERRACED GROUND	Unknown



Mon UID	Pref Ref	Name	Mon Type	Period
MNT10336	L10447	Earthworks at Applegarth, Halam	HOLLOW WAY; TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT10339	L10450	Earthworks at Halam	LYNCHET; RIDGE AND FURROW; HOLLOW WAY; POND; BANK (EARTHWORK)	Unknown
MNT10328	L10439	Hollow ways in Southwell	HOLLOW WAY; HOLLOW	Unknown
MNT2931	L2950	Linear features, Thurgarton & Halloughton	TRACKWAY; LINEAR FEATURE	Unknown
MNT10340	L10451	Earthworks at Halloughton	RIDGE AND FURROW; HOLLOW WAY; BUILDING PLATFORM; TERRACED GROUND; POND; PLOUGH HEADLAND; BANK (EARTHWORK)	Unknown
MNT10341	L10452	Earthworks at Halloughton	LYNCHET; HOLLOW WAY; TERRACED GROUND	Unknown
MNT2885	L2904	Hollow way and terraces, Halloughton	HOLLOW WAY; TERRACED GROUND	Unknown
MNT2895	L2914	Embankment, Southwell	BANK (EARTHWORK)	Unknown
MNT2896	L2915	Embankment, Southwell	BANK (EARTHWORK)	Unknown
MNT2892	L2911	Embankment, Halam	BANK (EARTHWORK)	Unknown
MNT2884	L2903	Embankment along roadside, Halloughton	BANK (EARTHWORK)	Unknown

Mon UID	Pref Ref	Name	Mon Type	Period
MNT10342	L10453	Terraced ground at Halloughton	MOUND; TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT14302	M2908	Fishpond, Southwell	FISHPOND	Unknown
MNT2887	L2906	Embankment, Brackenhurst Hall, Southwell	BANK (EARTHWORK)	Unknown

## Historic England Data

### Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1045454	Bath Cottage	II	468547	353273.3608
1045455	Barns 50 Metres North East of Bath Cottage	II	468565	353287.3608
1045456	Brackenhurst Farmhouse	II	470077	351984.3608
1045521	Ashdene	II	467525	354194.3608
1045522	Barn at Walnut Tree Cottage	II	467495	354179.3608
1045524	Barn at Manor Farm	II	467417	354118.3608
1045525	Manor House	II	467461	354079.3608
1045526	Grange Farmhouse	II	466480	353291.3608
1045555	Church of St James	II	469040	351810.3608

List Entry	Name	Grade	Eastings	Northings
1045556	Barn at Halloughton Manor Farm	II	469014.3385	351729.9989
1046108	Garden Walls and Potting Sheds 100 Metres North East of Brackenhurst Hall	II	469580	352359.3608
1178664	Halloughton Manor Farm House	II*	469059.5315	351752.0364
1178708	Barn at Bridle Road Farm	II	468682	351523.3608
1193947	Outbuilding at Ashdene, fronting Radley Road	II	467504	354187.3608
1193956	Manor Farmhouse	II	467416	354118.3608
1193979	Pigeoncote at Manor Farm	II	467394	354121.3608
1193988	Pigeoncote and Attached Stable Block at Manor House	II	467443	354055.3608
1213102	Lodge to Brackenhurst Hall	II	469436	352283.3608
1213124	South Hill House	II	469385	352242.3608
1289246	Gateway and Railings at Brackenhurst Hall	II	469427	352270.3608
1369927	Brackenhurst Hall and Attached Coach House, Orangery and Garden Wall	II	469542	352244.3608
1370180	Pigeoncote, Granary and Stable Block at Manor Farm	II	469050	351708.3608

