

PLANNING INQUIRY

CONSTRUCTION OF A SOLAR FARM AND BATTERY STATIONS TOGETHER WITH
ALL ASSOCIATED WORKS, EQUIPMENT AND NECESSARY INFRASTRUCTURE

LPA Reference: 20/01242/FULM

Heritage Proof of Evidence Appendix 3- Heritage Impact Assessment on behalf of Newark and Sherwood District Council

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LOCUS

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EXECUTIVE SUMMARY

In September 2021 Locus Consulting Ltd were commissioned to act as expert witness on behalf of Newark and Sherwood District Council in respect of an appeal against the refusal of planning permission to install a solar farm and battery stations, together with all associated works, equipment and necessary infrastructure, on agricultural land at Halloughton, Southwell, Nottinghamshire.

This Heritage Impact Assessment is compiled expressly to inform the Proof of Evidence to support the appeal. This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development, including the 'Refused Scheme' and a second 'Revised Scheme' proposed by the appellant under the Wheatcroft Amendment.

A small section of the site lies within the Halloughton Conservation Area and proposed works (both Refused and Revised Schemes) within it will have a minor adverse impact upon the area's character and appearance of the designated heritage asset.

By virtue of its considerable scale, intrusive modern character and siting in respect of the heritage assets' settings, the proposed development would bring about a less than substantial degree of harm, at the upper end of the scale, to the Halloughton Conservation Area, the Grade II* listed Manor House Farm, the Grade II Church of St James and the Grade II Barn at Bridle Road Farm at Halloughton over the duration of its installation, use and decommissioning.

The proposed development would bring about a less than substantial degree of harm, at the lower end of the scale to the Grade II listed South Hill House, the Grade II listed Barn at Halloughton Manor Farm, the Grade II listed Pigeoncote, Granary and Stable Block at Halloughton Manor Farm and those Grade II listed buildings at the Brackenhurst Campus including Brackenhurst Hall, Gateway and Railings, Lodge to Brackenhurst Hall and Garden Walls and Potting Sheds, over the duration of its installation, use and decommissioning.

Subsequent to its decommissioning, the proposed development would have a low adverse residual impact upon the significance of the Halloughton Conservation Area and those designated heritage assets within it including the Grade II* Manor Farm House and Grade II Bridle Road Farm.

In bringing harm to the Halloughton Conservation Area and setting of designated heritage assets, the proposed development (both Refused and Revised Schemes) does not align with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 14 of the Amended Core Strategy (2019) and Policy DM9 of the Allocations and Development Management DPD (2013).

In accordance with Paragraphs 189 and 199 of the NPPF great weight should be given to the conservation of designated heritage assets, which should be preserved in a manner appropriate to their significance. The more important the asset, the greater the weight should be.

Accounting for the magnitude of the development and the low to high degrees of less than substantial harm brought about to multiple heritage assets, including the Halloughton Conservation Area and Grade II* Manor Farm House, both individually and cumulatively, a very high degree of weight should be afforded to the asset's preservation and conservation in the planning balance (both Refused and Revised Schemes).

In accordance with Paragraphs 200 and 202 of the NPPF, and bearing in mind the statutory objectives of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, any harm should be clearly and convincingly justified and the degree of less than substantial harm outweighed by the public benefits of the proposed development (both Refused and Revised Schemes).

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 In September 2021 Locus Consulting Ltd. were commissioned to act as expert witness on behalf of Newark and Sherwood District Council ('the Council') in respect of an appeal against a decision to refuse planning permission for the construction of a solar farm and battery stations, together with all associated works, equipment and necessary infrastructure, on agricultural land at Halloughton, Southwell, Nottinghamshire, NG25 0QP.
- 1.1.2 This Heritage Impact Assessment forms the basis of the Proof of Evidence and will be included as a supporting document to it.

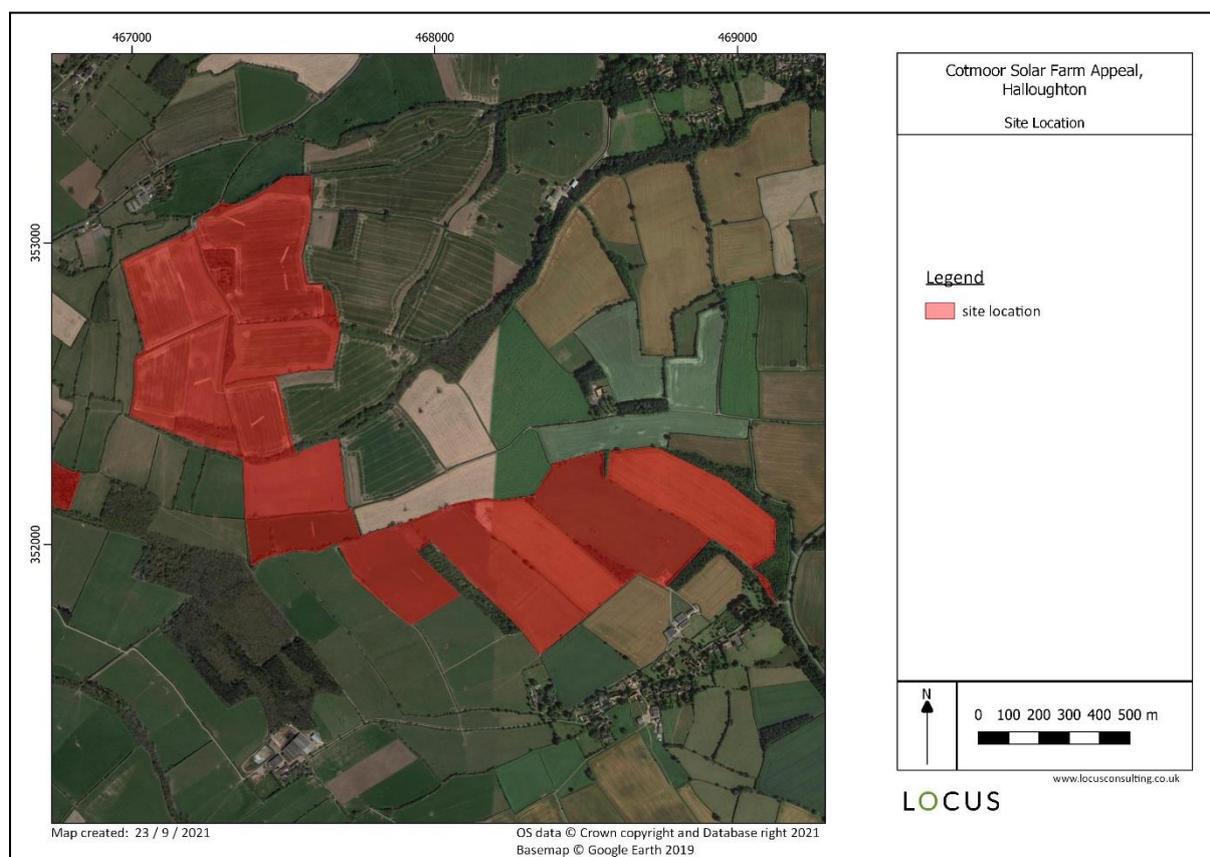


Figure 1: Approximate site location

1.2 THE APPEAL

- 1.2.1 The appeal was submitted on behalf of JBM Solar Projects 6 Ltd ('the Appellant') against the Council's refusal of an application for full planning permission, reference 20/01242/FULM ('the Application').
- 1.2.2 The Application was refused by the Council's Planning Committee on 4th March 2021, citing the following Reasons for Refusal ('RFRs'):

"In the opinion of the District Council the proposed development, by virtue of its sheer scale, siting and close proximity to Halloughton Conservation Area and designated heritage

assets therein would have a long-term detrimental impact on the landscape character and visual amenity of the area. The proposal would result in a moderate adverse landscape impact on land cover and a major adverse scale of effects on the local landscape character (Mid Nottinghamshire Farmlands Policy Zones 37, 38 and 39) for the forty-year lifetime of the scheme. There would also be long-term visual impacts on well used public rights of way (PRoW Southwell 74 and PRoW Southwell 43) which would last at least until Year 10 of the development and likely longer. The proposal would also fail to conserve and enhance landscape character and visual amenity and therefore would be harmful to the character, appearance and visual perception of the area. The proposed development would also result in less than substantial harm on the setting and experience of Halloughton Conservation Area, as well as to the setting of listed buildings within the Conservation Area, notably the Church of St James (Grade II) and the Manor House (Grade II) in addition to resulting in less than substantial harm to the setting of designated heritage assets within the Brackenhurst complex (Grade II) and South Hill House (Grade II). This level of harm would result in loss of significance to these designated heritage assets.*

“Although the proposal would undoubtedly bring meaningful environmental and economic benefits to the District, in the context of paragraph 196 of the NPPF and in the overall planning balance, these are not considered sufficient to outweigh the harm identified on the setting of the abovementioned designated heritage assets or the landscape character and visual amenity of the area by the sheer scale and siting of the proposal. The proposal would therefore be contrary to the objective of preservation required under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in conflict with the development plan with particular reference to policies CP9, 10, 13, 14 of the Amended Core Strategy (2019), policies DM4, 5, 9 and 12 of the Allocations and Development Management DPD (2013) in addition to the provisions of the Southwell Neighbourhood Plan (2016), Landscape Character Assessment SPD (2013) and the NPPF (2019) when read as a whole.”

- 1.2.3 The Council and Appellant have agreed a Statement of Common Ground. The Statement identifies seven issues which remain in dispute between the parties, three of which are associated with the historic environment:

Halloughton Conservation Area

- 1.2.4 The scale of ‘less than substantial harm’ the Proposed Development would have on the setting and experience of Halloughton Conservation Area.

Impact of the Development on the Halloughton Conservation Area	
	Scale of Harm
Appellant	Less than substantial harm, at the lower end of the scale
Council	Less than substantial harm, at the upper end of the scale

Listed Buildings within Halloughton Conservation Area

- 1.2.5 Whether the Proposed Development would result in less than substantial harm to the setting of the listed buildings within Halloughton Conservation Area (Grade II* and II Listed).

Impact of the Development on the Listed Buildings within Halloughton Conservation Area	
	Scale of Harm
Appellant	No harm
Council	Less than substantial harm

Listed Buildings within the Brackenhurst complex and South Hill House

- 1.2.6 Whether the Proposed Development would result in less than substantial harm to the setting of the listed buildings within the Brackenhurst complex (Grade II Listed) and South Hill House (Grade II Listed) (as identified in para. 2.9).

Impact of the Development on the Listed Buildings to the east of the site (within the Brackenhurst complex and South Hill House)	
	Scale of Harm
Appellant	No harm
Council	Less than substantial harm, at the lower end of the scale.

REFUSED AND REVISED SCHEMES

- 1.2.7 Using the Wheatcroft Principle, derived from *Bernard Wheatcroft Ltd v SSE (1982)*, the Appellant has proposed an amended scheme, henceforth the 'Revised Scheme'.
- 1.2.8 At the time of writing, it is unclear whether the Inspector is minded to accept the 'Revised Scheme'. As such, the original 'Refused Scheme' forms the basis of this impact assessment. Notwithstanding, where relevant, the impact of the 'Revised Scheme' is also evaluated. **Please note, where relevant, details of the 'Revised Scheme' are shown in [square brackets] throughout this report.**

1.3 PROPOSED WORKS

- 1.3.1 Proposed works under the 'Refused Scheme' are for construction of a 49.9MWp solar farm and battery stations together with all associated works, equipment and necessary infrastructure on approximately 106.4 Hectares of agricultural land, directly to the north of the village of Halloughton.
- 1.3.2 Fixed solar panels will be mounted on metal frames are proposed across an area of 76ha. The panels are laid out in east-west rows with a space of approximately 4.0m to 10.0m between each row. Each individual panel is non-reflective and is orientated between 15 and 25 degrees to the sun with a maximum height of approximately 3.0m from ground level to the top of the panel frame. The lower edge of the panel is between 0.8 and 1.05m above ground level.

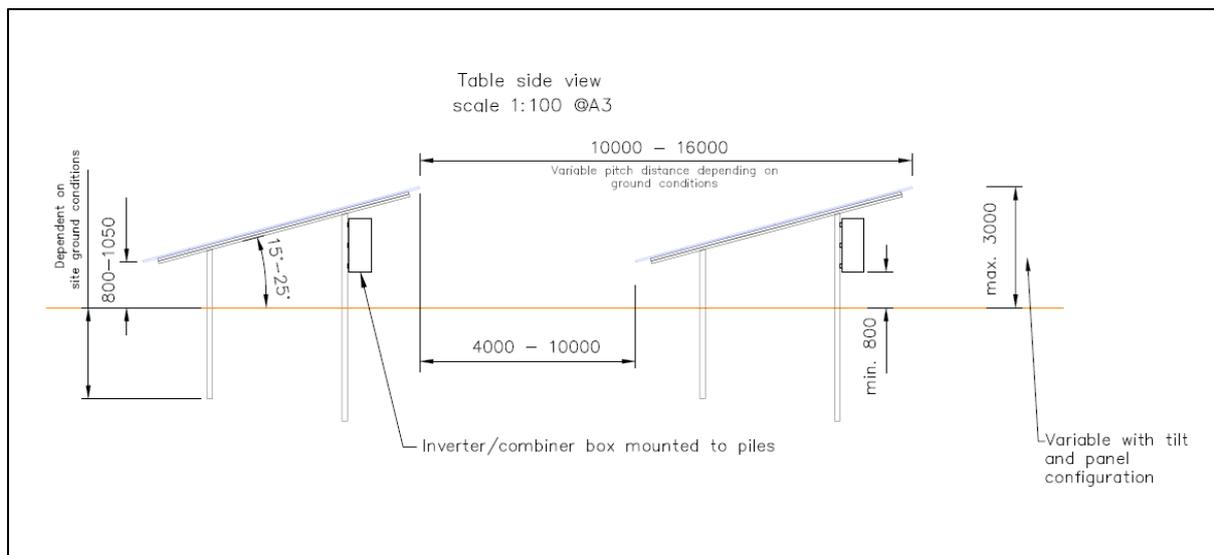


Figure 2: Photovoltaic panel details

- 1.3.3 Across the Site, a further 11 battery stations (ca. 3m high), two customer substations (ca. 3m high), nine central inverters (ca. 3m high), one spares container (ca. 3m high), over 100 ca.3m high CCTV masts and a central customer compound (ca. 6.2m high) are also proposed. For locations (see Figure 3). The entire Site will be surrounded by a ca. 2m high timber post and wire fence.
- 1.3.4 A landscaping scheme, which will remain after decommissioning, is proposed to provide additional enclosure of the Site, partially screening the array from the surrounding countryside over its duration. The scheme includes strengthening and maintenance of existing hedgerows, the introduction of a 15m deep belt of native trees along the south side of array facing Halloughton village, and a new boundary along the southern side of the central field.

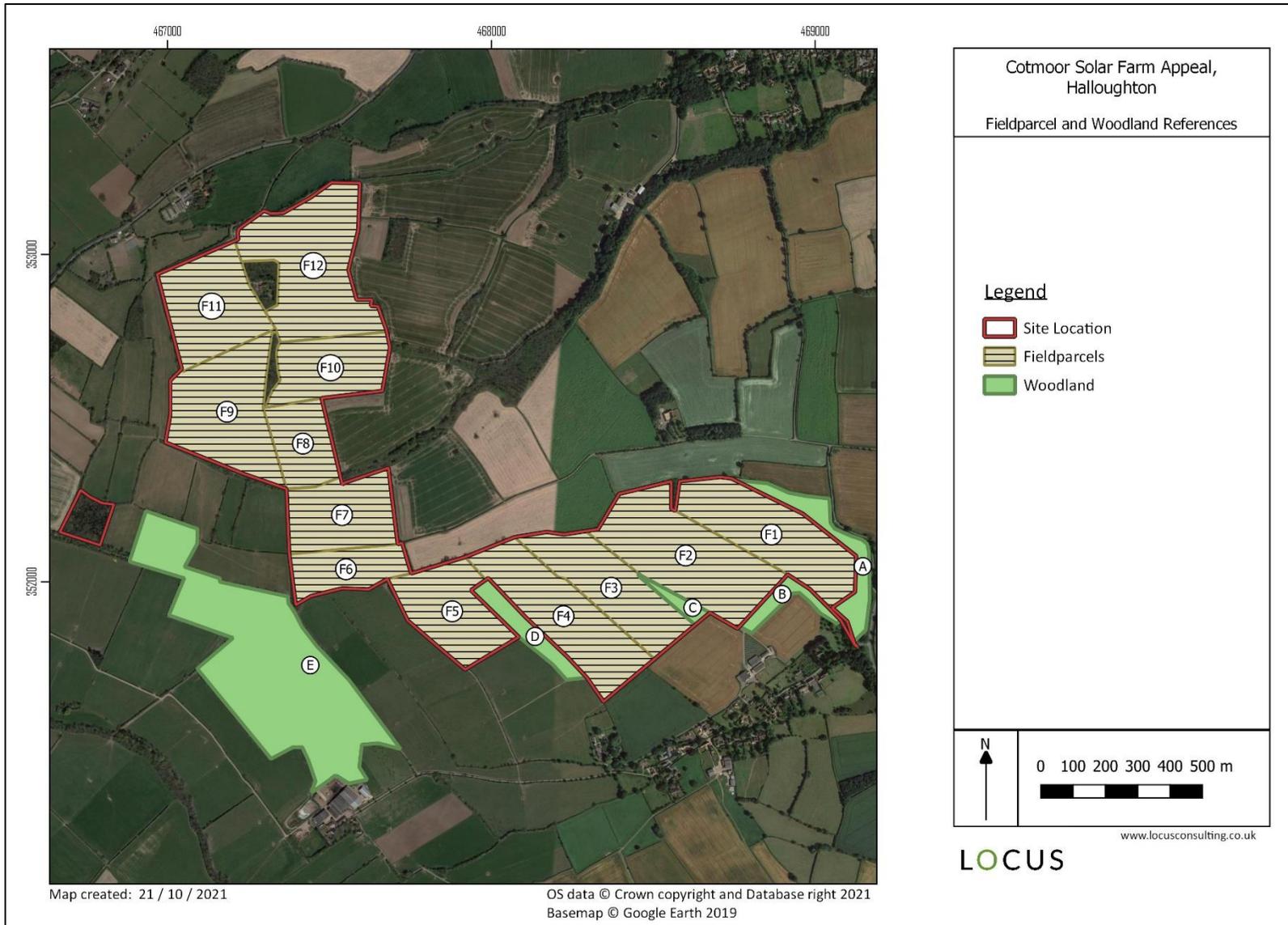


Figure 5 Site plan with field parcel and woodland references

- 1.4.2 The Site consists of c.106.4Ha of agricultural land along with a small, offsite woodland plantation, located at Halloughton, Newark, Nottinghamshire, NG25 0QP, National Grid Reference SK68478 51867. It is located to the immediate north and north-west of the village of Halloughton, with the proposed Site access originating on the north-east end of the village's main street, and c.1.1km to the south-west of the town of Southwell.
- 1.4.3 The Site is bounded by agricultural land to its immediate north and east, plantation and agricultural land to its west, and the village of Halloughton to its south. Brackenhurst Hall, a campus of Nottingham Trent University and a group of Grade II listed building, sits c.300m to the east of the Site on the opposite side of the A612 Nottingham Road, which runs north-south to the east of the Site.

GEOLOGY

- 1.4.4 The bedrock geology of the Site consists of Gunthorpe Member Mudstone. This is sedimentary bedrock of fluvial, lacustrine and marine origin, formed approximately 237 to 247 million years ago in the Triassic Period. The local environment was previously dominated by hot deserts (British Geological Society, 2014).

1.5 SCOPE OF STUDY

- 1.5.1 The scope of this assessment remains primarily concerned with Issues 5, 6 and 7 of the Appeal set out in Section 1.2 above.
- 1.5.2 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that may be directly or indirectly impacted upon by the proposed development.
- 1.5.3 The objectives of this study are to:
- Describe and assess the significance of designated heritage assets potentially impacted upon by the proposed development and their importance
 - Evaluate the consequences of change through understanding the nature of the change and assessing its direct and indirect impact upon designated heritage assets
 - Determine the weight that any impact of the proposed development should carry in the planning balance accordance with the prevailing framework of legislation and policy.
- 1.5.4 Research sources consulted for this study comprise published references and maps.
- 1.5.5 Due to restrictions associated with Covid-19, a greater degree of diligence was afforded to online resources, which have assisted in providing a detailed degree of information. Online resources were consulted where available and included (but not limited to):
- National Heritage List for England, an up-to-date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
 - Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage

- The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps (www.old-maps.com) for a range of maps from 1851 to the present day
 - Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
 - Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
 - Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
 - Trade and Business Directories held by the University of Leicester (<http://specialcollections.le.ac.uk/digital/collection/p16445coll4>)
 - Census records accessed online via Genealogist.co.uk
- 1.5.6 A Site visit was undertaken on 13th October 2021. The weather was fine but hazy at times with morning sunlight obscuring some views to the east and south over the course of the visit.
- 1.5.7 For a full assessment methodology, please see Appendix 1: Assessment Methodology.

1.6 PLANNING CONTEXT

For full summaries and extracts of relevant legislation and policy, please see Appendix 2.

LEGISLATION AND NATIONAL POLICY

- 1.6.1 Legislation in respect of planning and the designated heritage assets considered originates in the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular Sections 66 and 72.
- 1.6.2 There is national policy and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessment to ensure damage or loss to the resource is permitted only where it is justified.
- 1.6.3 The National Planning Policy Framework (NPPF), published in 2021, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying National Planning Policy Guidance (NPPG).

LOCAL PLANNING POLICY

- 1.6.4 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the Newark and Sherwood District Council jurisdiction, which is currently subject to policies set out in the Newark and Sherwood District Council Amended Core Strategy (adopted

March 2019) and Newark and Sherwood District Council Allocations and Development Management DPD (adopted July 2013).

GUIDANCE

- 1.6.5 This report follows the *Principles of Cultural Heritage Assessment (CHIA)* guidance developed jointly by IEMA, IHBC and ClfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, supporting their sustainable management.
- 1.6.6 Historic England have produced guidance and good practice documents on a wide range of topics concerning development affecting the historic environment. Those most relevant to the proposed works are detailed below:

HEAG023 - Advice Note 2: Making Changes to Heritage Assets (2015)

The advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone.

HEAG180 – Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017)

The document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

HEAG007 – Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

The purpose of the Good Practice Advice note is “to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG)”. These include: assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.”

HEAG302 – Historic England Advice Note 15: Commercial Renewable Energy Development and the Historic Environment (2021)

The Advice Note describes the potential impacts on the historic environment of commercial renewable energy proposals, which could occupy large areas of land or sea. It is written for all of those involved in commercial renewable energy development, helping them to give appropriate consideration to heritage issues.

1.7 PLANNING HISTORY

1.7.1 Review of the Newark and Sherwood Council online planning database lists one application relating to the Site in the past thirty years other than the application currently subject to a public enquiry.

Reference	Description	Decision Date	Outcome
19/SCR/00016	Request for screening opinion for a proposed solar installation	Wed 28 Aug 2019	Environmental Impact Assess Not Required

2 LANDSCAPE CHARACTER

2.1.1 This section introduces some of the key standing evidence bases for the landscape character of the site and surrounding area. It provides a brief understanding of the Site’s landscape context and is later relied upon in the process of evaluating the contribution the Site makes to the setting of heritage assets and the impact of the proposed development upon their experiences.

NCA48 - Trent and Belvoir Vales National Landscape Character Area (Natural England, 2013)

(Extracted directly from the source and at times abridged)

2.1.2 The Site is situated within the Trent and Belvoir Vales National Landscape Character Area (NCA48) as defined by Natural England.

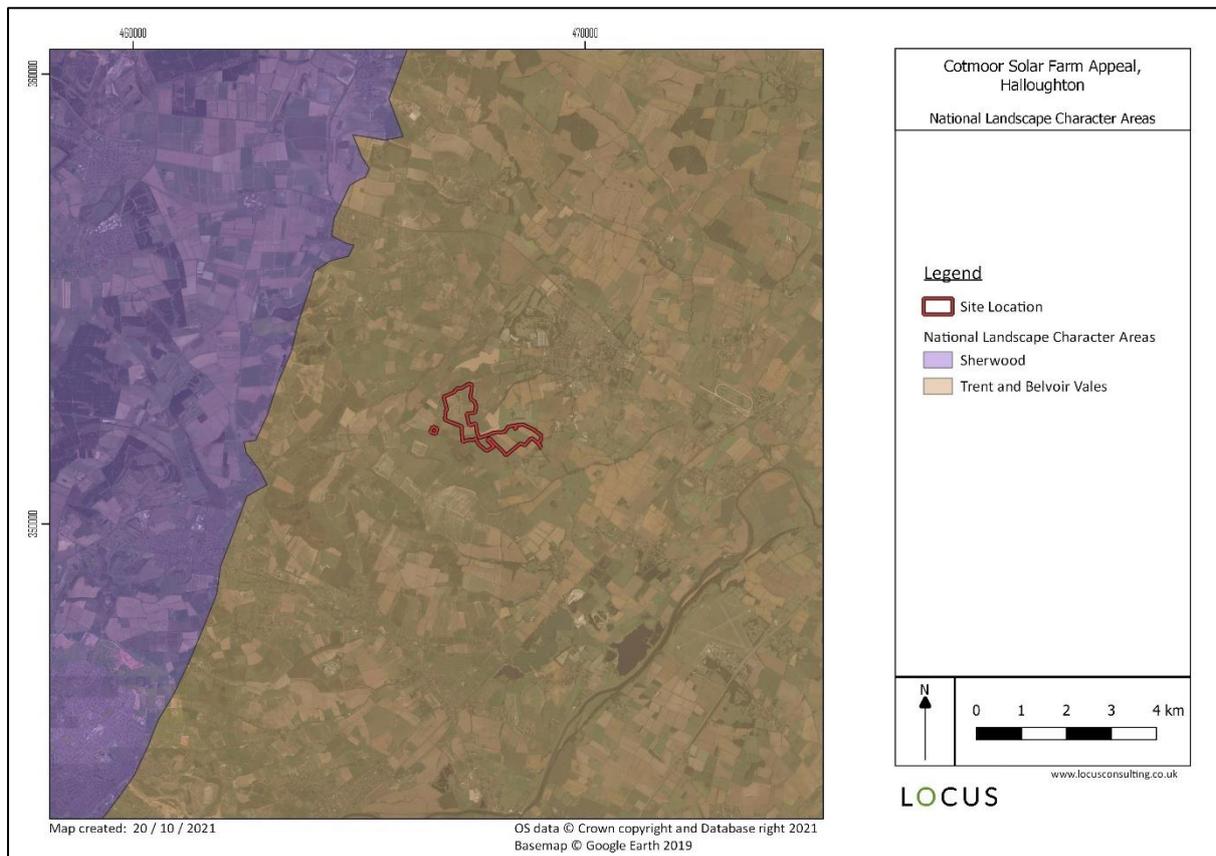


Figure 6 National Character Area Map with Site location

Key characteristics:

- 1 A gently undulating and low-lying landform in the main, with low ridges dividing shallow, broad river valleys, vales and flood plains.
- 2 The bedrock geology of Triassic and Jurassic mudstones has given rise to fertile clayey soils across much of the area, while extensive deposits of alluvium and sand and gravel have given

rise to a wider variety of soils, especially in the flood plains and over much of the eastern part of the NCA.

- 3 Agriculture is the dominant land use, with most farmland being used for growing cereals, oilseeds and other arable crops. While much pasture has been converted to arable use over the years, grazing is still significant in places, such as along the Trent and around settlements.
- 4 A regular pattern of medium to large fields enclosed by hawthorn hedgerows, and ditches in low-lying areas, dominates the landscape.
- 5 Very little semi-natural habitat remains across the area; however, areas of flood plain grazing marsh are still found in places along the Trent.
- 6 Extensive use of red bricks and pantiles in the 19th century has contributed to the consistent character of traditional architecture within villages and farmsteads across the area. Stone hewn from harder courses within the mudstones, along with stone from neighbouring areas, also feature as building materials, especially in the churches.
- 7 A predominantly rural and sparsely settled area with small villages and dispersed farms linked by quiet lanes, contrasting with the busy market towns of Newark and Grantham, the cities of Nottingham and Lincoln, the major roads connecting them and the cross-country dual carriageways of the A1 and A46.

Other notable features:

- 2.1.3 The Trent and Belvoir Vales National Character Area (NCA) is characterised by undulating, strongly rural and predominantly arable farmland, centred on the River Trent. A low-lying rural landscape with relatively little woodland cover, the NCA offers long, open views.
- 2.1.4 The area's generally fertile soils and good quality agricultural land have supported a diversity of farming over a long period but, because of this, little semi-natural habitat remains.
- 2.1.5 Human history is long in the landscape; locations beside the Trent have been used for thousands of years. The Romans were active in the area and the medieval period established much of the settlement pattern seen today. The overall settlement pattern in the area has changed little since medieval times.
- 2.1.6 The settlement pattern is characterised by compact villages and dispersed farmsteads linked by a network of small, quiet country lanes, contrasting with the busy market towns and cities and the major roads that connect them. The pattern is thought to have become established from the 10th century, with villages tending to be located on slightly raised land where drainage and agricultural productivity were better.
- 2.1.7 The area is one of the heartlands of the Midland open field system, developed in the late Saxon period, which resulted in great open fields farmed in rotation from nucleated settlements. At Laxton, an almost complete picture of the medieval landscape is preserved with the only surviving continuously farmed open field system in Europe.
- 2.1.8 Ancient hedgerows are still evident in many places, often as sinuous belts of trees and shrubs, occasionally defining ancient parish boundaries.
- 2.1.9 The enclosure and reorganisation of the landscape in the 18th and 19th centuries is evidenced in the regularly shaped hawthorn hedged fields and the consistent red brick and pantile style building stock and farmsteads. Small villages and dispersed farms are linked by quiet lanes, with interspersing market towns such as Newark and Grantham.

2.1.10 Traditionally a mixed farming area, its intrinsic landscape character has been weakened by modern agricultural practices and development. Much pasture has been converted to arable use, hedgerows have been removed to create larger fields and the historical environment has been put at risk. Rural tranquillity is still a feature over much of the area; however, significant residential and infrastructure development pressures exist from the main settlements and major roads that traverse the area.

Newark and Sherwood Landscape Character Assessment (Newark and Sherwood District Council, 2013)

(Extracted directly from the source and at times abridged)

2.1.11 The Site sits within the Mid-Nottinghamshire Farmlands Regional Character Area as defined by the Newark and Sherwood District-Level Landscape Character Assessment (LCA). This area is dominated by agriculture which was a mixed agricultural economy until food shortages caused by the Second World War caused a swing towards arable farming. This in turn led to an increase in holding sizes (Newark and Sherwood District Council, 2013).

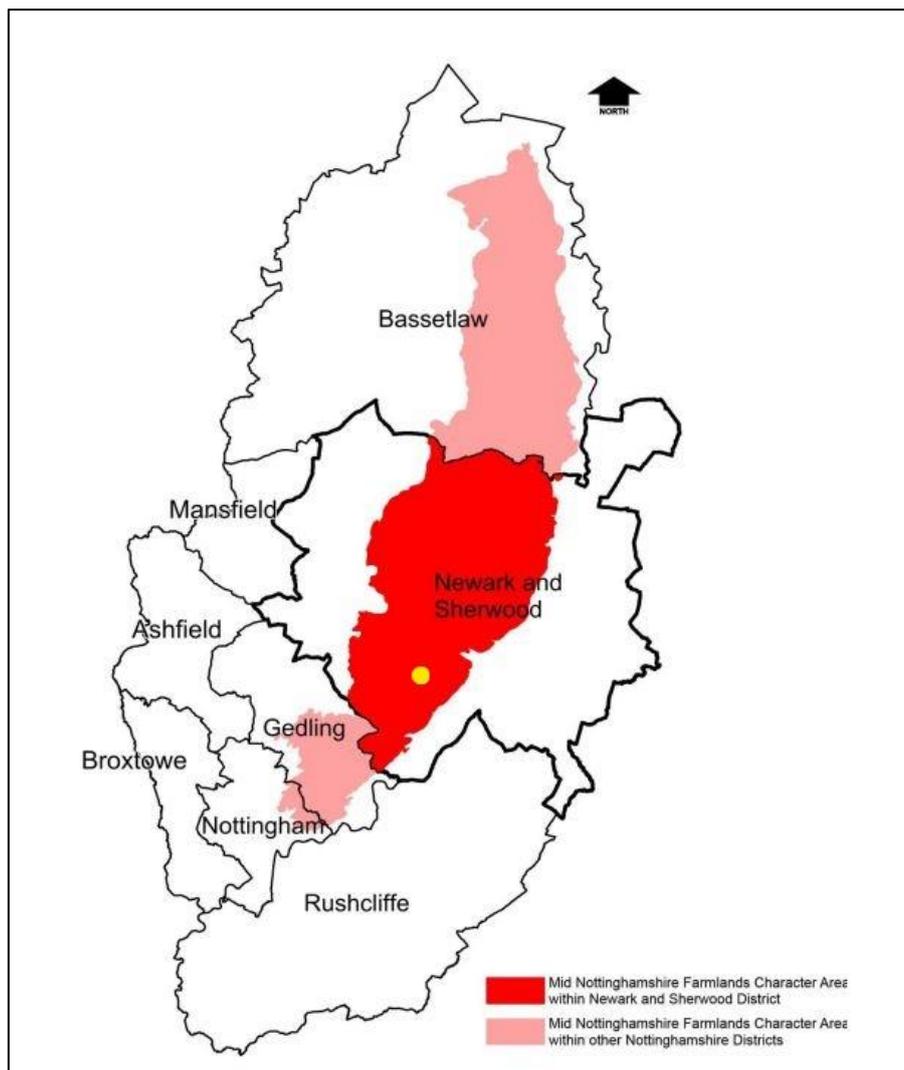


Figure 7 Mid-Nottinghamshire Farmlands Regional Character Area with approximate location of Site (yellow)

- 2.1.12 A major change in the rural economy has been associated with the dramatic decrease in the area of orchard land. Remnant orchards are, however, a feature of many of the smaller village settlements and are suggestive of their past importance to the local land-based economy.
- 2.1.13 There is a strong sense of enclosure which exists over most of the region. Field patterns have remained largely intact although they have become somewhat eroded in the most intensively farmed areas, especially to the north and east. Ancient hedgerows are scattered throughout, hedgerow trees are usually ash and oak and have a localised importance in the landscape.
- 2.1.14 The landscape has a generally well-wooded character except over tracts of land to the far north and east. Woodlands tend to be mainly deciduous or mixed and are typically small to medium in size. A special feature of the area is the many ancient woodlands, often prominently sited on hilltops and rising ground. Scattered pockets of parkland add to this well-wooded character, along with the many tree-lined streams which drain the area from west to east.

Landscape Types

- 2.1.15 The Mid-Nottinghamshire Farmlands can be subdivided into six distinct landscape types, of which four occur in Newark and Sherwood. The Site lies within the Village Farmlands type. The landscape has the following characteristic features:
- Gently rolling topography
 - Simple pattern of large arable fields
 - Nucleated settlement pattern of villages and isolated farmsteads
 - Small-scale pastoral landscapes and remnant orchards around settlements
 - Lines of willow and other riparian trees along streams
 - Open views to the Trent Valley, power stations and pylons
- 2.1.16 The Mid-Nottinghamshire Farmlands landscape is described by the study as being dominated by a simple pattern of large arable fields and nucleated village settlement. Other key features include hedgerow trees, small woods and tree-lined streams. The character of the Village Farmlands is almost completely dominated by arable farming. This is reflected by the pattern of large fields which are enclosed by low, intensively managed hedgerows. Despite intensive management the field pattern remains the most visually important feature in the landscape. Hedges are usually hawthorn but a few species-rich hedgerows do occur. Hedgerow trees are scattered ash and oak which have a localised significance. Woodlands are small, usually deciduous and occur infrequently. Where they do occur they are of local importance. Perhaps more frequent are the becks that drain the area towards the Trent, examples of which are North Beck and Lee Beck. Where these are tree-lined they enjoy some prominence in otherwise open landscapes. Ash, willow and hawthorn are common becksides species. Industrial influences are present in this landscape but are localised.

Policy Zone

- 2.1.17 Halloughton village farmlands form Policy Zone MN PZ 38 of the Mid-Nottinghamshire Farmlands LCA. This zone is characterised by gently undulating and rounded landform, with medium to long distance views towards frequently wooded skylines. Boundaries to the fields are chiefly formed by mature, well-maintained, species-rich hedgerows. The buildings tend to

be vernacular, with a few exceptions of more modern developments, and a number of Listed Buildings exist in the Policy Zone. The Zone lies directly to the south and west of Southwell and provides the wider landscape setting for this Minster town.

The Nottinghamshire Historic Landscape Characterisation Project (Nottinghamshire County Council, 2000)

2.1.18 The Nottinghamshire Historic Landscape Characterisation Project was carried out between February 1998 and September 1999 by the Environment Department of Nottinghamshire County Council, in a partnership with English Heritage.

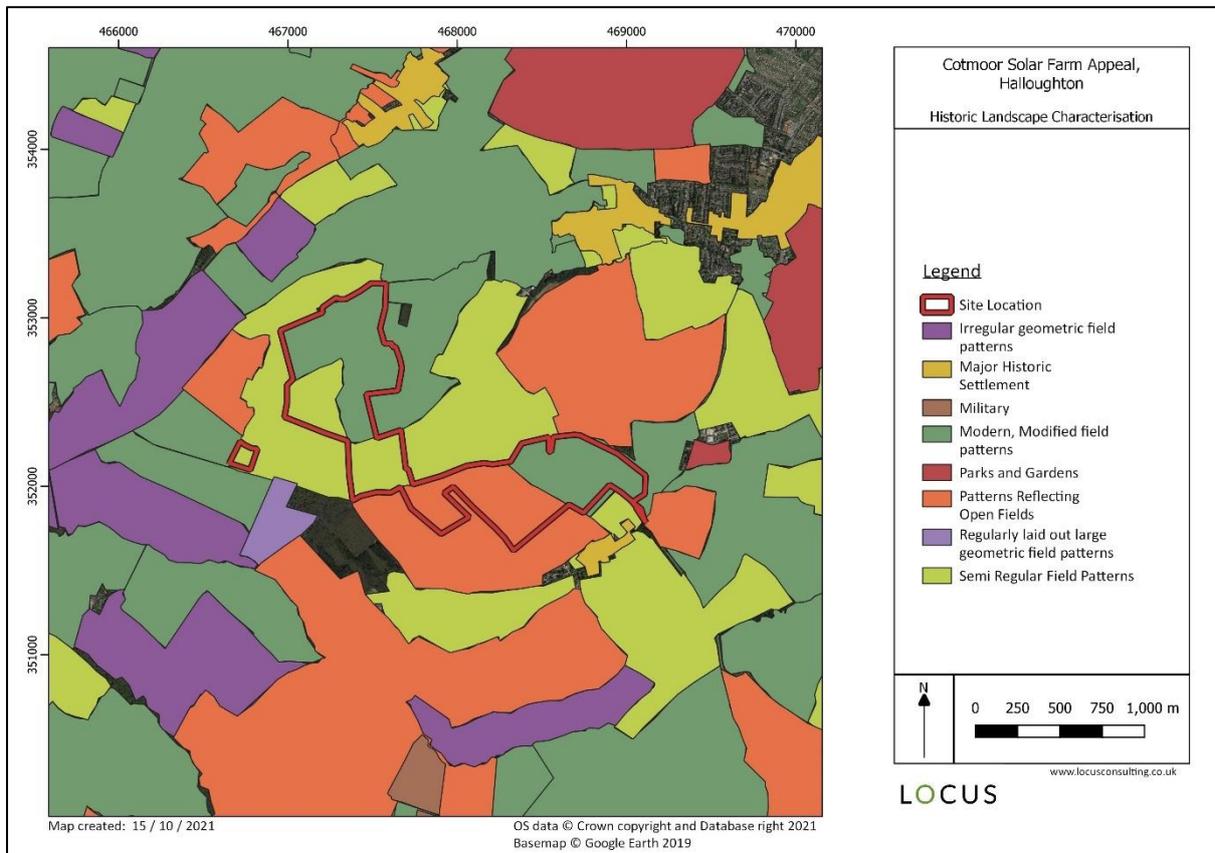


Figure 8 Map of HLC landscape types within and around the Site

2.1.19 Analysis of Historic Landscape Characterisation (HLC) data within and around the Site shows that the landscape around Halloughton primarily comprises patterns reflecting open fields (orange) and semi-regular fields (lime green) and modern modified fields (deep green). Halloughton Wood is not mapped on the HLC but is designated as Ancient Woodland. The Site itself includes areas of all three HLC types.