# Appendix 2: Selected Designation Descriptions

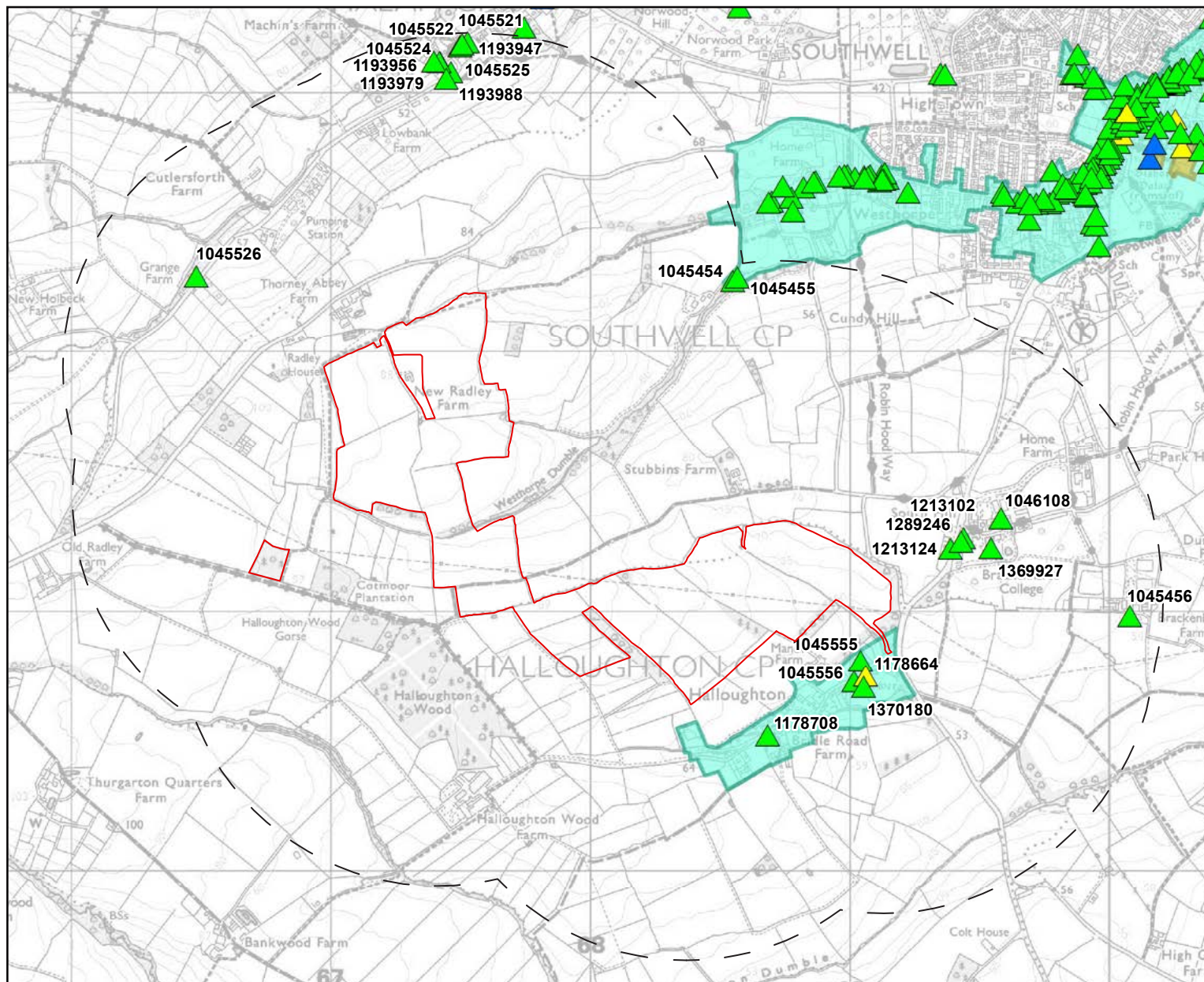
## South Hill House

Farmhouse, now a house. c1800. Brick with stone dressings and hipped slate roof. Brick eaves. 2 rear wall stacks. Projecting pedimented single bay centre. 2 storeys, square plan. Front has a range of 3 glazing bar sashes. Below, a pedimented stone doorcase with part-glazed 6-panel door, flanked by single glazing bar sashes.

## Brackenhurst Hall

Country house, now an agricultural college, and attached former coach house, orangery and garden wall. Built 1828 for the Rev. Thomas Coats Cane and extensively remodelled c1890 for W N Hicking. Converted to an agricultural college 1949. Yellow and red brick, with stone dressings and hipped slate and lead roofs. Plinth, moulded cornice, balustrade, 4 side wall and 5 ridge stacks. Windows are mainly glazing bar sashes. Major garden front, 2 storeys, has a range of 8 windows arranged 2/4/2, with a set back centre and flanking wings. Below, a tetrastyle Ionic portico with dentilled cornice, curved central steps and balustrade between the piers. Under the portico, 4 glazing bar windows and beyond, in the wings, 2 sashes. To the right, a set back 3-storey range with irregular fenestration including a door with overlight and to its right an oval window with keystones. Symmetrical south front, 5 windows, has a central 2 storey bow window with a shaped balcony and railing on scroll brackets. Central French window flanked by single sashes, and beyond, single sashes. Below, similar fenestration with taller sashes, that to the far left altered to a French window, late C19. All these windows have multi keystone lintels. Irregular entrance front has a near-symmetrical block to right. 2 storeys; 3 window range. Projecting pedimented centre. Above and behind, an octagonal wooden bell turret with copper ogee dome and wind vane. Below, a tetrastyle Ionic portico covering a studged plank door flanked by single leaded windows. To left, a 5 window range arranged 1/3/1, the central 3 windows being set back. Central French window and balcony flanked by 2 sashes. Below, a central door with overlight, flanked by 2 sashes, with a small oval window between the pair to the right. To left again, a 4-stage square water tower with string courses and quoins. The lower stages have glazing bar sashes, that to the third stage with moulded segmental head. The fourth stage has an oval window with keystones. To left again, link building, 1949, with keystone lintels. 2 storey former coach house, to north, has a hipped roof topped with an octagonal wooden turret with lead dome. South side has a round headed carriage arch and to right a pair of C20 segment headed carriage doors. West side has 3 full height round headed recesses with C20 casements on each floor. Single storey former orangery, to north east, has plinth, moulded cornice, and glazed hipped roof. Projecting pedimented centre with 4 Doric columns and central door with fanlight and side lights. On either side, single 15-pane windows with fanlights. Below them, rendered panels. Beyond, on either side, 3 similar windows, and in the east end, two more. To right, brick garden wall with ramped stone coping, approx. 25M long. To the south east of the house, a balustraded stone garden wall, approx. 70M long, with a pair of square piers with moulded caps at the far end. At the south west corner, a similar wall with 3 square piers with obelisk finials, approx. 35m long. House interior has entrance hall, altered c1949, with a reused late C17 oak gallery around 3 sides. Pargetted panelled coved ceiling with octagonal toplight. Reused late C17 dogleg stair and panelling. Pargetted frieze to landing and corridor. Former library, now Principal's office, has moulded wall panels and enriched cornice. Early C19 hob grate with enriched eared architrave and eared and shouldered overmantel with plaster fruit festoons. Former drawing room, now staff room, has fielded wall panels, enriched cornice and 2 marble fireplaces with basket grates and enriched mantelshelves. Wooden overmantel panels with shell crests and flower swags in late C17 style. Enriched doorcases with cornices. Panelled plaster ceiling with heavy foliate borders. This building was the birthplace of Viscount Allenby, 1861-1936, British commander in Palestine 1917-18. (The Nottinghamshire Countryside: K S S TRAIN: Oct 1965: Nottingham).