2.1.20 The Nottinghamshire HLC Appendix (Nottinghamshire County Council, 2000) defines each Historic Landscape Types in detail. The full extracts of each type observed in mapping above is reproduced in Appendix 3: Nottinghamshire Historic Landscape Characterisation Study - Historic Landscape Types of this document, and summarised below for ease:

Patterns reflecting open fields (orange)

A category dating from the late 15th century to the first half of the 18th century, most likely from the 16th century onwards. Generally, a result of early enclosure and thus characterised by strong linear dominants, often sinuous, which most likely originated in enclosure strips, combinations of strips or whole furlongs in open fields. Can include the removal of boundaries in response to a number of factors such as changes in agricultural concepts and practices from the late 18th century and the increasing mechanisation of farming in the 19th and 20th centuries.

Semi-regular fields (lime green)

A more generalised category which is the product of various enclosing activities across a span of 500 years or more and varying from locality to locality. Loosely geometric in shape and largely encompassing all enclosures which cannot be allocated to other types of field patterns. As such, they are the product of almost all of the factors driving enclosure from the Middle Ages to the 19th century, such as population increase, the pressure on inter-common grazing rights and the clearance of woodland.

Modern modified fields (deep green)

The product of development since the 19th century and an expression of change and survival in the modern landscape. The most extensive HLC type in Nottinghamshire, absent in only a few small areas. Covers areas where the 19th century field patterns are no longer present/readable or have been radically reorganised, meaning our ability to read their historical origins has been severely compromised. Mostly a product of post World War II agricultural conditions such as rural depopulation and new technology in farming.

Irregular Geometric Field Patterns

Field patterns which involve geometric layouts which are less regular (i.e. less linear or rectangular), often abutting or integrating older boundaries. Many occur on the periphery of Regularly Laid Out Large Geometric Field Patterns, within them, or in locations where constraints/topography make formal rectangular layout difficult. Associated with the 18th and 19th century period of enclosure, they are a response to historical factors such as contemporary advances in agricultural practice, the economic consequences of European wars and landlord/tenant relationships.

- 2.1.21 Analysis shows that the landscape surrounding the village of Halloughton, including that within its parish, enjoys a notable degree of integrity with few areas of modern modified fields, except to the east.
- 2.1.22 Comparison of wider HLC data shows that, relative to the wider landscape, Halloughton and its landscape setting enjoys a good degree of historical integrity where the legibility of medieval farming practices remains remarkably strong within the landscape.

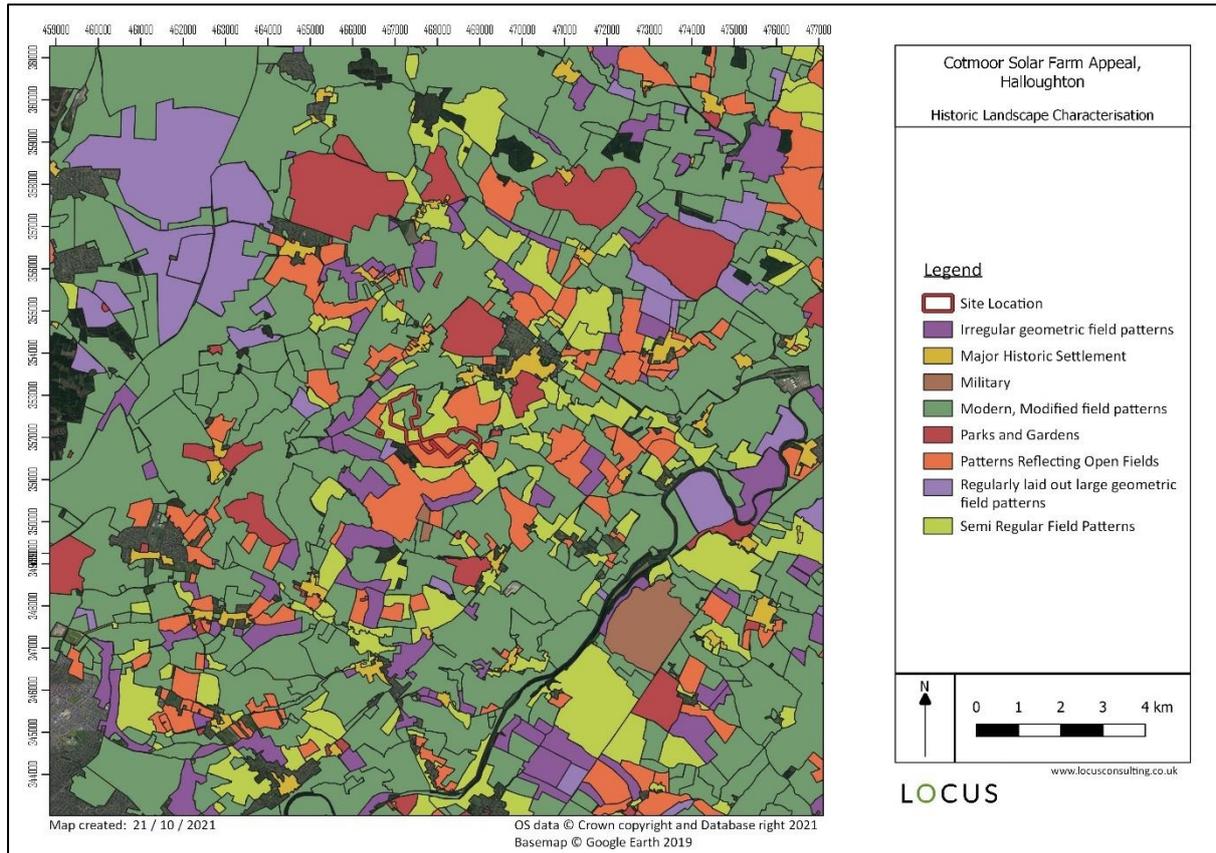


Figure 9 Map of HLC Character Types within the wider landscape surrounding the Site

3 HISTORICAL DEVELOPMENT

A brief historical background is given here to provide an immediate context to the Site.

PRE-HISTORIC AND ROMAN

- 3.1.1 Archaeological evidence of prehistoric settlement in the environs of the Site has been limited and includes a chance finding of a Neolithic polished flint axe head by local farmer occurred in 1954 at Grid Reference SK 6666 5249, approximately 290m to the west of the main Site and c.500m north-east of the separated plantation (NHLE: 320249) (Historic England, n.d.) A Neolithic stone axe was also found in the centre of Southwell (NHLE: 322513) (Historic England, 1973).
- 3.1.2 Finds within the village of Halloughton are limited to an iron age old stater coin of date c.75BC (NHLE: 320258) (Historic England, n.d.).
- 3.1.3 There has been no evidence recorded of Roman activity on the Site or its immediate environs, although there have been examples of Roman settlement in the nearby town of Southwell, c. 1.1km east of the Site, for example a Roman villa complex which is a scheduled monument (NHLE: 1003528) was unearthed to the east of the Minster, and Roman finds dating from excavations as far back as 1787. (Historic England, n.d.) The same scheduling also records an Anglo-Saxon cemetery at the same site.
- 3.1.4 The further presence of a Roman vexillation fortress approximately 3km to the north of the Site (NHLE: 1018122) suggests Roman occupation in the wider vicinity, and therefore the presence of archaeological evidence of the same on the Site cannot be ruled out.

ANGLO-SAXON

- 3.1.5 Place name evidence suggests the name ‘Halloughton’ derives from the Anglian prefix *halh*, meaning a nook of land or a piece of land projecting from the main area of its administrative unit, and the Old English suffix *tun*, meaning an enclosure, farmstead or village (University of Nottingham, 2021).
- 3.1.6 Halloughton is first mentioned in historical records in 956, when King Eadwig gave the estate of Southwell, including Halloughton, to Oscytel, Archbishop of York ‘*with sac and soc*’, meaning both ecclesiastical and civil control (Lyth, 1985). In this record Halloughton is referred to as ‘Healhtune’ (Southwell & Nottingham Church History Project, 2021a).
- 3.1.7 The village of Halloughton is not mentioned in the Domesday Book in its own right, however, it was surveyed as one of the twelve Outliers of Southwell (or ‘Suduuelle’) as land belonging to the Archbishop of York (Southwell & Nottingham Church History Project, 2021a). Southwell was recorded as having an overall population of 212 households, putting it in the largest 20% of settlements recorded (Powell-Smith, 2014).

MEDIEVAL AND POST-MEDIEVAL

- 3.1.8 The village of Halloughton was certainly well- established by the Late Middle Ages, although its size is unclear.

- 3.1.9 The prebend of Halloughton, attached to the collegiate church of the Blessed Virgin Mary in Southwell, was established c.1162 when the land previously held by Archbishop Roger de Pont l’Eveque was granted to Roger de Cappella, with the land in the village endowed with it (Lyth, 1985) (copy of gift in NCC Archives DD/SP/69/1/PAGE 9). It was confirmed by Henry II in a charter and writ between 1163 and 1172, and later by Pope Alexander III (Southwell and Nottingham Church History Project, 2021b).
- 3.1.10 Remains of the Prebendary House, including fortified tower, dating back to the 13th century are incorporated into the Halloughton Manor Farmhouse, a Grade II* listed building (NHLE: 1178664) situated on the main street through Halloughton and c.70m from the Site (Historic England, 1952). The prebend existed until dissolution of the chapter in 1840 (Southwell and Nottingham Church History Project, 2021c).
- 3.1.11 The prebendal manor established a manorial structure to Halloughton, a basic system of low-level governance common to the Middle Ages in western Europe. Agricultural land of the manor’s estate was farmed by the village’s peasants or ‘serfs’ for the benefit of the lord, such as through a levy or tax, initially in-kind and later pecuniary. In exchange, villagers would derive a subsistence living from the surrounding landscape typically through farming land owned by the lord, to which they often had an entitlement of use (e.g. a common Right). The lord may also have retained additional rights over the land, such as rights to mines and some minerals, sporting rights, such as hunting, shooting and fishing, and rights to hold fairs and markets¹.
- 3.1.12 HLC analysis shows that Halloughton appears to have had an open field system, as is common to villages the area, and review of the village’s small linear structure indicates that land either side of the road was divided up into small tofts and crofts alongside small enclosures. The majority of these likely formed part of the prebendal manor’s estate and were tenanted.
- 3.1.13 Likely due to extended and close associations with the Church, Halloughton has been part of the traditional pilgrimage route between Nottingham and the nearby Southwell Minster for many centuries. The custom of “Gate to Southwell” originated in 1109 when Nottinghamshire parishes were required to contribute to the construction of the Minster. These contributions became known as the “Southwell Pence” and were taken from Nottingham in procession to Southwell at Whitsuntide. The custom endured until the 16th century, likely coinciding with the banning of pilgrimage by Thomas Cromwell, English lawyer and statesman who served as chief minister to King Henry VIII from 1534 to 1540, during the Reformation in the 1530’s.
- 3.1.14 The tradition was revived in 1981 (Southwell Sarzana, 2016). The British Pilgrimage Trust, an organisation working in conjunction with English Heritage to reinstate ancient pilgrimage routes, maps a pilgrimage route which takes in significant religious buildings across the country including important ecclesiastical seats at Canterbury and Durham. The route traverses from Nottingham and passes through the centre of Halloughton, stopping at the Church of St James, before going forward to Southwell Minster and then onwards to Lincoln Cathedral (see Figure 10) (The British Pilgrimage Trust, 2021). The Walter Hilton Way – Thurgarton Priory to Southwell Minster, is outlined on the British Pilgrimage Trust website, including images of the Halloughton Manor, Pilgrim window in the Church of St James, and

¹ [657.pdf \(parliament.uk\)](#)

the routes final approach to the Southwell Minster viewed from land immediately north of the Site. The website describes the segment of the route through Halloughton as: *'This pilgrimage across the lovely, quiet fields of a hidden part of Nottinghamshire, follows Walter's steps to what was then the pro-cathedral under York, where water and oils were distributed to local churches.'*²

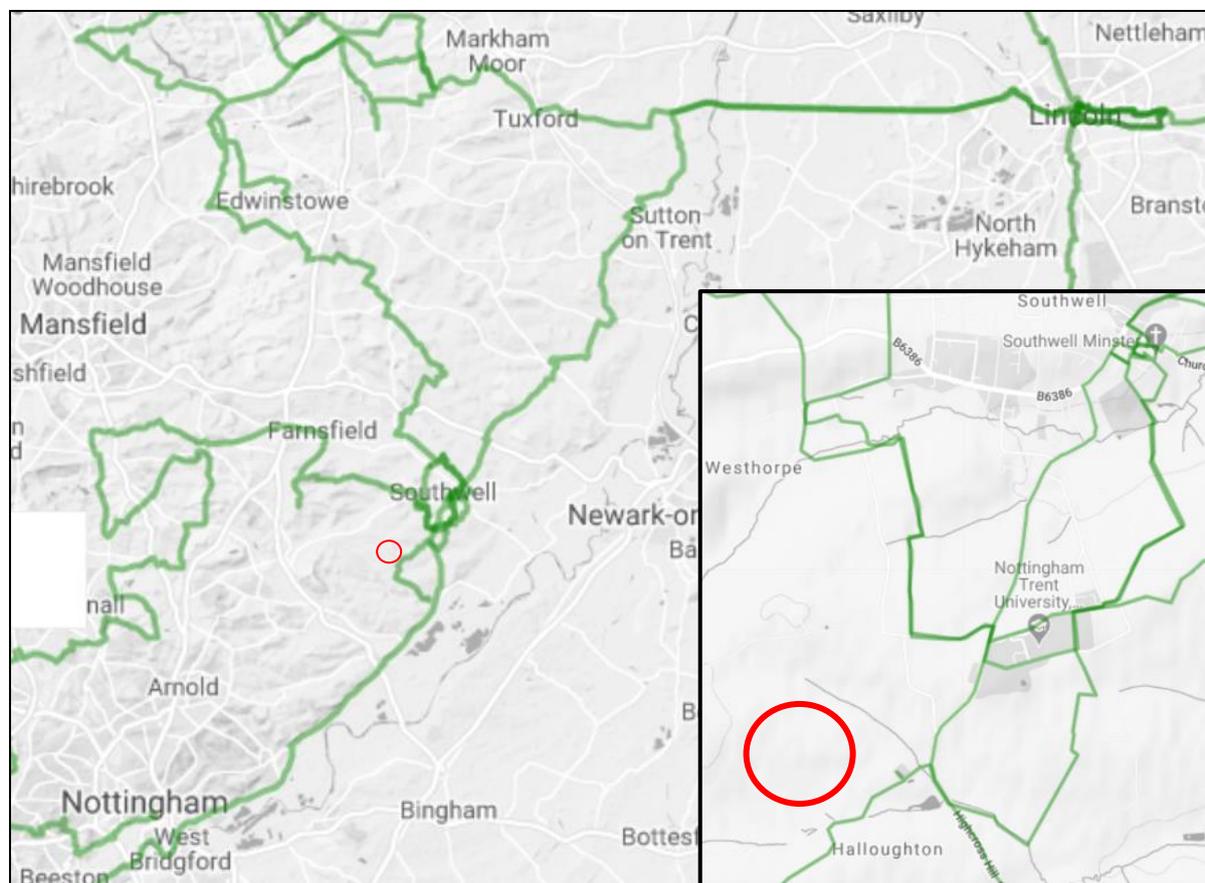


Figure 10: Map showing route of pilgrimage between Nottingham and Lincoln, taking in Southwell Minster. Inset: close-up of route passing through Halloughton, approximate location of centre of site shown in red (Credit: British Pilgrimage Trust)

- 3.1.15 The Church of St James was originally built in the 13th century near the entrance of the village, with a chancel added in the 14th century. Only the east wall and the arched inner doorway of the porch remain of the original building (Southwell & Nottingham Church History Project, 2021a) (Historic England, 1961). A pilgrim window, installed in 1980, is located in the west wall of the church.
- 3.1.16 Between 1292 and 1324 the Vicar of Halloughton was John of Halloughton, who was further invested as Bishop of Carlisle in 1293. He was a trusted advisor of Edward I and was involved in the 1292 council at Berwick-upon-Tweed, where the king successfully recommended John Balliol to be inaugurated as King of Scotland (Southwell & Nottingham Church History Project, 2021a).

² <https://britishpilgrimage.org/portfolio/southwell-minster-pilgrimage-in-a-day/>

- 3.1.17 A small amount of 15th century pottery shards were found during an archaeological watching brief carried out at Brackenhurst Hall, c.300m east of the Site, prior to the construction of a new library building (Trent & Peak Archaeology, 2012).

EARLY-MODERN TO PRESENT DAY

- 3.1.18 In 1760 the manor and mansion house of Halloughton, together with all appurtenances, is leased from Rev William Cayley as the prebendary of Halloughton to a William Tufnell Joliffe of Nun Monckton, Yorkshire (NCC archives records DD/M/103/162, DD/M/103/163, DD/M/103/164).
- 3.1.19 By 1776 the manor is in the possession of John Prescott, of Halifax. Between 1776 and 1786 the manor is mortgaged several times by Prescott (NCC archive records DD/M/103/170, DD/M/103/172, DD/M/103/173, DD/M/103/174, DD/M/103/175).
- 3.1.20 In 1786 the leasehold of the manor is sold by Prescott to Sir Richard Sutton (NCC archive records DD/M/103/265, DD/M/103/237, DD/M/103/239).
- 3.1.21 The perpetual curacy of the parish of Halloughton was augmented by application of Queen Anne's Bounty, suggesting the parish was considered to be poor (White, 1832).
- 3.1.22 Halloughton was recorded as comprising 900 acres of land and having 103 inhabitants in 1832. Lord of the Manor at this time was Sir Robert Sutton (White, 1832).
- 3.1.23 The Sanderson's Map of Nottinghamshire of 1835 shows the village of Halloughton as a small linear settlement to the south-east of the Site, and the Site itself as agricultural land. The manor house and Church of St James can be noted in the village, as can the buildings at Brackenhurst (see Figure 11).