## Appendix 3: Figures



## KEY

- Site
- 1km Study Area

## Listed Buildings

### Grade

- ▲ I
- ▲ II\*
- ▲ II
- Conservation Areas
- Scheduled Monument

Revisions:  
First Issue- 02/10/2019 RGO

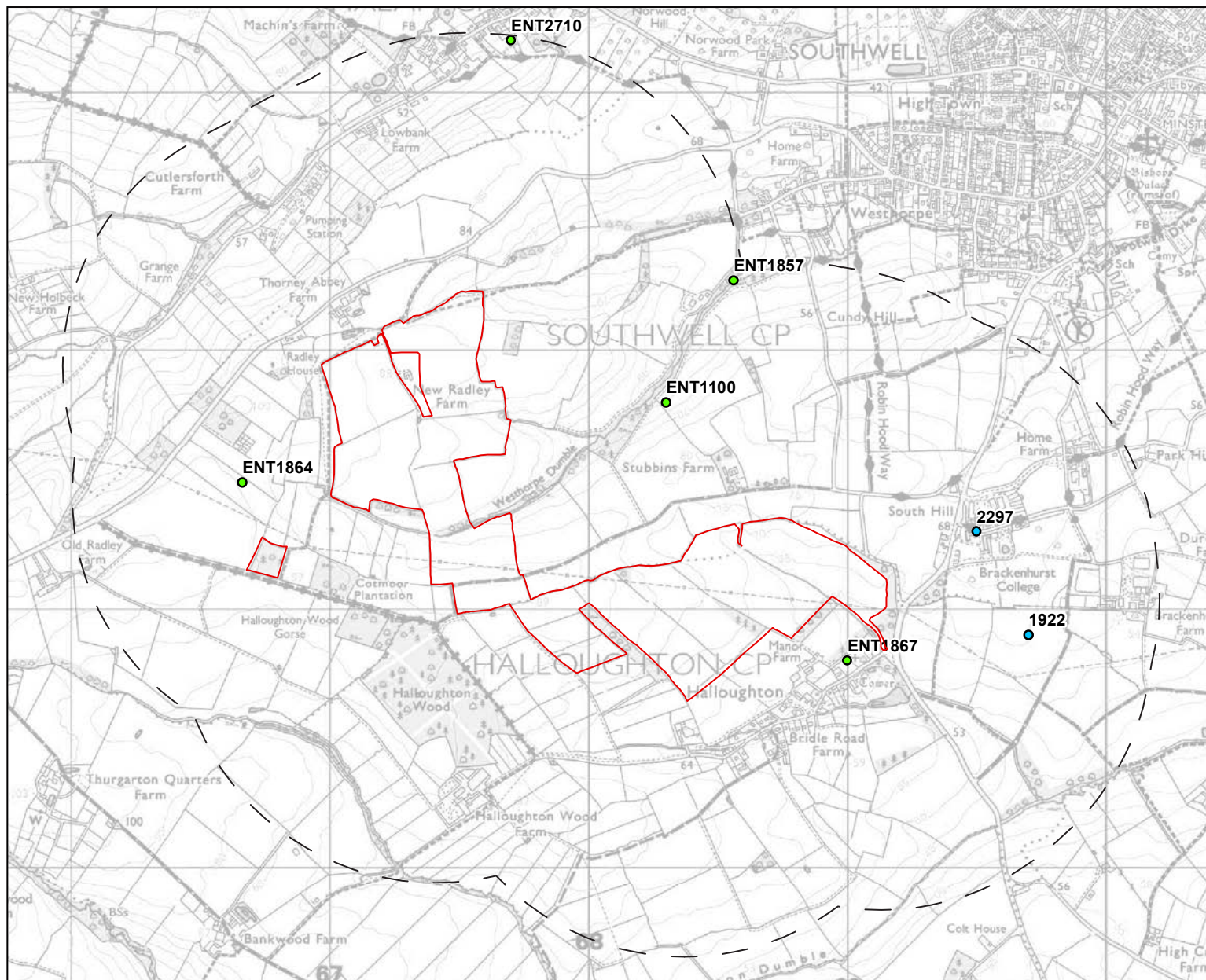
## Figure 1: Designated Heritage Assets

### Cotmoor Solar Farm

Client: JBM Solar Projects 6 Ltd.  
 DRWG No: **P18-2917** Sheet No: - REV: -  
 Drawn by: RGO Approved by: CM  
 Date: 28/05/2020  
 Scale: 1:23,000 @ A4







## KEY

- Site
- 1km Study Area
- HER 'Event' points
- Unprocessed Grey Literature point

Revisions:  
First Issue- 02/10/2019 RGO

## Figure 2: HER 'Events'

### Cotmoor Solar Farm

Client: JBM Solar Projects 6 Ltd.

DRWG No: **P18-2917** Sheet No: - REV: -

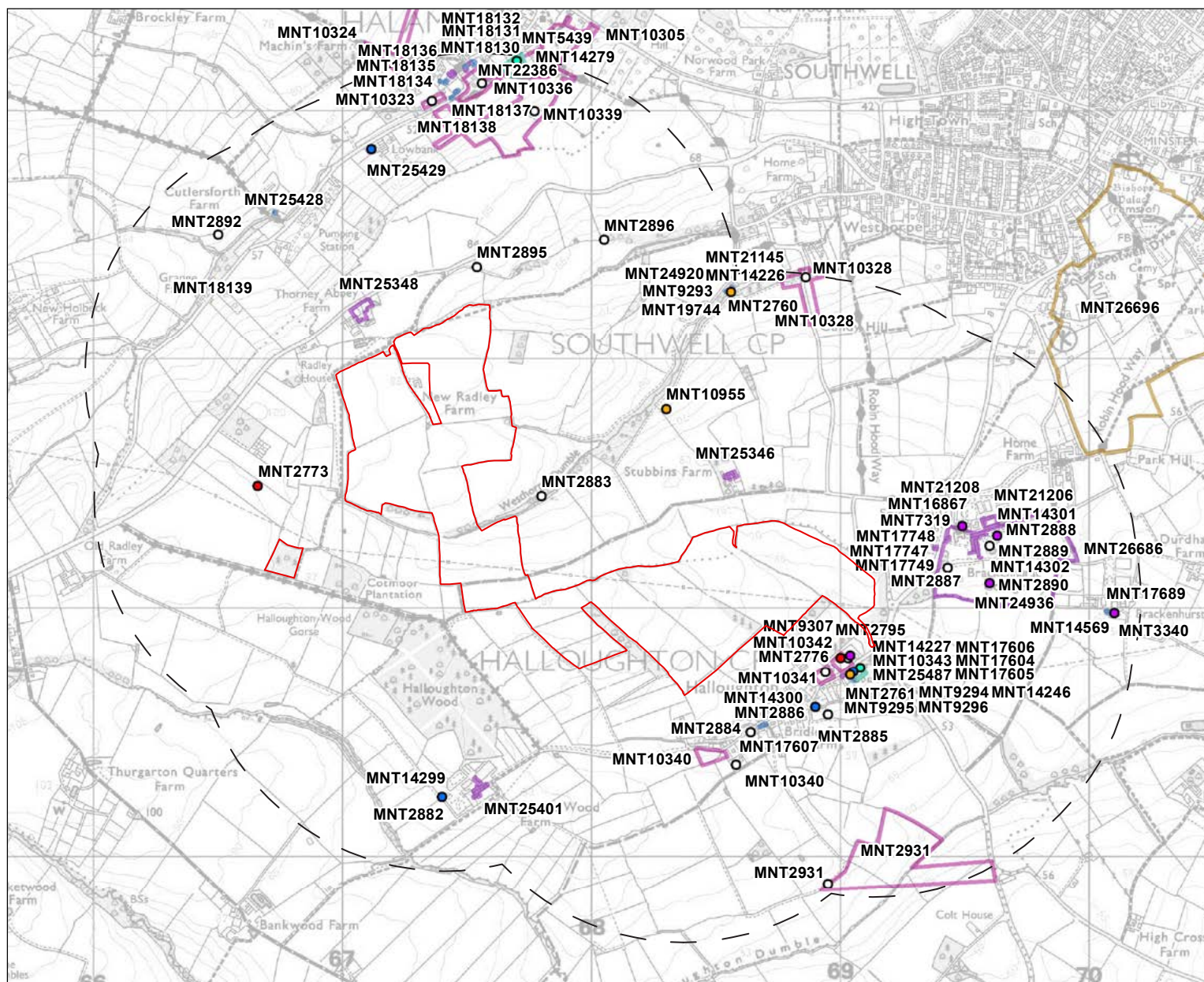
Drawn by: RGO Approved by: CM

Date: 28/05/2020

Scale: 1:23,000 @ A4

**Pegasus**  
Planning





## KEY

- Site
- 1km Study Area

## HER 'Monument' point

### Period

- Neolithic
- Iron Age
- Medieval
- Medieval to Unknown
- Medieval to Modern
- Post Medieval
- Post Medieval to Modern
- Modern
- Unknown

## HER 'Monument' area

### Period

- Medieval to Post Medieval
- Medieval to Modern
- Post Medieval
- Post Medieval to Modern
- Modern
- Unknown

Revisions:  
First Issue- 02/10/2019 RGO

## Figure 3: HER 'Monuments'

## Cotmoor Solar Farm

Client: JBM Solar Projects 6 Ltd.

DRWG No: **P18-2917** Sheet No: - REV: -

Drawn by: RGO Approved by: CM

Date: 28/05/2020

Scale: 1:23,985 @ A4

**Pegasus**  
Planning





## KEY

Site

Displaying extracts of the 1841 Southwell Tithe Map (upper) and the 1848 Halloughton Tithe Map (lower). Images courtesy of The Genealogist.