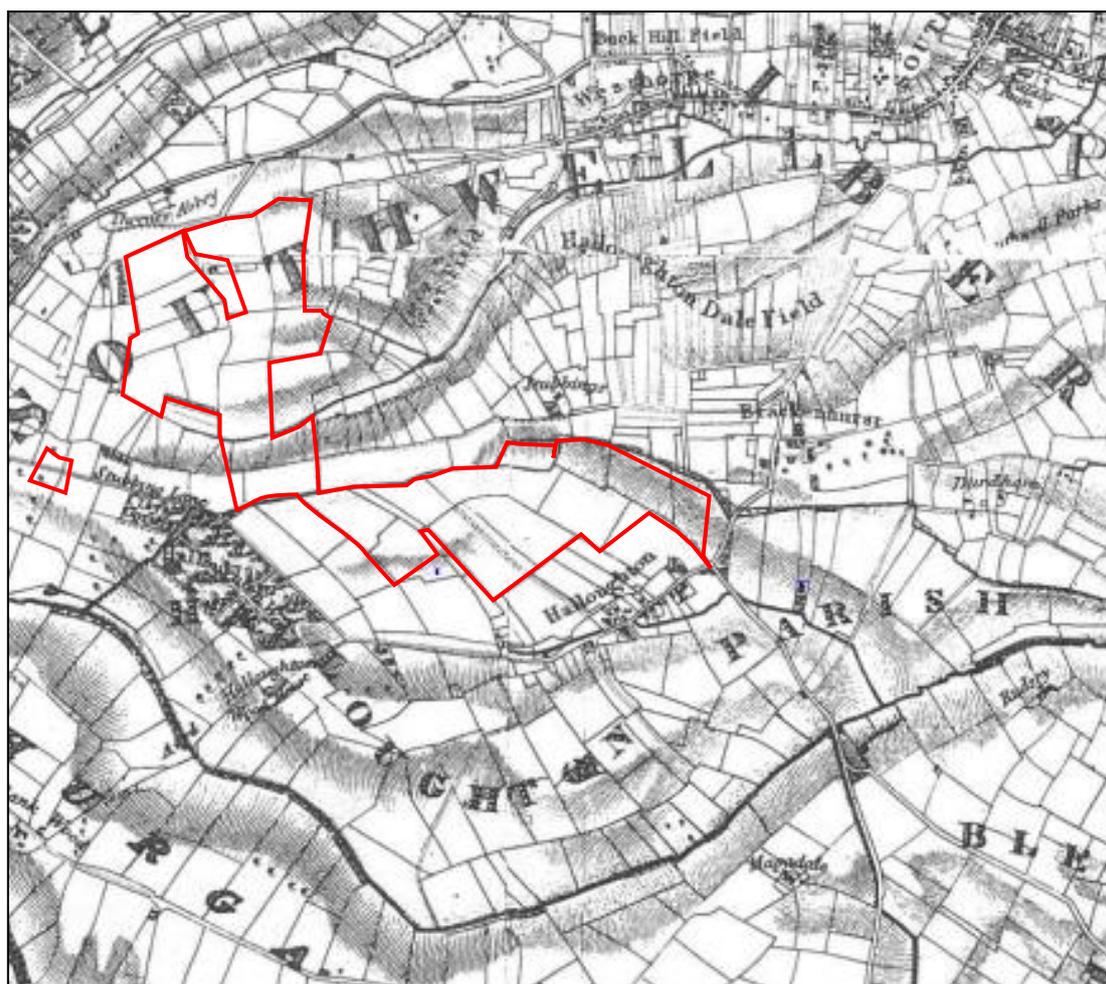


Figure 11: Excerpt from Sanderson's Map, 1835, showing the village of Halloughton and the Site. Approximate Site location marked in red

- 3.1.24 Brackenhurst Hall to the north east of the village was built in 1828 for the Reverend Thomas Coates Cane of Halloughton. Reverend Coates Cane, the son of a wealthy Southwell clergyman, was also a local landowner, and a farmer who bred cattle and pigs on the estate (Nottingham Trent University, 2021).
- 3.1.25 The name 'Brackenhurst' means "wooded hill covered by bracken" and the area was known by this name as early as 1561. The site of the hall was 'Tower Wong Close', the name 'tower' possibly indicating an earlier building on the site. Wong is an Anglo Saxon word for a field or other piece of land. The Hall sits on the crest of a hill overlooking the village of Halloughton from its principal elevation and the Vale of Trent to the south east from the designed formal gardens (Train, 1965).
- 3.1.26 The Hall was the birthplace of Field Marshal Edmund Henry Hyman Allenby, 1st Viscount Allenby, in 1861. He was the grandson of Rev Coates Cane. Field Marshal Allenby led mounted cavalry in expeditions in Bechuanaland, Zululand and in the South African War (1899-1902), as well as directing the Palestine campaign during World War I and being prominently engaged as commander at the Battles of Mons, Ypres and Arras. Post-war, Allenby served as High Commissioner to Egypt. His ashes are interred in St George's Chapel, Westminster Abbey, London (Nottingham Trent University, 2018) (Britannica, 2021).



Figure 12: Field Marshal Edmund Allenby, 1st Viscount Allenby (1861-1936) Figure 13: Commemoration plaque, Brackenhurst Hall

- 3.1.27 In 1888, after Rev Coates Cane's death, Brackenhurst Hall was bought by George Saville Foljambe, who farmed the estate (Nottingham Trent University, 2018).
- 3.1.28 In 1899 the Hall was purchased by Sir William Norton Hicking, co-founder of the company G & WN Hicking, which owned a lace finishing factory situated opposite the railway station in Nottingham. Hicking was also Chairman of the Nottingham and Notts Banking Company. Hicking made extensive changes to the hall at Brackenhurst, altering and adding features which added prestige to the building as a country house which reflected his growing wealth and social status (Loughton, 2020) (Nottingham Trent University, 2018) (Historic England, 1992a).
- 3.1.29 The next mapping following Sanderson's Map of 1835 are the Halloughton and Southwell Tithe Maps, over which the site is split. Halloughton tithe records of 1848 incorporate the south of the Site, and the map shows all but one parcel within the Site is under the ownership of Sir Richard Sutton, then owner of the manor, and occupied by a Mr George Moore.
- 3.1.30 More widely, of the land holdings recorded on the Halloughton Tithe Appointment, Sir Richard Sutton is noted as owning ca.90% of them. Accepting that the land holdings vary in size, the record is strongly suggestive that in the early 19th century the prebendal house and manor still controlled the overwhelming majority of land within the parish.

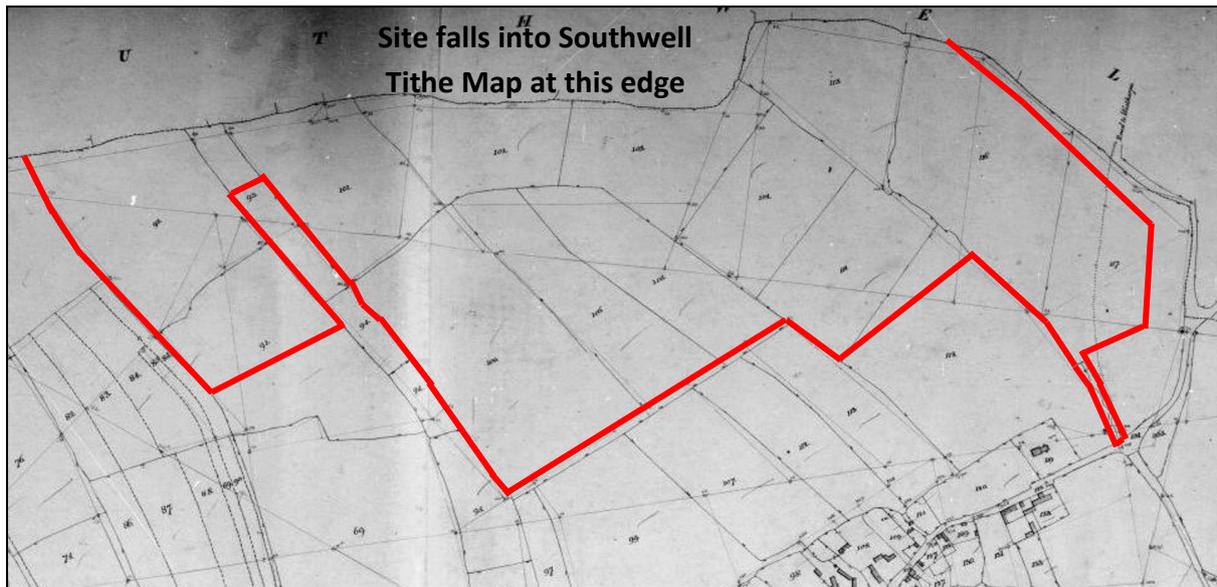


Figure 14: Halloughton Tithe Map showing part of the Site marked in red

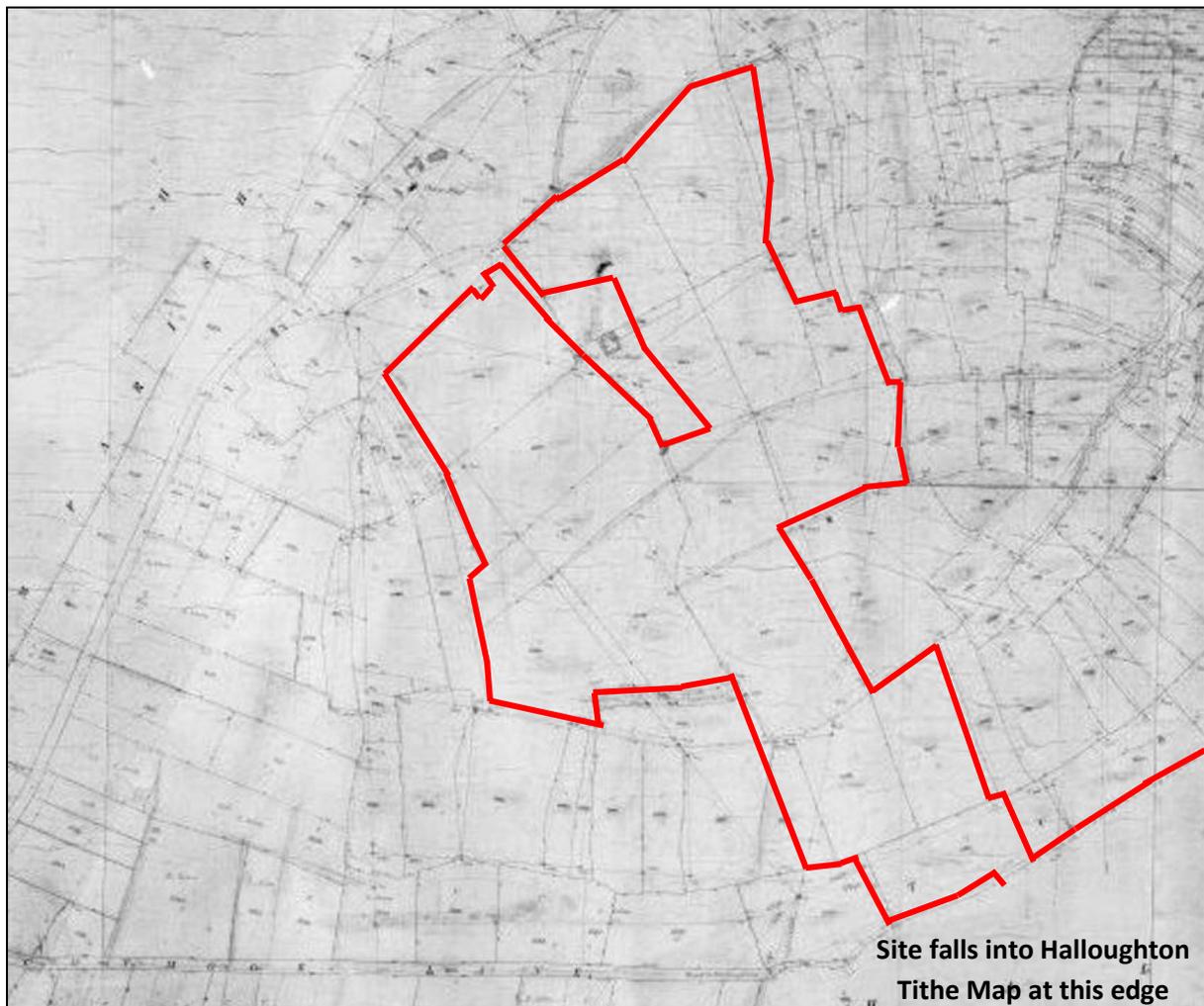


Figure 15: Southwell Tithe Map of 1841 with Site marked in red

3.1.31 The northern part of the Site is shown in the Southwell Tithe Map of 1841. The majority of the field parcels comprising the Site are in the ownership of Edward Clay Sneyd and William

Barrow Hodgson, and occupied by a Mr John Kemp. From the names given to the parcels, it can be seen that the fields are grouped into closes, for example 'New Close', 'Pond Close', 'Herne Close'.

- 3.1.32 The parish Church of St James at Halloughton was rebuilt 1879-82 by Ewan Christian, a noted architect who restored Southwell Minster and Carlisle Cathedral and the National Portrait Gallery in London (Banerjee, 2014). Inside the church, the oak screen and other '*objects of interest*' were preserved, with the restoration of the reredos being of '*considerable expense*' (White, 1885).
- 3.1.33 Ordnance Survey mapping of the area begins in 1884, and the Site and wider area spans over two 6-inch sheets (see Figure 16 and Figure 17). The area is shown as rural with several farms mapped across it.
- 3.1.34 The village of Halloughton consists of mostly L-shaped steadings with smaller associated buildings, suggesting this is agricultural building stock, surrounded by extensive orchards. As shown in Figure 17, the village takes a linear form along a single road running south-west to north-east, which assists with access to the surrounding agricultural land. The Church of St James sits at the north-east end of the village. Also, to the north-east of the village outside of its main stock sits South Hill House, a house and two smaller buildings set in bounded gardens and orchards, along with Brackenhurst Hall, with driveway and surrounding parkland visible on the mapping. The Site is mapped as agricultural land surrounded by further field parcels, with a degree of woodland to its west.

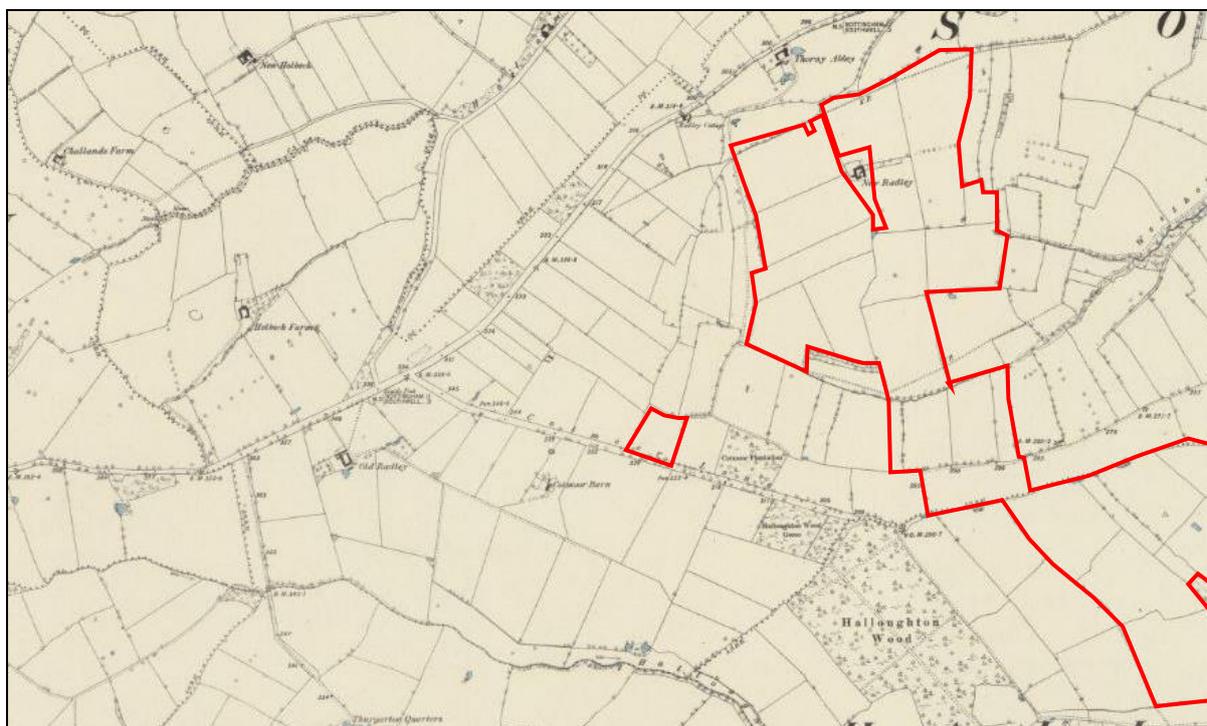


Figure 16: 1884 Ordnance Survey 6-inch map of part of Halloughton and environs (sheet XXXIV.NW), approximate Site location in red

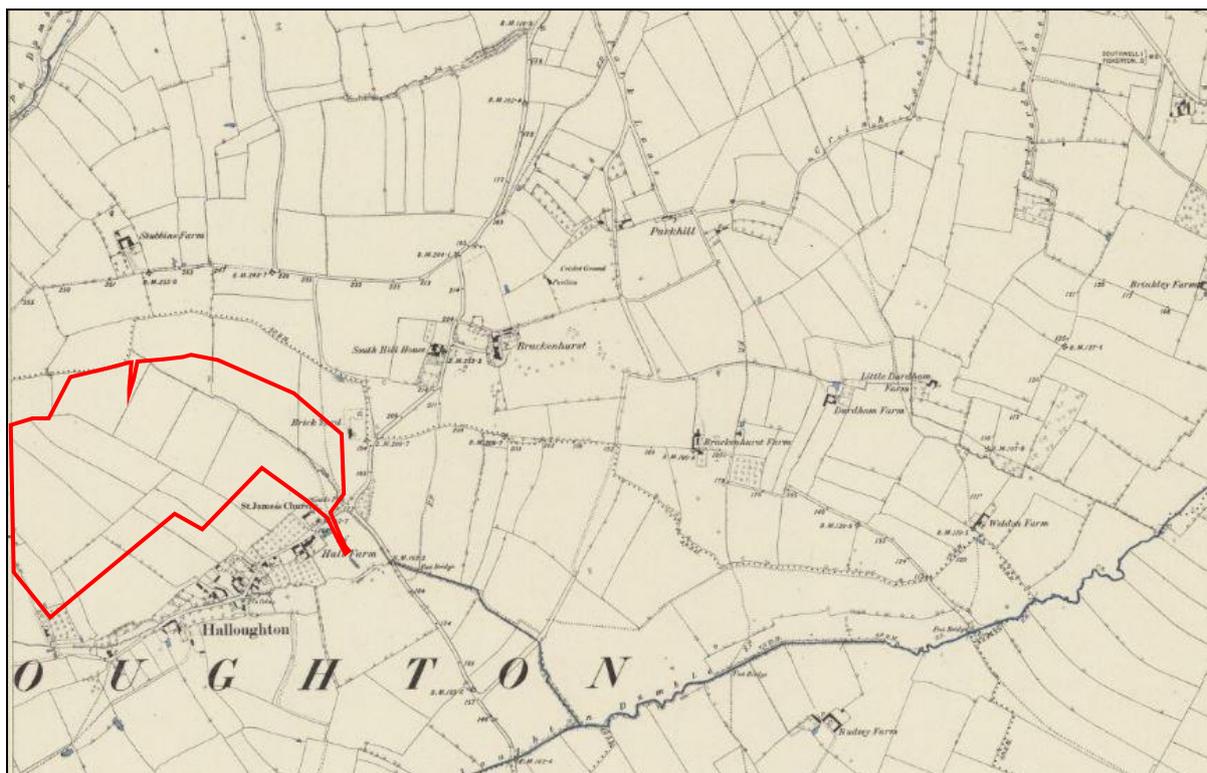


Figure 17: 1884 Ordnance Survey 6-inch map of part of Halloughton and environs (sheet XXXIV.NE), approximate Site location in red

- 3.1.35 By 1885 Halloughton Parish consisted of 977 acres and had 64 inhabitants living over 17 properties. The manor remained in the Sutton family, in the ownership of Sir John Sutton. Five individual residents of Halloughton are recorded as farmers (White, 1885).
- 3.1.36 Very little change to the area is noted on the next Ordnance Survey mapping in 1898. The wider area, the village, Brackenhurst Hall and the Site all remain virtually unchanged. The brickworks, situated to the east of the Site in 1884 mapping, is now extant but field boundaries within the Site area remain the same.

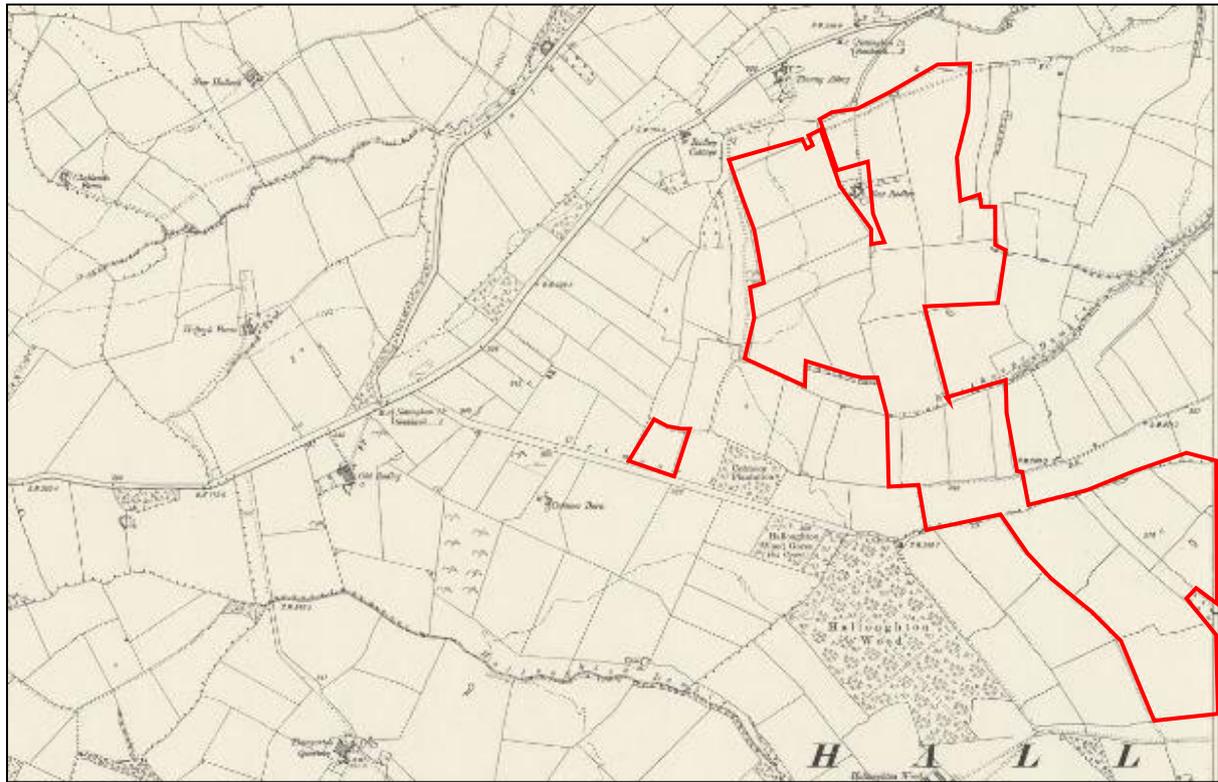


Figure 18: 1898 Ordnance Survey 6-inch map of part of Halloughton and environs (sheet XXXIV.NW), approximate Site location marked in red

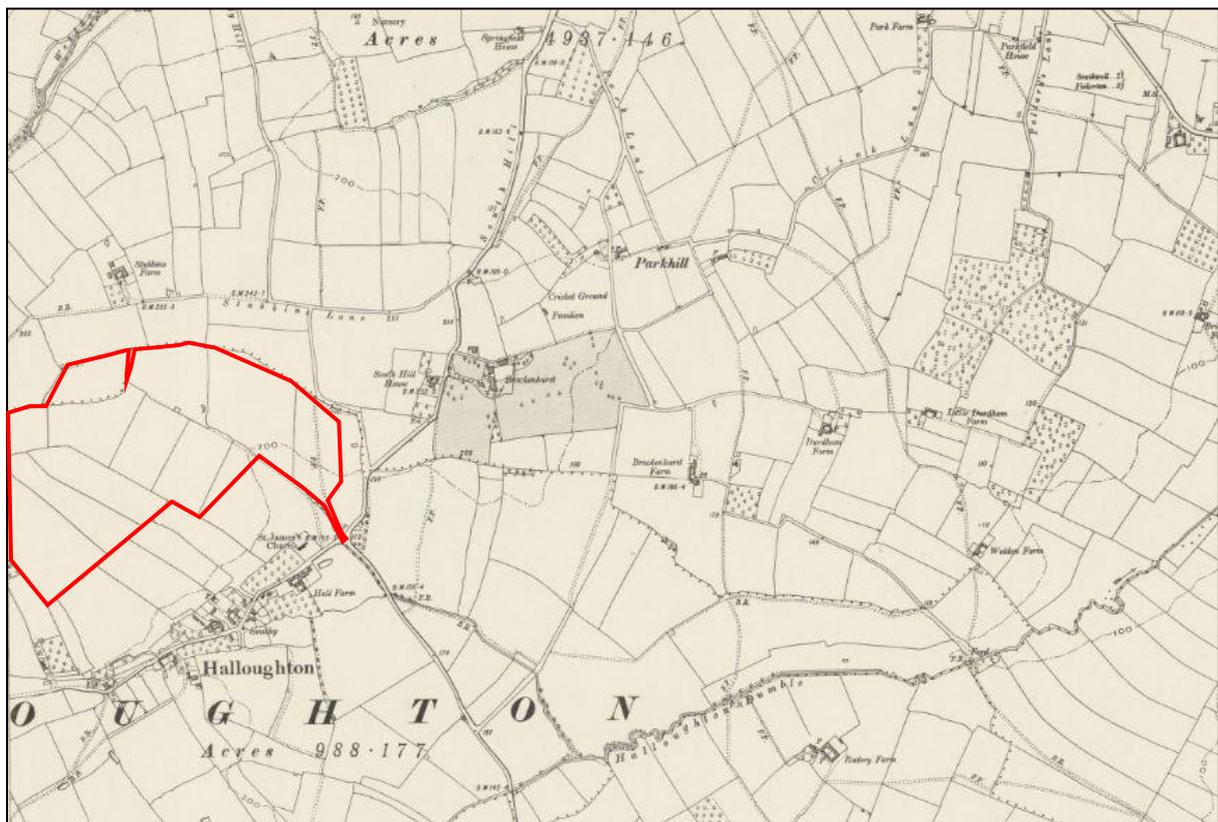


Figure 19: 1898 Ordnance Survey 6-inch map of part of Halloughton and environs (sheet XXXIV.NE), approximate Site location marked in red

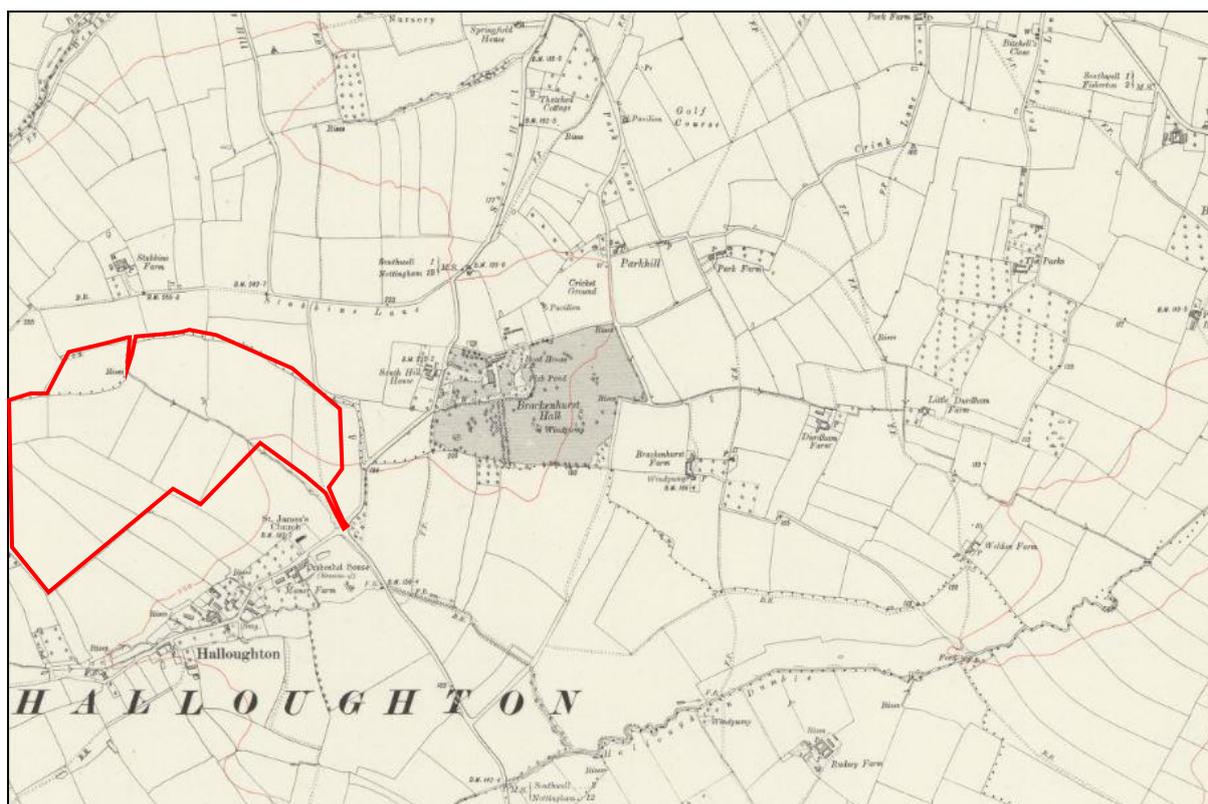


Figure 21: 1921 Ordnance Survey 6-inch map of part of Halloughton and environs (sheet XXXIV.NE), approximate Site location marked in red

- 3.1.40 1951 1:10,560 Ordnance Survey mapping again shows little notable change to the village or Site³.
- 3.1.41 In 1952, research shows that the Church Commissioners sold off the majority of the village's farms and property to the sitting tenants (Southwell and Nottingham Church History Project, 2021c). It appears likely that the manor and associated lands, in possession of the Commissioners in the early 20th century, may have been included in the sale but equally may have been sold off previously. The manor house, many of the village's properties (pers. comm) and associated lands remain under single ownership to this day suggesting that, at least in substantial part, the manorial estate has survived as a single unit for some 900 years.
- 3.1.42 1967 1:2,500 Ordnance Survey mapping again shows little notable change to the Site, village, or its wider environs. It now shows names of the individual properties within the village, many of which directly referring to the prevalent farming nature of the village, such as Church Farm, Bridle Road Farm and of course Manor Farm².
- 3.1.43 The 1967 map shows Brackenhurst Hall labelled as the 'Nottinghamshire Farming Institute'. This change occurred in 1947 when the Ministry of Agriculture were acquiring locations to train men in farming skills following the shortages of food and farm labour as a result of the World War II, and as a consequence the Council made a compulsory purchase of the Hall and 260 acres (Nottingham Trent University, 2021)².

³ Unable to reproduce mapping due to copyright constraints. Available at [Old-Maps - the online repository of historic maps - Map 468500 351500 10 101324](https://old-maps.com/Map/468500/351500/10/101324) (no longer available)

3.1.44 A small number of field boundaries within the Site, associated with later post-medieval piecemeal enclosure by their straight morphology, have been lost to form larger parcels to accommodate the larger scale operations and associated machinery of modern farming practices⁴. Woodland in the Site is also created or expanded during the second half of the 20th century.

3.1.45 1993 1:10,560 Ordnance Survey mapping shows a small degree of residential infill having occurred within the village. Brackenhurst Hall is now labelled as Brackenhurst College. The Site itself shows no changes to its form⁵.

3.1.46 Satellite imagery taken in 1999 and 2020 again demonstrates little notable change to the village, landscape or the Site.

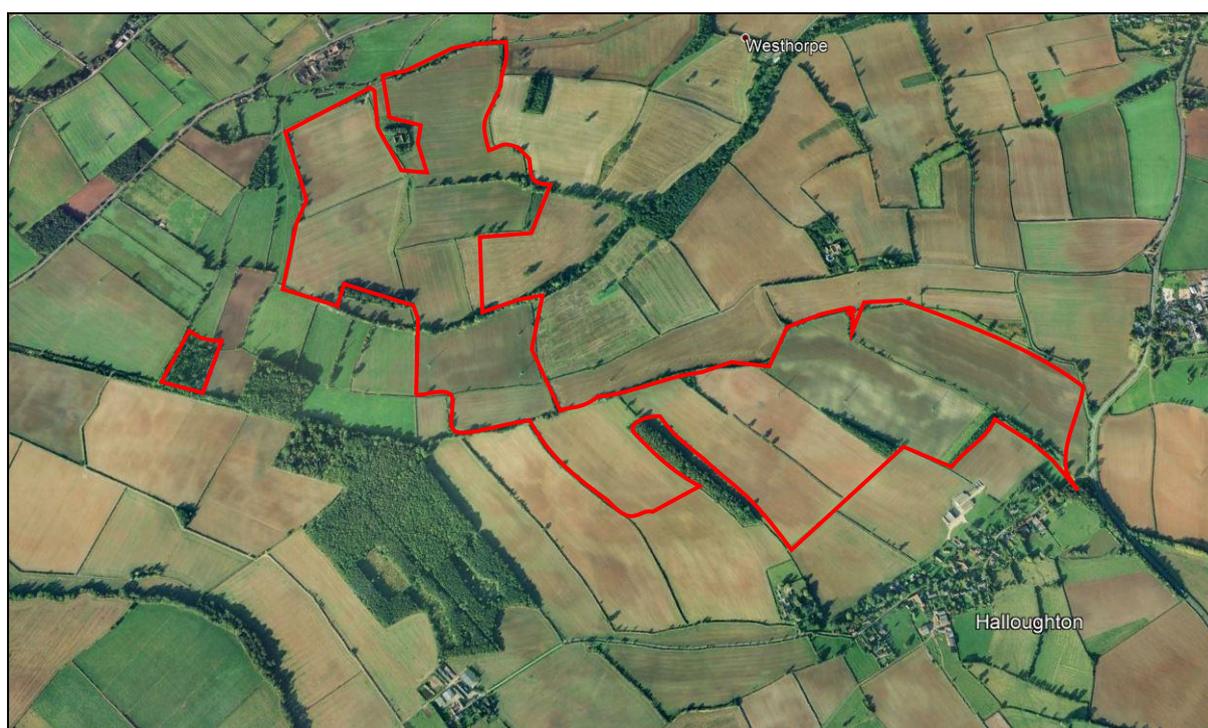


Figure 22: Satellite imagery of Halloughton and environs, 1999. Approximate Site location marked in red

3.1.47 In 1999 Brackenhurst College becomes merged with Nottingham Trent University, and the campus for their school of land-based studies. The Hall remains in this use and continues to offer a wide range of agricultural and animal-based courses associated with the rural character of the area in which it sits (Nottingham Trent University, 2021).

⁴ Unable to reproduce mapping due to copyright constraints. Available at [Old-Maps - the online repository of historic maps - Map 468500 351500 12 100954](#)

⁵ Unable to reproduce mapping due to copyright constraints. Available at [Old-Maps - the online repository of historic maps - Map 468500 351500 10 101322](#)

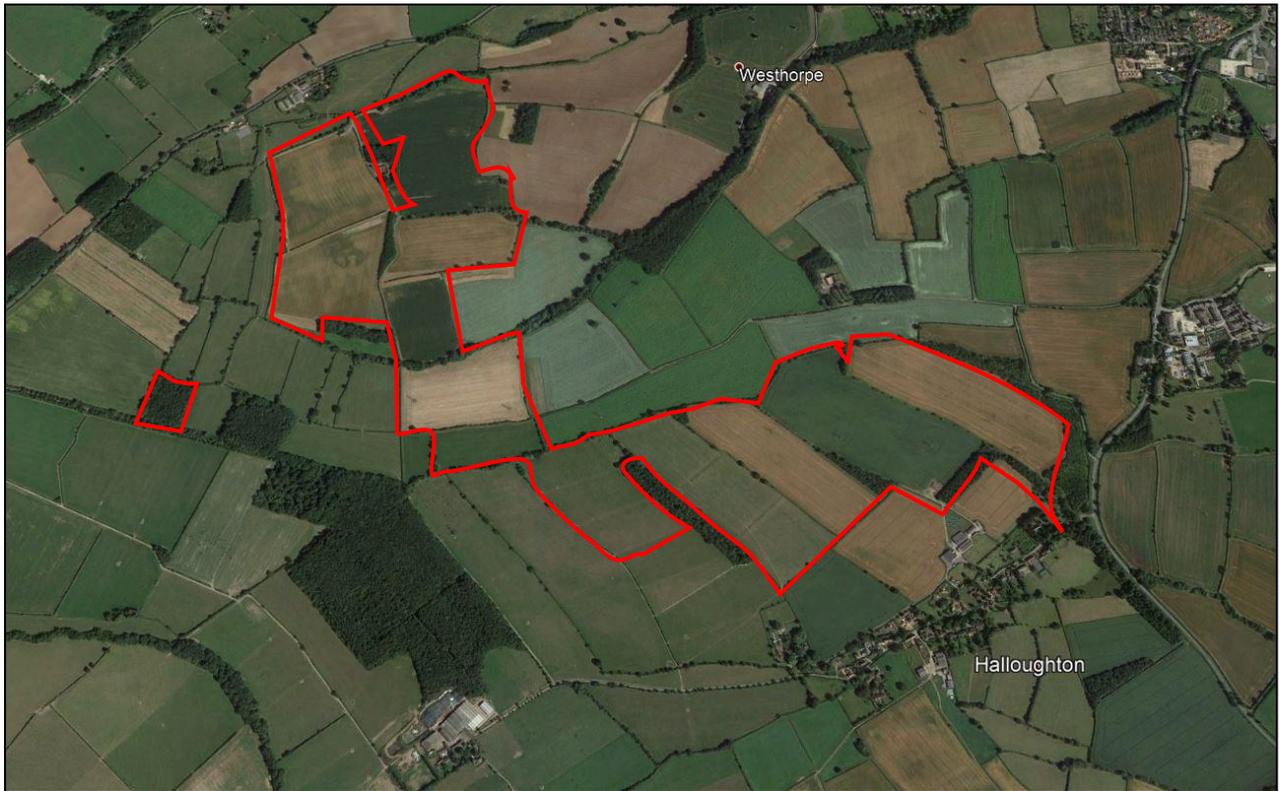


Figure 23: Satellite imagery of Halloughton and environs, 2000. Approximate Site location marked in red

4 IMPACT ASSESSMENT

4.1 SCOPE OF ASSESSMENT

4.1.1 This section considers the direct and indirect impacts of the proposed development upon the significance of the named designated heritage assets.

4.1.2 The scope of assessment gives due respect to Paragraph 194 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

4.2 DIRECT IMPACTS

4.2.1 A very small section of the Site, comprising the site access from Bridle Farm Road, lies within the Halloughton Conservation Area. No other part of the Site lies within, or forms part of, any designated or non-designated heritage asset.

4.2.2 Due to their minor scope, and for reasons of continuity and ease, the direct impacts of proposed works upon the Halloughton Conservation Area are considered in the ‘Indirect Impacts’ section.

4.2.3 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon material fabric and character of heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.

4.2.4 Works that sustain, maintain, preserve or enhance the significance of designated heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.

4.2.5 Works that erode those elements of an asset that have heritage significance are detrimental and are due a negative weight in the planning balance.

4.2.6 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.