## Figure 4: Tithe Maps

### Cotmoor Solar Farm

Client: JBM Solar Projects 6 Ltd

DRWG No: P18-2917 Sheet No: - REV: -

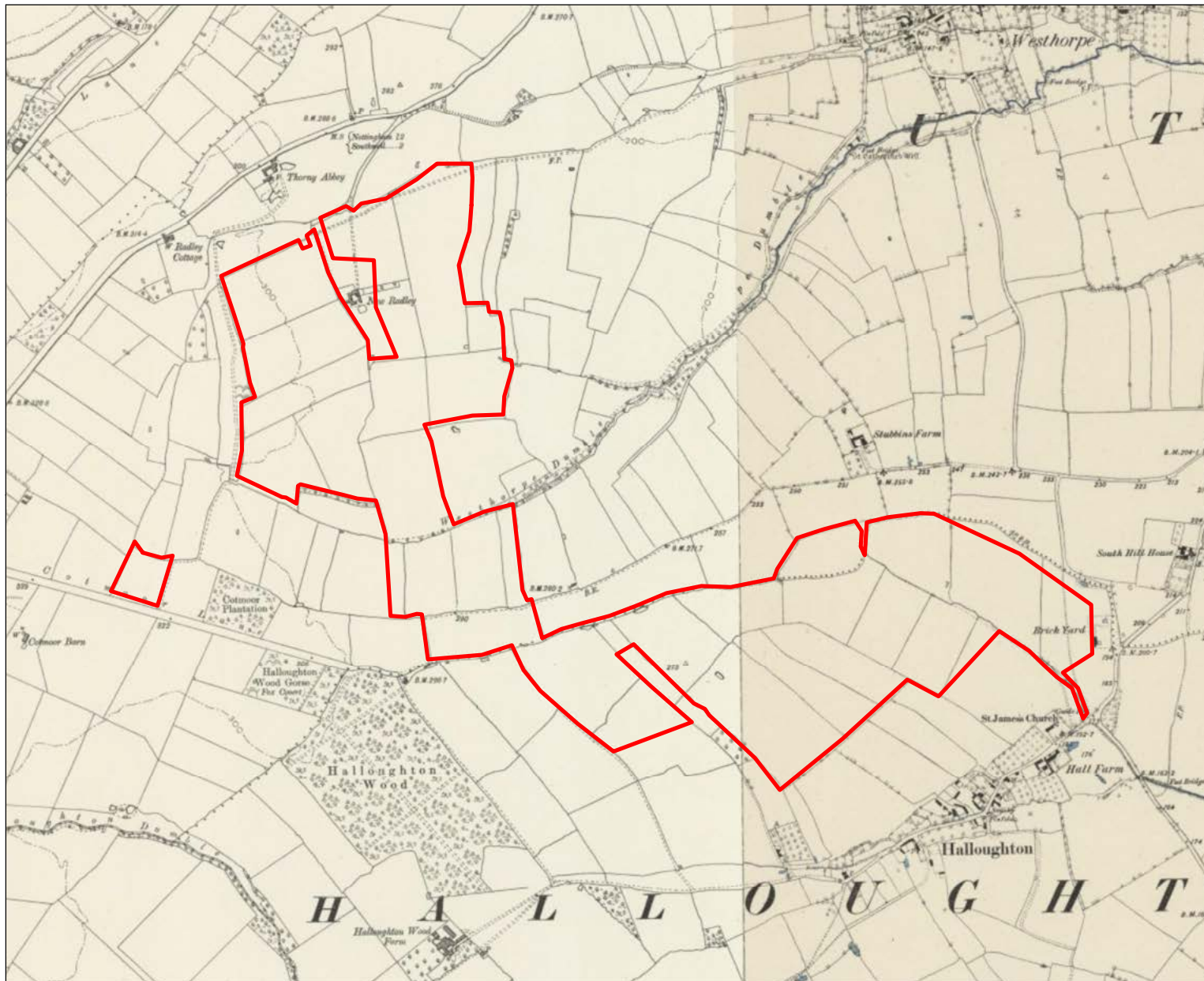
Drawn by: EP Approved by: CM

Date: 29/05/2020

Scale: 1:15,000 @ A4

0 1 km





## KEY

Site

**Figure 5: 1900 Ordnance Survey Map**

## Cotmoor Solar Farm

Client: JBM Solar Projects 6 Ltd

DRWG No: P18-2917 Sheet No: - REV: -

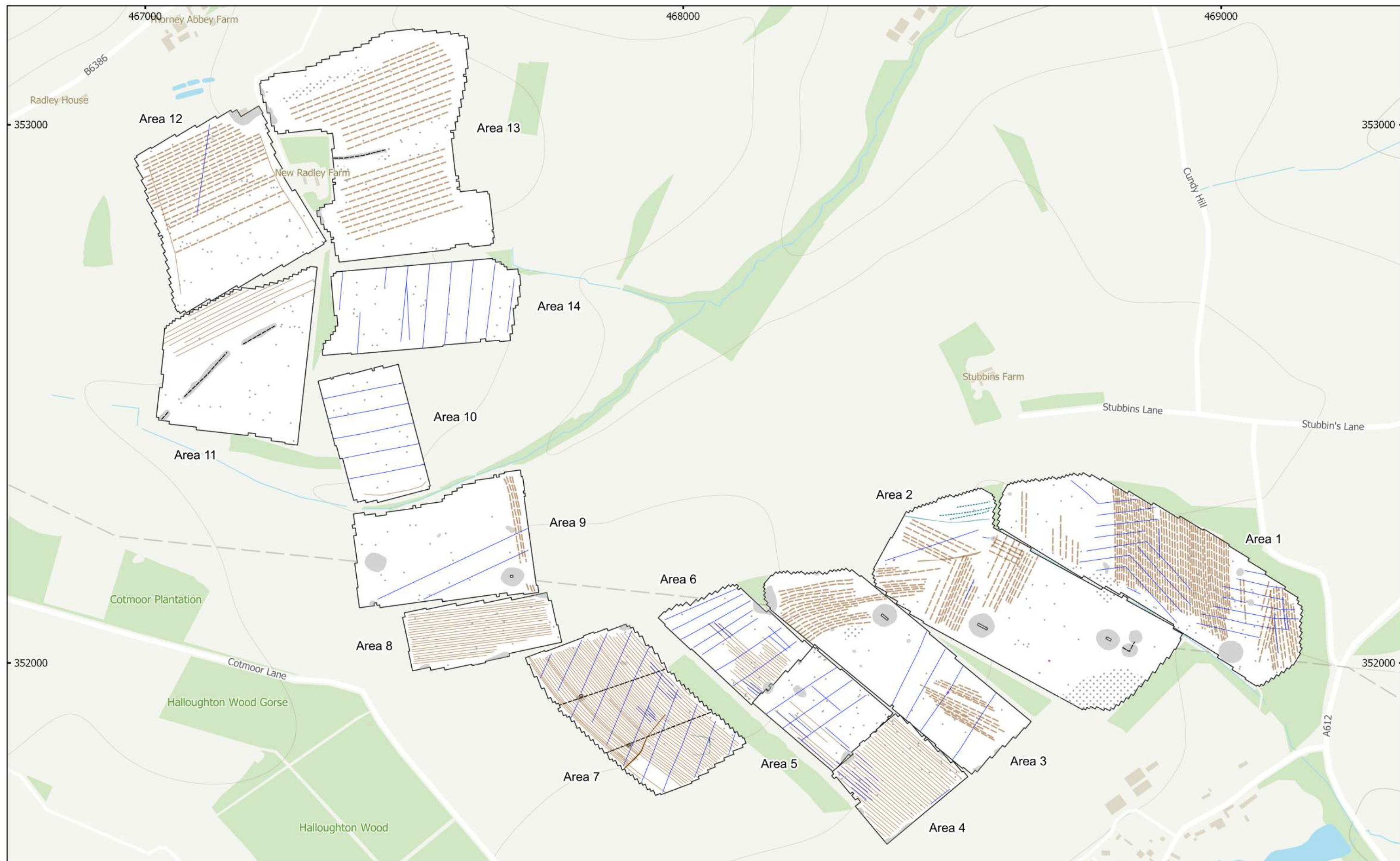
Drawn by: EP Approved by: CM

Date: 29/05/2020

Scale: 1:15,000 @ A4

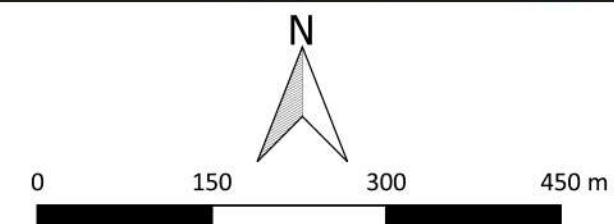
# Appendix 4: Geophysical Survey Interpretation Plot





MSSK544 -Halloughton Solar Farm  
 Figure 4 - Magnetic Interpretation (Overview)  
 1:6,500 @ A3  
 Copyright Magnitude Surveys Ltd 2019  
 Contains Ordnance Survey data © Crown Copyright and database right 2019

- |                         |                      |                          |                  |
|-------------------------|----------------------|--------------------------|------------------|
| Agricultural (Strong)   | Undetermined (Weak)  | Agricultural (Trend)     | Drainage Feature |
| Agricultural (Weak)     | Burnt/Fired Material | Ridge and Furrow (Trend) | Ferrous Spike    |
| Undetermined (Strong)   | Magnetic Disturbance | Undetermined (Trend)     | Service          |
| Ferrous/Debris (Spread) |                      |                          |                  |



[www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

Pegasus Group  
Pegasus House  
Querns Business Centre  
Whitworth Road  
Cirencester  
Glos  
GL7 1RT

Telephone: 01285 641717

COPYRIGHT The contents of this document must not be copied or reproduced  
in whole or in part without the written consent of Pegasus Planning Group.

Crown copyright. All rights reserved, Licence number 100042093.