4.3 INDIRECT IMPACTS

- 4.3.1 The NPPF definition of the setting of a heritage asset is *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*
- 4.3.2 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to the experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset but are typically associated with views.
- 4.3.3 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact upon its experience. New development must in some way either enhance an experience or detract from its experience in order to bring about an indirect impact. Development that makes no material change to the experience of an asset’s significance has a neutral impact.
- 4.3.4 Accounting for the Reasons for Refusal and due to the considerable geographical extent of the scheme, its relatively low-lying scale, and the nature of the local topography, a primary search area of 1km centred on the Site was established. The area was extended where elevated and/or long-range views of the Site might exist. The nature, level and extent of the significance of heritage assets within the study area was then established through desk-based research and a Site visit.
- 4.3.5 The conclusion of the planning application process was that there were 24 designated heritage assets which could, in principle, be impacted by the proposed development.
- 4.3.6 Summaries of the assets’ architectural, historical, artistic and/or archaeological interests, including extracts from descriptions held within the National Heritage List for England (<https://www.historicengland.org.uk/listing/the-list/>) and local authority resources at the time of producing the report, were consulted. These were subsequently expanded upon using archival and other resources, alongside the results of the Site survey, where necessary and proportionate.
- 4.3.7 The table below details the assets within the 1km study area considered in this study:

Map Ref	NHLE Reference	Name	Designation	Detailed Setting Assessment required?
1	N/A	Halloughton Conservation Area	N/A	Yes
2	N/A	Southwell Conservation Area	N/A	No
3	1045454	Bath Cottage	Grade II	No
4	1045455	Barn 50 metres north east of Bath Cottage	Grade II	No
5	1045456	Brackenhurst Farmhouse	Grade II	No
6	1045521	Ashdene	Grade II	No
7	1045522	Barn at Walnut Tree Cottage	Grade II	No
8	1045524	Barn at Manor Farm	Grade II	No
9	1045525	Manor House	Grade II	No
10	1045526	Grange Farmhouse	Grade II	

11	1045555	Church of St James	Grade II	Yes
12	1045556	Barn at Halloughton Manor Farm	Grade II	Yes, as part of Group B
13	1046108	Garden Walls and Potting Sheds 100 metres north east of Brackenhurst Hall	Grade II	Yes, as part of Group A
14	1178664	Halloughton Manor Farmhouse	Grade II*	Yes, as part of Group B
15	1178708	Barn at Bridle Road Farm	Grade II	Yes
16	1193947	Outbuilding at Ashdene, Fronting Radley Road	Grade II	No
17	1193956	Manor Farmhouse	Grade II	No
18	1193979	Pigeoncote at Manor Farm	Grade II	No
19	1193988	Pigeoncote and attached stable block at Manor House	Grade II	No
20	1213102	Lodge to Brackenhurst Hall	Grade II	Yes, as part of Group A
21	1213124	South Hill House	Grade II	Yes
22	1289246	Gateway and Railings at Brackenhurst Hall	Grade II	Yes, as part of Group A
23	1369927	Brackenhurst Hall and attached coach house, orangery and garden wall	Grade II	Yes, as part of Group A
24	1370180	Pigeoncote, granary and stable block at Manor Farm	Grade II	Yes, as part of Group B

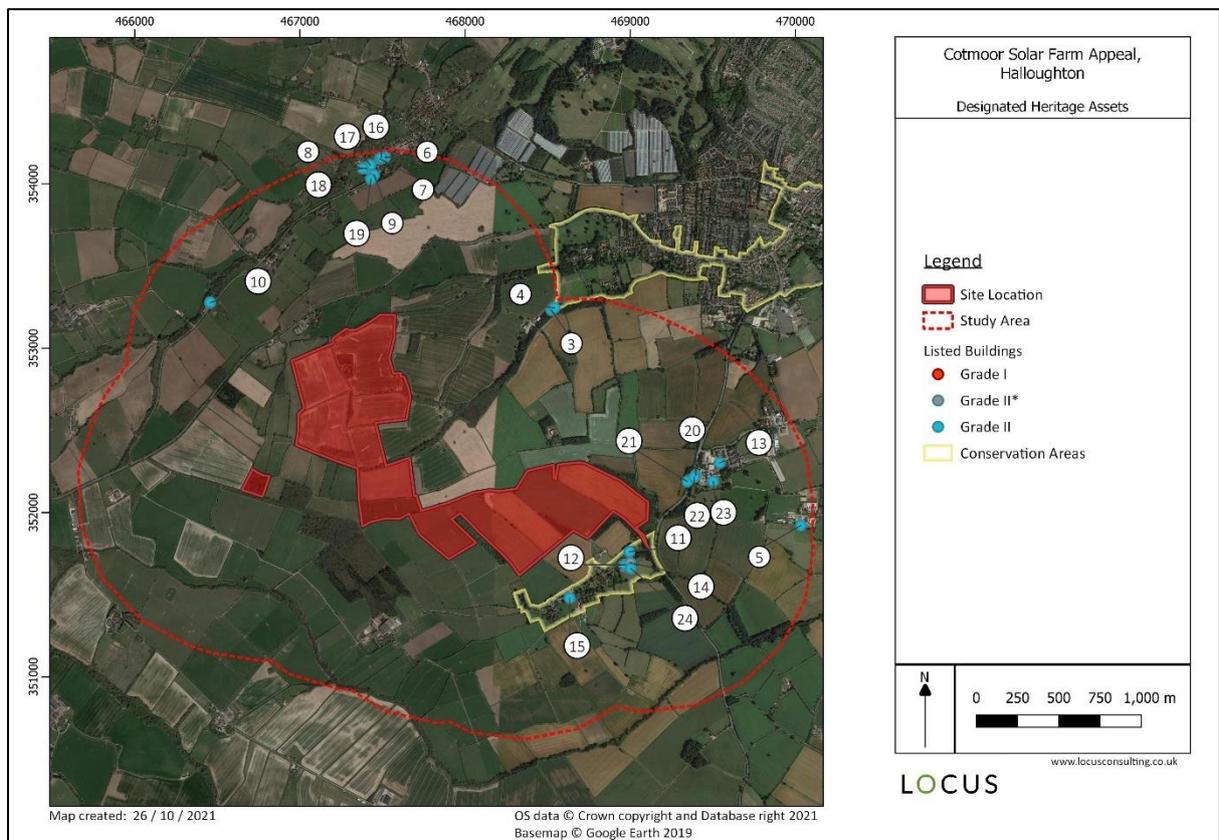


Figure 24: Designated Heritage Assets assessed

VIEW ANALYSIS

- 4.3.8 A site visit was undertaken on Wednesday 13th October 2021, during which a number of key views, accessible from public rights of way and from within the properties of consenting owners, were identified. These views are considered important to the ability to appreciate the heritage significance of designated heritage assets assessed in Section 4.3 and each view is reproduced in Appendix 4.
- 4.3.9 Notwithstanding, the views analysis does not include all potential views towards, from and in the areas surrounding heritage assets. In many cases, views were unable to be recorded due limitations of access and/or temporary crop cover. Moreover, trees were in full leaf at the time of survey and greater degrees of permeability and depth to views should be expected during winter and early spring.
- 4.3.10 For ease of discussion, and as per Section 1.4, field parcels within the Site are labelled F1-F12, key areas of woodland are labelled A-E, and viewpoints are labelled ‘View 1-20’.
- 4.3.11 In order to help identify the content of views, specific fields within the Site that are either fully or partially observable with views are identified. **Crucially, reference of a field parcel within a view does not mean it is wholly visible. The reference is simply used enable understanding of the content of views.**

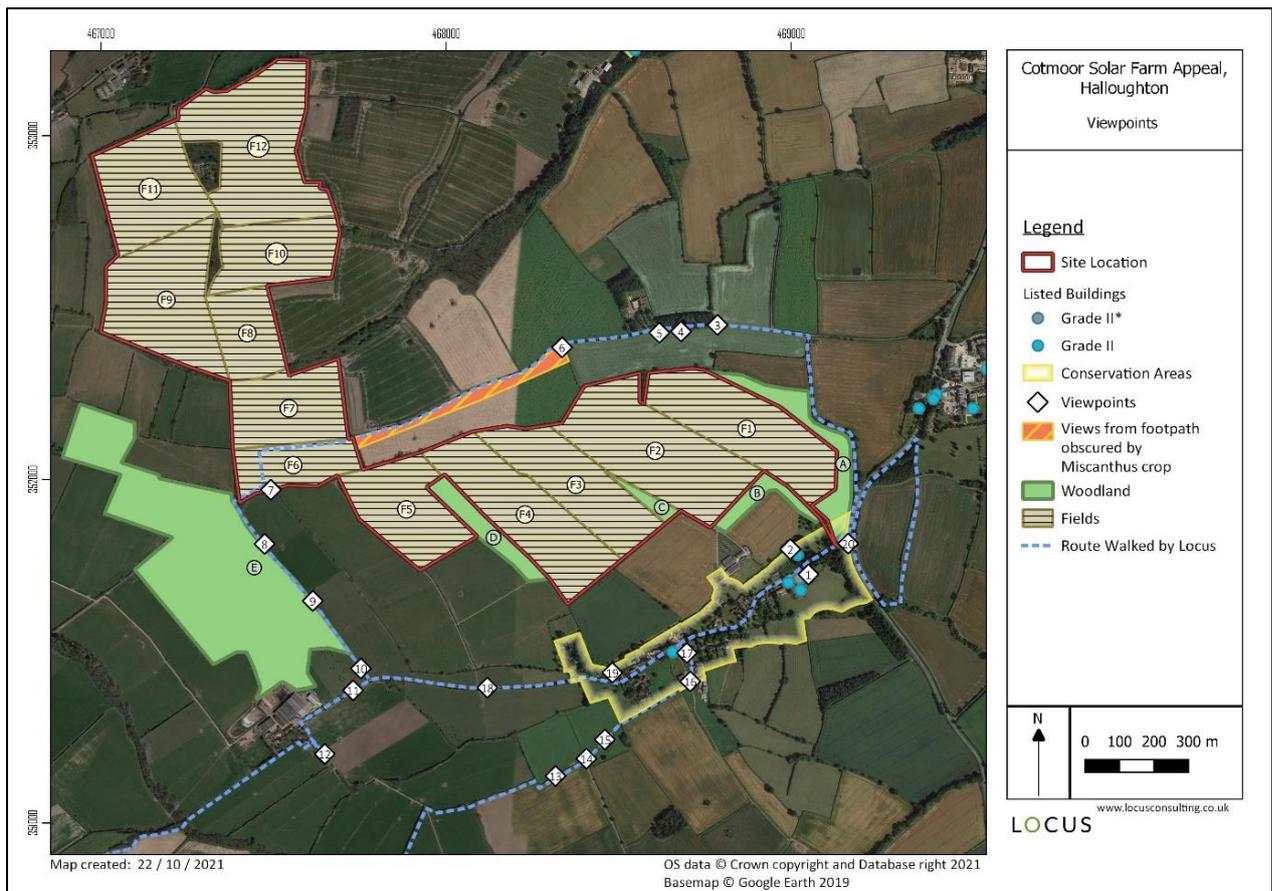


Figure 25: Mapping of key views identified during the site visit

View	Direction of View	Description	Field Parcels Visible
1	North-West	View from the 2nd floor of the tower of Halloughton Manor Farm House	F3, F4
2	North-West	View from the northern boundary of the Halloughton Parish Church graveyard	F4
3	South-West	View across the Site from the farm track east of Stubbins Farm	F2, F3, F4
4	South-West	View across the Site from the farm track east of Stubbins Farm	F1, F2, F3, F4
5	South	View across the Site towards Halloughton Conservation Area from the farm track east of Stubbins Farm	F1, F2
6	South-East	View towards Brackenhurst Hall from the farm track west of Stubbins Farm	F1, F2
7	South-East	View towards Halloughton Conservation Area from the public footpath east of Halloughton Wood	F5
8	East	View towards Halloughton Conservation Area from the top of Halloughton Wood	F5
9	East	View towards Halloughton Conservation Area from partway up the eastern edge of Halloughton Wood	F5
10	North-East	View towards Halloughton Conservation Area and the Site from the bottom of Halloughton Wood	F3, F4, F5
11	North-East	View towards the Site from the farm track leading from Halloughton to Halloughton Wood Farm	F3, F4, F5
12	North	View towards the Site from the farm track east of Halloughton Wood Farm	F5
13	North-East	View towards the Site and Halloughton Conservation Area from the Bridleway south of Halloughton (first of three in a sequence of views approaching Halloughton Conservation Area from the southwest)	F3, F4, F5
14	North-East	View towards the Site and Halloughton Conservation Area from the Bridleway south of Halloughton (second of three in a sequence of views approaching Halloughton Conservation Area from the southwest)	F3, F4, F5
15	North	View towards the Site and Halloughton Conservation Area from the Bridleway south of Halloughton (third of three in a sequence of views approaching Halloughton Conservation Area from the southwest)	F3, F4, F5
16	North	View from within Halloughton Conservation Area, across the Grade II listed Barn at Bridle Road Farm, featuring the Site behind	F3, F4
17	North-West	View from within the Halloughton Conservation Area featuring the eastern gable-end of the Grade II listed Barn at Bridle Road Farm, featuring the Site behind	F4
18	North-East	View toward the Site from Cotmoor Lane	F3
19	North	View from within Halloughton Conservation Area, featuring the Site	F3, F4
20	West	View into Halloughton Conservation Area from the High Cross Hill junction, featuring the proposed site entrance	F1

HALLOUGHTON CONSERVATION AREA

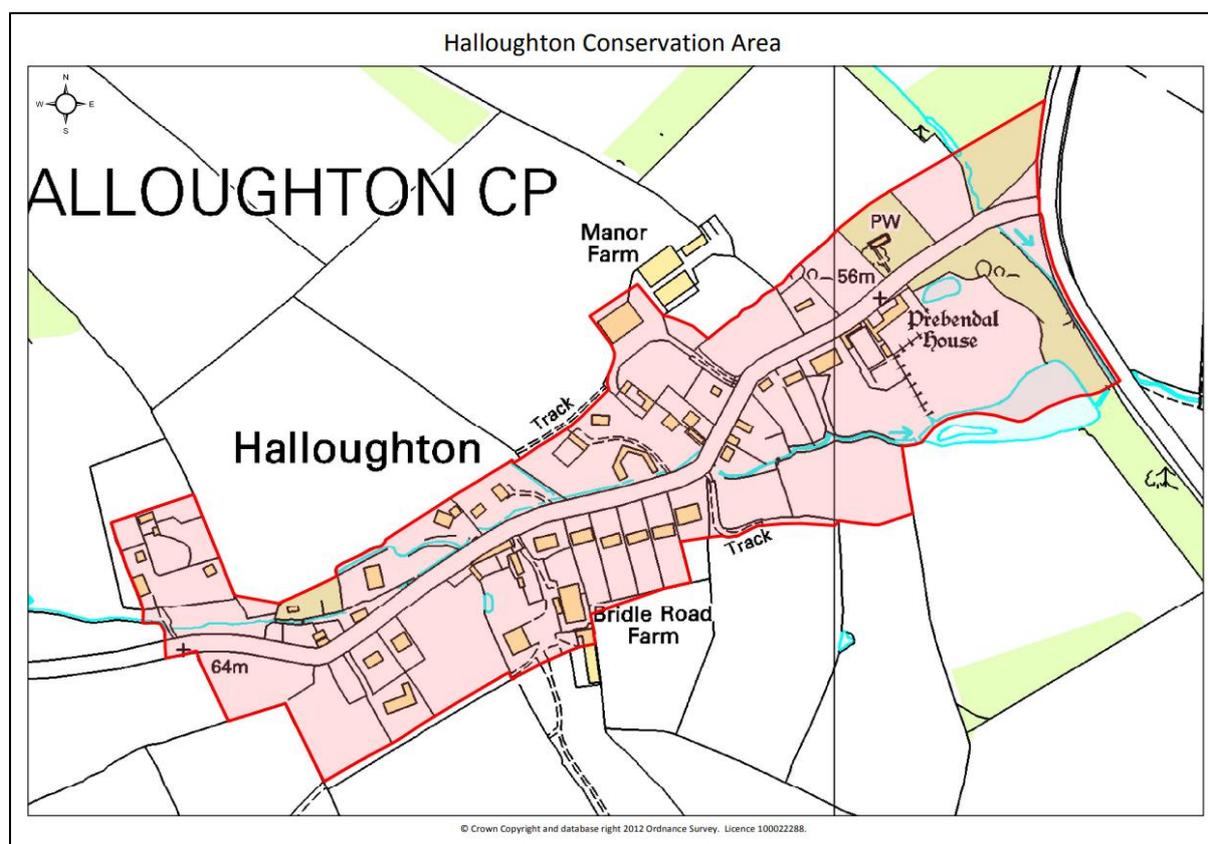


Figure 26: Halloughton Conservation Area

- 4.3.12 Halloughton was designated as Conservation Area Number 38 in 1972, under the Town and Country Planning Act 1971. There is currently no Conservation Area Appraisal (CAA), however a Designation Statement (Nottinghamshire County Planning Department, 1972) supported its designation.
- 4.3.13 Review of the village’s historical development shows a modest degree of development since 1972. Additions and alterations, alongside a more general discussion of the area’s character and appearance observed upon recent site visit and defined through desk-based research, are set out in an ‘Additional Observations’ sub-section below.

Description

NOTE: The key points below are extracted and abridged from the Conservation Area’s Designation Statement (Nottinghamshire County Planning Department, 1972).

- 4.3.14 Halloughton is a small village of “*considerable charm and special character*” (Nottinghamshire County Planning Department, 1972).
- 4.3.15 It is a single lane village lying in a fold of hills to the south-west of Southwell, along the valley of a small stream. The village is tightly enclosed by verges and hedges, which direct views, and has many fine trees. In fact it could be said that the visual quality of Halloughton is attributable more to its landscape, than to its buildings” (Nottinghamshire County Planning Department, 1972).

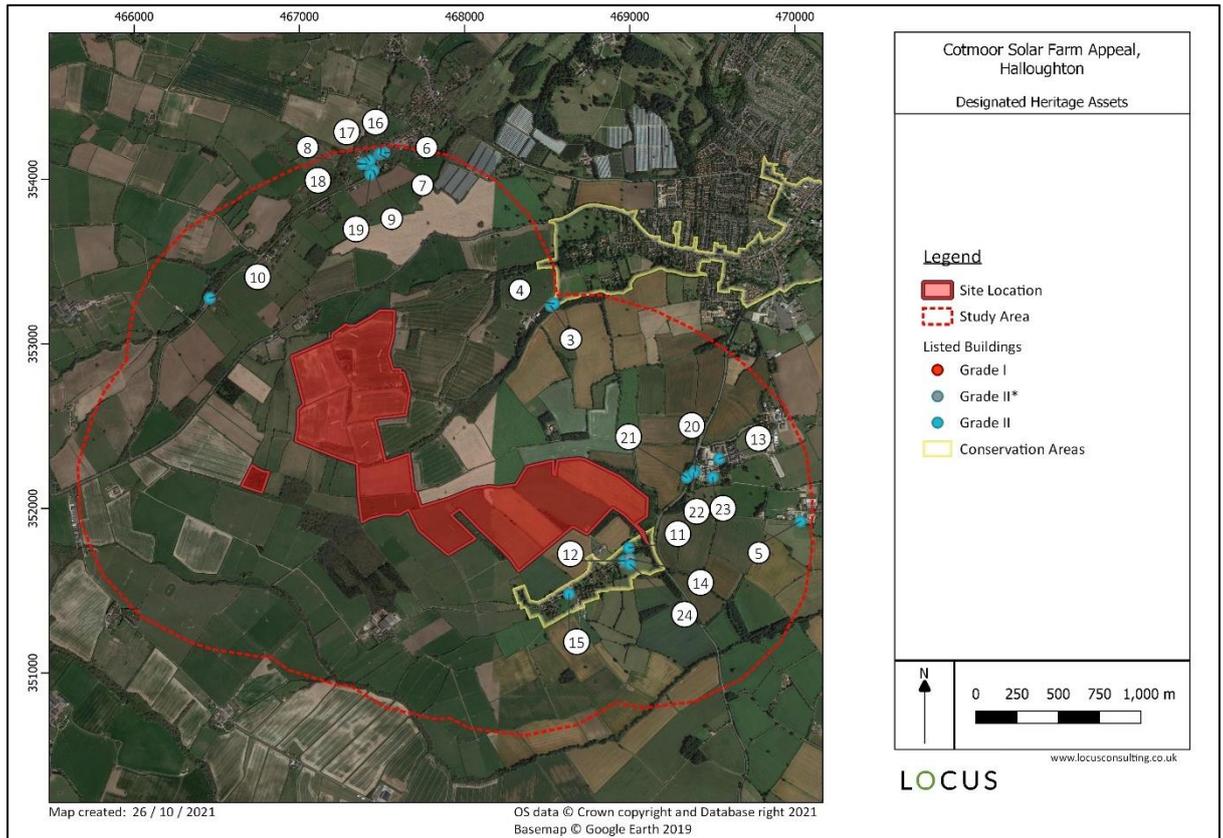


Figure 27: View along Bridle Farm Road within Halloughton Conservation Area



Figure 28: View into the Conservation Area from Highcross Hill

- 4.3.16 The enclosed and linear nature of the village gives the village entrances extra importance. “From the Southwell Road, the funnelled entrance, defined by wider verges, high hedges and trees is most attractive to the eye looking into the village”. “From the west, the transition from a very open landscape to the sheltered, tree dominated village is most dramatic”. (Nottinghamshire County Planning Department, 1972).
- 4.3.17 The village contains very good examples of typical Nottinghamshire architectural vernacular in its building stock (Nottinghamshire County Planning Department, 1972).
- 4.3.18 Five buildings within the Conservation Area are statutorily designated under Historic England’s Heritage List. These are (see Figure 24



) Barn at Bridle Road Farm (Map Ref: 15), Halloughton Manor Farmhouse (Map Ref: 14), Barn at Manor House Farm (Map Ref: 11), Pigeoncote, Granary and Stable Block at Manor Farm (Map Ref: 24) and the Church of St James (Map Ref: 11).

- 4.3.19 Other features of special interest include a notice relating to the treatment of vagrants on the wall of Manor Farm barn (date unknown), a landscape feature to the south of Manor Farm, and the stream which appears and disappears throughout a walk through the village (Nottinghamshire County Planning Department, 1972).
- 4.3.20 The recommendations of the Designation Statement are that the following features be protected and enhanced:
- “The distinctive grass verges and spaces
 - The high hedges which define the lane and create enclosure and views
 - The many fine trees

- The frontage enclosure created by buildings
- The buildings of special and/or architectural interest which are statutorily designated
- The features of special interest [see 4.3.19]
- The clarity and definition of the entrances to the village
- The clearly defined form of the village”

(Nottinghamshire County Planning Department, 1972).

Additional Observations

NOTE: In the absence of a Conservation Area Appraisal, a number of additional observations are summarised below in order to supplement the information set out within the Designation Statement (Nottinghamshire County Planning Department, 1972). The review was undertaken in accordance with the principles set out in Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Historic England, 2019) and established methods of characterisation.

- 4.3.21 Halloughton is a linear settlement aligned along a short and narrow lane that extends west c.1km from Southwell Road before merging with a narrow track which extends west and then north, eventually joining with Oxton Road to the north. The arrangement limits vehicular through traffic, with formal vehicular highway access achieved only from Southwell Road, although the westerly stretch to Oxton Road is a byway⁶.
- 4.3.22 From the outset, there is a remarkable and strong sense of enclosure upon entering the village which pervades throughout much of the conservation area. The narrow sunken lane has mature semi-natural, boundaries and green verges along its flanks which are punctuated by agricultural buildings and low brick walls to their yards set close to the roadside reflecting the village’s prolonged agricultural economy. At times unnoticed, a narrow stream braids through the base of the conservation area. Land rises to each side and a developed tree canopy at the roadside and within adjacent plots promotes an inclusive sense of semi-natural enclosure and tranquillity. The sense of enclosure diminishes towards the west, where land rises up and out of the village, broadening into the wider rural landscape.
- 4.3.23 There is a remarkably low building density, almost entirely comprised of domestic dwellings and additional farm outbuildings. All (save a pair of cottages in the west) are detached and are set with generous plots, often with associated paddocks and/or former orchards. The distinctive grain and density reflects the village’s intimate relationship with subsistence agriculture from the Middle Ages, when a dwelling’s plot formed an essential part of a peasant’s ability to farm in a subsistent way (e.g. vegetable gardening, orchard, yard, cottage industry). The pattern is clear on early mapping (see Figure 17) and remains legible today despite modest infill development in the second half of the 20th century.
- 4.3.24 There is remarkably little infill development, with the village similar if not smaller in size than the 103 inhabitants recorded in 1832 (White, 1832). The population likely fluctuated over the course of the medieval and post-medieval period, likely evidenced by abandoned plots (tofts and crofts) in the west of the village (see Figure 17). The lack of any notable development or

⁶ [Byway Map](#)

expansion is common to estate villages that have historically served the interest of one or a limited number of landowners, and the pattern almost certainly relates to the dominance of the Grade II* prebendal house at Manor Farm House and its subsequent occupants. The sale of many of the village's dwellings to their incumbents by Church Commissioners in 1952, and the subsequent increase in development and redevelopment, was likely a key enabling factor for modern development.

- 4.3.25 Where apparent, 20th century and later infill lies mainly to the south of Bridle Farm Road in the west of the village, offering eastern areas and the northern edge of the settlement, which borders one of the village's former open fields, a palpable sense of elevated historical integrity. A fundamental part of the area's historic integrity are the Grade II Church of St James and Grade II* Halloughton Manor. The opposing pair of gateway buildings set within a sylvan setting along the narrow lane at the eastern entrance to the village create a charming and appealing aesthetic. As two mainstays and powerhouses of the village's manorial and religious structure in the Middle Ages the contribution they make to the area's character and appearance is nothing short of fundamental.
- 4.3.26 There is a legible hierarchy within the scale, form, massing and material construction of buildings in the village that corresponds with patterns land division and tenure. The distinctive character illustrates the manorial nature of the relationship between the prebendal house and its parishioners, showing how it has dominated the social and physical structures of Halloughton since the Middle Ages.
- 4.3.27 The church is remarkable by its ecclesiastical form and as the only building built entirely of stone, likely Mansfield White Limestone, demarking itself as a building of relatively higher status. The sprawling Halloughton Manor Farmhouse opposite also includes a stone tower house built of locally sourced lias mudstone, with attached brick ranges to the west which encase a timber structure of 16th century date and include polite late 18th southerly frontage of brick. The complex phasing of the building, anchored off its taller stone tower, reflects the wider village's long genesis and survives, both architecturally and by association, as the historical stronghold of the settlement's manorial structure.
- 4.3.28 Beyond, materials to traditional buildings of mainly late 18th and 19th century date are representative of the local vernacular with red brick and pantile predominating, forming a clear assemblage of domestic and agricultural buildings.
- 4.3.29 A consistency in the area's architectural character is both reflective of vernacular construction as well as the continued influence of a dominant landowner residing at the manor. The repeated architecture of three steeply gabled threshing barns, including the Grade II listed buildings at Halloughton Manor and Brindle Road Farm alongside that at Brookside, suggests the buildings were likely constructed for the same estate, conveying a clear sense of consistency within the area's character that is reflecting of the area's historical land ownership.
- 4.3.30 Notably, around their period of construction Halloughton Manor, together with all appurtenances, was leased from the Rev William Cayley and through a number of hands (see 3.1.18) before being occupied by Sir Richard Sutton in 1786 (see 3.1.20). Corroborating the theory that they were constructed for the same owner, the 1848 Tithe Map and

Apportionment of Halloughton shows all buildings as being in the ownership of Sir Richard Sutton (grandson of Sir Richard Sutton by Sir Robert Sutton).

- 4.3.31 The Suttons took over the estate during the Agricultural Revolution, with following decades experience a prolonged period of prosperity due to improvements in techniques of agricultural production, leading up to the High Farming period or 'Golden Age' of the mid-19th century. The identifiable assemblage of agricultural features that characterise the conservation area, such as threshing barns, stables, dovecotes, associated yards, farmhouses and other structures, form a core part of the village's character are the result of a determined investment to embrace new farming techniques by the manor during the 18th and 19th centuries. In so doing the agricultural economy of the village, and its intimate connection with the farming landscape around it, was sustained into the 20th century and remains strongly prevalent today.
- 4.3.32 Notably, the Tithe Map of 1848 identifies Sir Richard Sutton as the owner of the church and plot, suggesting that Sir Sutton also held the Parson's freehold and that the entire prebendal estate remained inexorably linked to Southwell Minster.
- 4.3.33 Due to its topographical location at the base of a small valley, which is unusual for villages in the area (Natural England, 2013), views out of the conservation area from the village's main street are restricted. Rising ground to the west enables deeper views to the north and, to a lesser extent, south. Rural views are also enabled from the plots of buildings, including the Grade II* Manor Farm House and the Grade II listed church, around which there are glimpse views of open rural fields from the roadside. Accounting for the symbiotic relationship between village and surrounding land, the arrangement places great emphasis upon the nature of the transition between the open rural countryside and the sanctum of the sylvan village. The important characteristic is reflected in the Designation Statement (Nottinghamshire County Planning Department, 1972) which refers to the '*clarity and definition of the entrances to the village*'.
- 4.3.34 Semi-rural elements of the village, such as verges, trees, paddocks, yards and gardens, that draw in and continue a connection with the rural landscape throughout the conservation area are equally important in sustaining the village's relationship with its agricultural catchment.

Setting

- 4.3.35 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding the village of Halloughton are set out in Section 2 of this report and this section should be read in conjunction with it.
- 4.3.36 Halloughton lies within and take its linear form from a small hollow, formed by a small spring that rises to the west, at the base of a small valley (or 'fold of hills' as per the Designation Statement) with surrounding high ground reached to the west at Halloughton Wood, north to Stubbins Farm and a low ridge some 200m to the south. 500m east lies the elevated summit at Brackenhurst College with land open to the south east where the small village stream joins with Halloughton Dumble. The parish boundary is only marginally larger, extending south and east to trace Halloughton Dumble (Figure 29).

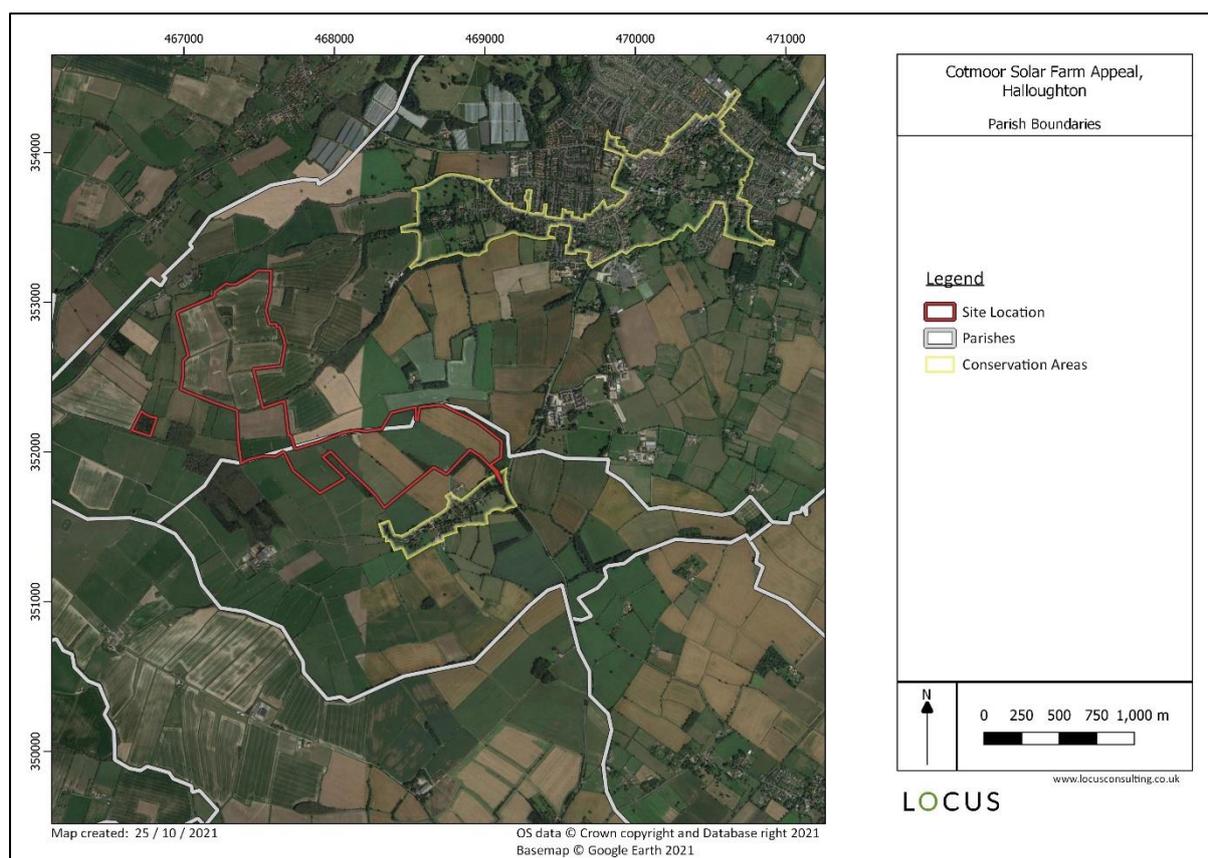


Figure 29: Map identifying the Site, parish boundaries and conservation areas

- 4.3.37 Measured east/west the small valley within which Halloughton sits measures roughly 2km across (from Brackenhurst College to Halloughton Wood) and 1.3km north/south, forming a small watershed. Comparatively, the parish is marginally larger, measuring 4.1km across and 2.07km deep (north/south).
- 4.3.38 Halloughton is the principal and only settlement within its parish and valley. All remaining land is actively managed as open farmland, with sole exception of woodland and minimal local road infrastructure. As demonstrated by the Nottinghamshire HLC (Nottinghamshire County Council, 2000), the field morphology remains strongly reflective of medieval land management regimes and is remarkably so for the wider area. As noted by the Newark and Sherwood Landscape Character Assessment (Newark and Sherwood District Council, 2013) the field pattern remains the most visually important feature in the landscape.
- 4.3.39 The role of woodland in the area's setting is notable and, due to recent planting initiatives and the strongly sylvan character of the linear village, is having an increasing influence upon the conservation area's setting. Ancient woodland at Halloughton Wood forms a conspicuous natural terminus on elevated ground at the western edge of the valley, and woodland planting along Highcross Hill continuing up Stubbins Lane now encircles much of the eastern edge of the village. The woodland cover further intensifies the sense of enclosure that prevails around the conservation area's immediate setting, creating the sense of seclusion and disconnect with the wider landscape.

- 4.3.40 Further woodland within the small valley, in the form of linear plantations and within field boundaries hedgerows, filters and obscures views towards the conservation area, which itself presents as a sylvan feature at the base of the valley.
- 4.3.41 Built features within the setting of the conservation area are highly limited and include a handful of farmsteads and houses, alongside glimpse views of Brackenhurst College. Agricultural sheds at Manor Farm and Halloughton Wood Farm are the only conspicuous modern built features within the valley in which the village sits, with exception of the electricity pylons that traverse the northern slopes.
- 4.3.42 The physical character of the conservation area's setting is therefore uncomplicated, comprising the basic and fundamental components of a rustic and bucolic landscape. As demonstrated by existing landscape character studies, the sense of historical integrity is strong and observed primarily in the field morphology and land use. The physical characteristics are complemented by a distinctly tranquil and peaceful ambience, where vehicular through traffic is limited to a byway, prioritising pedestrians who are able to approach the village from all cardinal directions along the several footpaths as well the roads. However, movement directly from the north is limited.

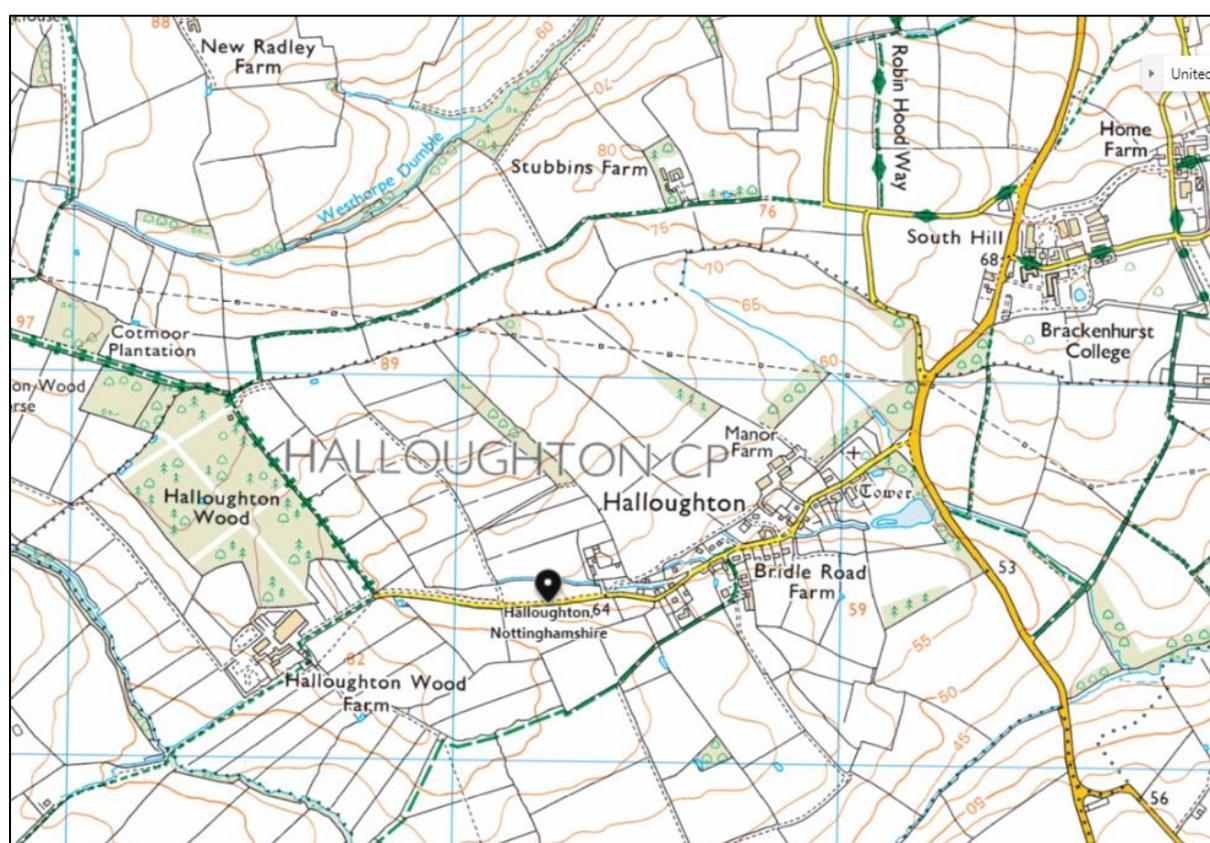


Figure 30 Ordnances Survey map of roads, byways and footpaths (courtesy of Bing mapping)

- 4.3.43 By virtue of the surrounding topography Halloughton has a contained and intimate setting within its watershed. Higher ground that encircles the vast majority of the village enables short to medium range views down towards the settlement located at the base of the valley. From approximately halfway up the slope of higher ground the opposing valley slope comes into view, forming a rural backdrop in short to medium range views, firmly locating the village

within an encompassing rural setting base of the valley (Figure 31). In relation to the Site, this is most acutely experienced along the southwestern and western approaches to the conservation area, where Fields F1, F3, F4 and F5 form a broad part of the village's rural backdrop.



Figure 31: Views northwards from the southern parts of the conservation area around Bridle Road Farm

7.1.1 Due to the localised topography within the village, reciprocal views out from the village's sunken lane in the conservation area are few and generally observed in the west where there is higher ground, including views onto the Site from garden plots, Bridle Road Farm and the sunken lane (Fields F3-F5, Views 16, 17, 19). Views out are also apparent to the east, around the church and manor house, where land is relatively more level, including of the Site (Field

F4 -View 2). Due to their infrequency, the at times publicly accessible views are of high value. Outward views are more frequent from the relatively elevated rear garden plots and from within dwellings⁷.



Figure 32: View out from the northern boundary of the conservation area by the Church of St James

⁷ Verified from the Manor House tower, the church yard, Bridle Road Farm yard and the garden plot at 'The Paddocks'.



Figure 33: View northwards from within the western parts of the conservation area

- 4.3.44 With their rural foregrounds and backdrops, views from and towards the conservation area capture the close and functional connection between the small village and its rural catchment, that has endured over nearly a millennium.
- 4.3.45 Whilst intervisibility towards and from the conservation area and its rural landscape is spatially and/or seasonally obscured and filtered by tree cover, its experience is not purely visual and there remains strong and apparent historical connections between them, notably Fields F1-F5 of the Site which lie within the historic parish.
- 4.3.46 Due to the undeveloped nature of its landscape setting, the village remains the primary destination within the immediate landscape and parish. The at times restricted nature of its visual setting prolongs and heightens, through anticipation, the experience of descending into and emerging from the conservation area. The charming arrangement establishes, particularly on approach and entry to, Halloughton village as an historical denouement⁸ within its landscape setting.
- 4.3.47 As defined by the Conservation Area Designation Statement (Nottinghamshire County Planning Department, 1972), the experience places great emphasis upon the entrances to the village.
- 4.3.48 As shown by Section 2 of this report, the rural setting of the village has longstanding intimate and extant historical connections with the conservation area and the 13th century prebendal house and estate. The nature of the connections are primary, observed in terms of the

⁸ Definition: 'The final part of a play, film, or narrative in which the strands of the plot are drawn together and matters are explained or resolved.' Oxford English Dictionary.

buildings' and land's continuing ownership, management and agricultural use as part of the manorial estate. Although some property was sold in the mid-20th century, the house's extensive ownership of the parish and village's building stock is understood to persist to the modern day. As such, the conservation area survived as a rare example of a 13th century house and farming village set within its rural estate.

4.3.49 The experience of the village in its rural setting is critical to appreciating the core architectural and historical narratives that underpin the character and appearance of the Halloughton Conservation Area. These core narratives include, but are not limited to:

- i. The medieval origins and later genesis of the rural village;
- ii. Its enduring agricultural economy;
- iii. The ownership and manorial operations of the prebendal house and associated estate (which still comprises much of the village and setting)
- iv. The contribution of Tithes raised to the Church and key social and cultural festivals (e.g. Harvest Festival)
- v. The traditional character, functions and phasing of the agricultural building stock which prevail throughout the village.

4.3.50 Longer range views and approaches/departures to and from the village, particularly those from viewpoints that feature the Southwell Minster and the conservation area/parish are key to understanding Halloughton's close social and spiritual connections with the Church and Diocese of Southwell, including the route of pilgrimage which passes through the village.



Figure 34: View of Southwell Minster from the high ground north of Halloughton and east of Stubbins farm

Significance

- 4.3.51 The significance of the Halloughton Conservation Area is derived from its architectural and historical interest, the character and appearance of which clearly reflects the dominance of a prebendal house and manorial estate from the 13th century to the modern day.
- 4.3.52 The prolonged and dominant operations of the prebendal house and its manorial estate remains apparent in the grain, density, hierarchy and functional form of a vernacular assemblage of agricultural and domestic buildings. The area has an ancient loosely planned and designed aesthetic that has, over the course of centuries, developed into fortuitous and sylvan aesthetic of high value.
- 4.3.53 As identified by the by the Designation Statement (Nottinghamshire County Planning Department, 1972), it is possible that ‘the visual quality of Halloughton is attributable more to its landscape, than to its buildings’.
- 4.3.54 The longstanding dominance of the prebendal house at the heart of the village affords the village strong association with the Southwell Minster 2.2km to the north.
- 4.3.55 The sense of historic integrity is high, with relatively few conspicuous adaptations and additions to the architecture of the village or its public realm. Prominently placed buildings, including the church, manor and village farmsteads combine to form a lucid and palpable narrative that charts the village’s development over the course of some 700 years, affording the area a high historical illustrative value.
- 4.3.56 The well-preserved agricultural character of the conservation area’s rural setting has, since the establishment of the prebendal house and manor, formed the fundamental basis of the settlement’s evolution. Its sustained character alongside its physical and historical relationships with the village is highly beneficial and fundamental to appreciating the historical and architectural interest of the village’s character and appearance.
- 4.3.57 Accounting for its prebendal and manorial associations, which persist in modern form, alongside the integrity of both its character and rural setting, the village of Halloughton is an outstanding example of its type, rare, and of high significance.

Importance

- 4.3.58 Halloughton Conservation area has, by its designation, been formally identified by the local authority as having special architectural and historic interest, the character and appearance of which is desirable to preserve and enhance.
- 4.3.59 The integrity of the village’s character and appearance and its rural setting has prevailed for centuries. Notably, no significant changes have been made to the area or its setting since designation in 1972. Given the important contribution the manor’s estate make to the ability to appreciate the architectural and historic interest of the conservation area, and the early designation date, it could be contended that (in accordance with Paragraph 74 of the Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) (2019)), the conservation area boundary was drawn too tightly and could be reviewed so as to include a greater proportion of the surrounding rural landscape.

4.3.60 The designated heritage asset therefore, according to the Principles of Cultural Heritage Impact Assessment in the UK (IEMA et al, 2021) and Paragraph 200 of the NPPF can be considered to be of high if not of the highest importance.

Understanding Change

NOTE: Details on ‘the development’ and ‘revised development’ are set out in Section 0. Please note, where relevant, details of the ‘revised development’ are shown in [square brackets].

Changes within the area

- 4.3.61 Changes within the conservation area include a proposed HGV access road immediately west of the junction of Bridle Farm Road and Highcross Hill (View 20). The changes will entail the removal of a section of native hedgerow, a wide section of grassed verge and the creation of a broad access (assumed tarmac or concrete splay) capable of accommodating articulated HGV traffic.
- 4.3.62 The access road will extend north and out of the conservation area along an existing linear clearing that passes through modern planting.
- 4.3.63 After construction a ‘double width traditional farm gate’ (assumed wooden 5 bar or similar) would be installed in the opening along Bridle Road Farm Road. It is understood that both the track, gate and access apron would remain in perpetuity.

Change within Setting

- 4.3.64 The proposed development provides for the creation of a 106.4 ha. solar farm, consisting of 76 ha. [69.05 ha.] of PV panels, to the north of Halloughton Conservation Area. Located on average c.200m from the northern boundary of the designated heritage asset and extending between 500m to the north up to the parish boundary and ca.1.8km to the north west, the proposed development would be located within the conservation area’s immediate, intermediate and distant settings.
- 4.3.65 The proposed development extends nearly the full width (broadly east/west) of the conservation area, before turning north, passing beyond the parish boundary a further c.1.3km north, stopping c.330m short of the B6386.
- 4.3.66 The proposed development would, for the duration of its installation, use and decommissioning (c.40 years), take up all [less Field F5] open farmland within the Site, except Field F6. The change in landscape character would be radical, wide-ranging and near comprehensive. Open areas of agricultural land with a strong and tangible legacy of medieval land division would be masked by or subsumed within a modern industrial land use comprising a dense and regular pattern of raised dark photovoltaic panels orientated south (towards the conservation area) and extending to a height of 3m, a plethora of associated infrastructure and access tracks. Physically and visually, access would be impeded by 2m high fencing around the perimeter of the Site, defining it as a restricted block within an otherwise open landscape.
- 4.3.67 The retention of hedgerows would sustain a key element of the field morphology, however proposed areas of tree planting to F3, F4 and F5 [F3 and F4] would reduce the integrity of the sensitive agricultural landscape’s field morphology, both over the duration of the installation and in perpetuity.

- 4.3.68 Change in the conservation area’s setting would be most appreciable through the development of fields F1 to F5 [F1 - F4] in the parish. These elements of the schemes will present starkly within multiple views from, within, and surrounding the conservation area, including from along its northern boundary (View 2), from high ground to the south (Views 13, 14, 15), a select number of points along Bridle Farm Road (View 19) and within Bridle Road Farm yard itself (View 17). Due to its continuous form on higher ground to the north of the village, the character of views towards and over (Views 3, 4, 5) as well as from (Views 1, 2, 16, 17, 19), the conservation area will be changed, with the array forming an expansive hard industrial feature). Over the duration of the schemes and seasonally, existing and proposed tree planting may screen parts of the array within views, however their depth and agricultural character will remain altered or obscured either by the array or mitigation planting.
- 4.3.69 Due to the expansive scale of the schemes, the asset’s wider rural setting would also be dramatically altered. All approaches to the conservation area along established routes and entrances from the north, west and south will encounter the schemes repeatedly, either directly (by passing through it) or visually in the landscape (Views 3-15, 18), making it an unavoidable feature in the landscape which is otherwise undeveloped and enjoys a very high degree of historical integrity.
- 4.3.70 Approaches from the southeast and east are likely to be less affected, due to intervening tree cover along Highcross Road, until entering the conservation area (see ‘Changes Within the Area’ above).

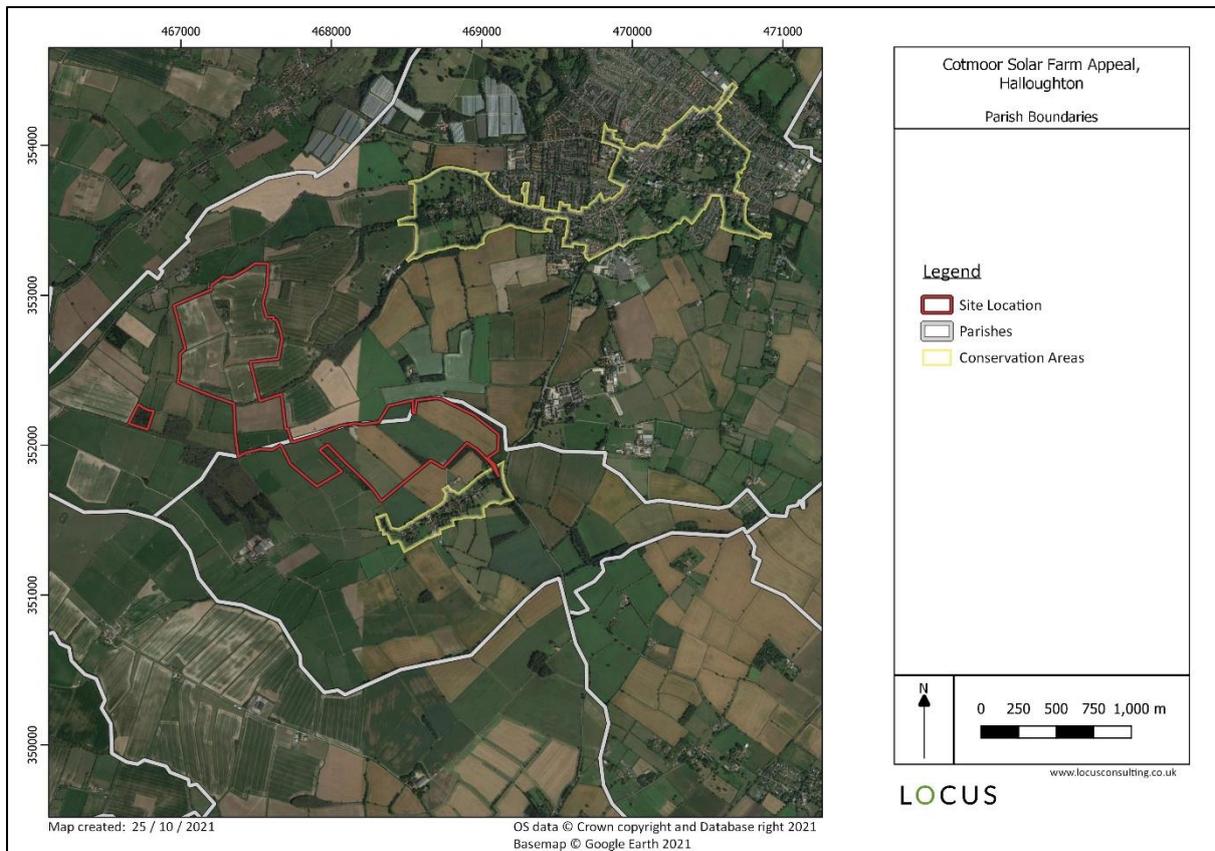


Figure 35: Map showing Halloughton Parish Boundary in relation to the Site and Halloughton Conservation Area

4.3.71 Arithmetic review of the scheme’s extent within the parish and wider setting of the asset itself provides a useful indication of the relative scale of the proposed development within the parish of Halloughton.

Area	Area in m ²	Percentage of Land within their Parishes
Halloughton Parish	4019126	100.00%
Refused Scheme in Halloughton Parish	468945	11.67%
Photovoltaic Panels of the refused scheme in Halloughton Parish	ca. 341400	8.49%
Photovoltaic Panels of the amended scheme in Halloughton Parish (removing Field F5)	ca. 302200	7.52%
Halloughton Conservation Area	178488	4.44%

4.3.72 Within the parish alone the scheme would take up some 11.67% [10.57%] of all land and be approaching three [two and a half] times the size of the conservation area, which is remarkable for its low density of development and incorporation of green spaces.

4.3.73 In terms of the areas of the Site dedicated exclusively to solar panels, the Refused scheme would take up approximately 8.49% of the parish, with the Revised scheme amounting to 7.52% of the parish. Accounting for the setting of the conservation area with a small fold of hills, the proportion of its topographical setting taken up would be substantially higher still.

4.3.74 Accounting for the scale, density and modern character of the schemes, the conservation area will cease to be the dominant built feature in the parochial landscape over the duration of the development. Instead, by virtue of its prominence and outstanding modern character, the balance of developed and open agricultural land would be tipped, with the array becoming the dominant feature in the parish and wider landscape.

Assessment of Impact

Direct

4.3.75 The proposed development will result in the loss of small sections of grass verge and hedgerow at the main vehicular entranceway into the Halloughton Conservation Area. The semi-natural character of the public realm will be hardened to a minor degree through the introduction of a broad gateway access and hard surfacing.

4.3.76 The works will have a high adverse impact upon a very small part of valued elements of the semi-natural character and appearance of the conservation area. Although the magnitude of the works is very low, the adverse impact upon the area’s character and appearance is amplified due to the conspicuous location of the development at the village’s only formal point of vehicular access to and from the public highway.

alndirect

- 4.3.77 By virtue of its considerable scale, remarkable material construction and prominent siting, the proposed development would bring about a radical change to the character of the conservation area's intermediate and distant landscape settings that does not resonate with or relate positively to the asset's heritage significance or the existing qualities of its setting. Where apparent, the contrast between the semi-natural qualities of the conservation area and its setting with the artificial character of the strictly ordered and elevated solar array will be stark.
- 4.3.78 From within the conservation area the development will appear as a dominant feature in multiple views out towards surrounding fields, overwriting and obscuring rural land to the north, the morphology and character of which is notable for its historic integrity, sharing strong and evolving historical associations with the village over a prolonged period.
- 4.3.79 Similarly, multiple rural views across and towards the conservation area from higher ground in the west, south and north, which locate the sylvan settlement within its open landscape setting, will take on a prominent artificial and industrial character. The extent of views from the north towards the conservation area will be truncated either by the array or proposed mitigation woodland planting.
- 4.3.80 On approach to the village, including along the single road, multiple footpaths, a byway and a route of pilgrimage, the proposed development will be a near unavoidable feature in the landscape, repeatedly encountered physically or within views when traversing the wider area.
- 4.3.81 The important views, approaches and entrances are critical to the appreciation of the core architectural and historical narratives that underpin the character and appearance of the Halloughton Conservation Area as set out in Paragraphs 4.3.51 - 4.3.57.
- 4.3.82 The take up of open agricultural land across the valley slope north of the conservation area, an area nearly 3 [2.5] times the size of the settlement, will undermine the conservation area's unassuming prominence and status as a destination in its landscape, including its parish, eroding a primary aspect of its significance over the duration of the schemes. The introduction of woodland planting within the schemes will further erode the manner by which the wooded settlement nestled at the base of the valley distinguishes itself within the landscape.
- 4.3.83 Overall, the fundamental balance and integrity of the relationship between rural settlement centre and its parochial agricultural setting, which has endured for over 700 years, will be severely altered by the proposed development.
- 4.3.84 Accounting for the magnitude of the proposed development and its longevity, the degree of adverse impact is less than substantial, at the higher end of the scale.
- 4.3.85 Once decommissioned, due to the continued reduction of the historic integrity of the character of the rural landscape to the north, the proposed development would have a minor harmful residual impact upon the significance of the conservation area.

Weight of Impact

- 4.3.86 Accounting for the considerable importance and weight that should be afforded to the conservation of heritage assets proportionate to the level of their significance, the significance of those aspect of Halloughton Conservation Area impacted upon and the magnitude of the impact (including duration), the degree of adverse weight that should be afforded by the decision maker is high.

GROUP A: BRACKENHURST HALL AND ASSOCIATED STRUCTURES



Figure 36: Brackenhurst Hall, east elevation PHOTO © DAVID HALLAM-JONES (CC-BY-SA/2.0)

Includes: Brackenhurst Hall and Attached Coach House, Orangery and Garden Wall (NHLE: 1369927)

Gateway and Railings at Brackenhurst Hall (NHLE: 1289246)

Lodge to Brackenhurst Hall (NHLE: 1213102)

Garden Walls and Potting Sheds 100 metres north- east of Brackenhurst Hall (NHLE: 1046108)

Map Refs: 3, 6, 8, 9

Description

Parts adapted from National Heritage List for England descriptions, courtesy of Historic England.

4.3.87 Brackenhurst Hall is a country house, now used as an agricultural college. It was built in 1828 for the Rev. Thomas Coats Cane, and the building and grounds extensively remodelled c1890 for owner W N Hicking. It became an agricultural college in 1949 (Historic England, 1992a).

4.3.88 The Hall is constructed of yellow and red brick, with stone dressings and hipped slate and lead roofs. It is two storeys with plinth, moulded cornice, balustrade, 4 side wall and 5 ridge stacks. Windows are mainly glazing bar sashes (Historic England, 1992a).

4.3.89 Front elevation has a range of 8 windows arranged 2/4/2, with a set-back centre and flanking wings. Below, a tetrastyle Ionic portico with dentillated 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 (Historic England, 1992a).
- 4.3.90 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 (Historic England, 1992a).
- 4.3.91 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 studded 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 (Historic England, 1992a).
- 4.3.92 To the left again, a 4-stage square 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 (Historic England, 1992a).
- 4.3.93 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 20th century segment headed carriage doors. West side has 3 full height, round-headed recesses with 20th century casements on each floor (Historic England, 1992a).
- 4.3.94 House interior has entrance hall, altered c1949, with a reused late-17th century oak gallery around 3 sides. Pargetted panelled coved ceiling with octagonal toplight. Reused late-17th century dogleg stair and panelling. Pargetted frieze to landing and corridor. Former library, now Principal's office, has moulded wall panels and enriched cornice. Early-19th century 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-17th century style. Enriched doorcases with cornices. Panelled plaster ceiling with heavy foliate borders (Historic England, 1992a).
- 4.3.95 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 (Historic England, 1992a).
- 4.3.96 Brick garden wall has ramped stone coping, approximately 25m long. To the south-east of the house, a balustraded stone garden wall, approximately 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, approximately 35m long (Historic England, 1992a)
- 4.3.97 The separately listed gateway and railings were constructed c1900 for W N Hicking. Ashlar with wrought iron railings and gate. Late-17th century style. Pair of panelled square gatepiers

with plinths and cornices, topped with pineapple finials. Ornamented gates and overthrow. On either side, incurved dwarf walls with railings, ending with panelled square piers without finials (Historic England, 1992b).

- 4.3.98 The Lodge to Brackenhurst Hall was constructed c1899 for W N Hicking. Roughcast with ashlar dressings and slate roof in a late-17th century Renaissance Revival style. Plinth, modillioned gables. central cruciform stack. 2 storeys, 3 bays. Cross plan. Main gable, facing Drive, has an oval glazing bar window with 4 keystones. Below, a 3-bay Tuscan portico covering a panelled door flanked by single casements. Set back wings have each a single casement. West gable has a Venetian window with keystone, and below, a cross casement. Return angle and wing to left have similar casements. North gable has an oval window with keystones and below, a central close boarded door. This building is a late example of the type and coincides with Hicking's elevation of Brackenhurst into Brackenhurst Hall (Historic England, 1992c).
- 4.3.99 The garden walls and potting sheds were also constructed in the late 19th century. Brick with ramped stone coping, square corner piers. Rectangular plan, approx. 100mx70m. South side has deeply scalloped top and central wrought iron gate with overthrow, square piers with moulded caps and ball finials. East and west sides have similar openings without gates. West side has 2 pairs of sheds with pantile roofs and dentillated eaves, each with a doorway and flanking lights in the form of a Diocletian window. Inside, the north wall has a range of lean-to greenhouses and glazed fruit shelters (Historic England, 1992d).

Setting

- 4.3.100 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding Brackenhurst College are set out in Section 2 of this report and the section should be read in conjunction with the following.
- 4.3.101 The hall, associated structures and small informal gardens form a nested group and are located towards the top of a broad summit of land overlooking Southwell to the north and the small valley within which the village of Halloughton is nestled to the south west.
- 4.3.102 The busy modern Nottingham Trent University Campus, including accommodation, car parking and teaching facilities, extends to the north and south of Brackenhurst Lane, encircling much of the hall and associated garden walls and outbuildings to the north. Notwithstanding their extent, the hall remains the dominant feature on the Site by virtue of its architecture and scale, notably its prominent tower. This northerly setting, which is now much evolved, is not discussed further as it is of little immediate relevance to the Site.



Figure 37 : View of Brackenhurst Hall from the south

4.3.103 South and west, the immediate surrounds of the hall comprise a small area of informal parkland gardens which date to the early 20th century when the house was aggrandised by W.N. Hicking (Figure 37). At this point the lodge, railings and gate were installed formalising the main western entrance to the house which is retained to a degree.

4.3.104 Historic mapping clearly shows the progressive design of the hall's grounds at this juncture. The 25" Ordnance Survey map XXXIV.7 of 1900 details the Hall and its gardens with a clear designed aesthetic (see Figure 38).

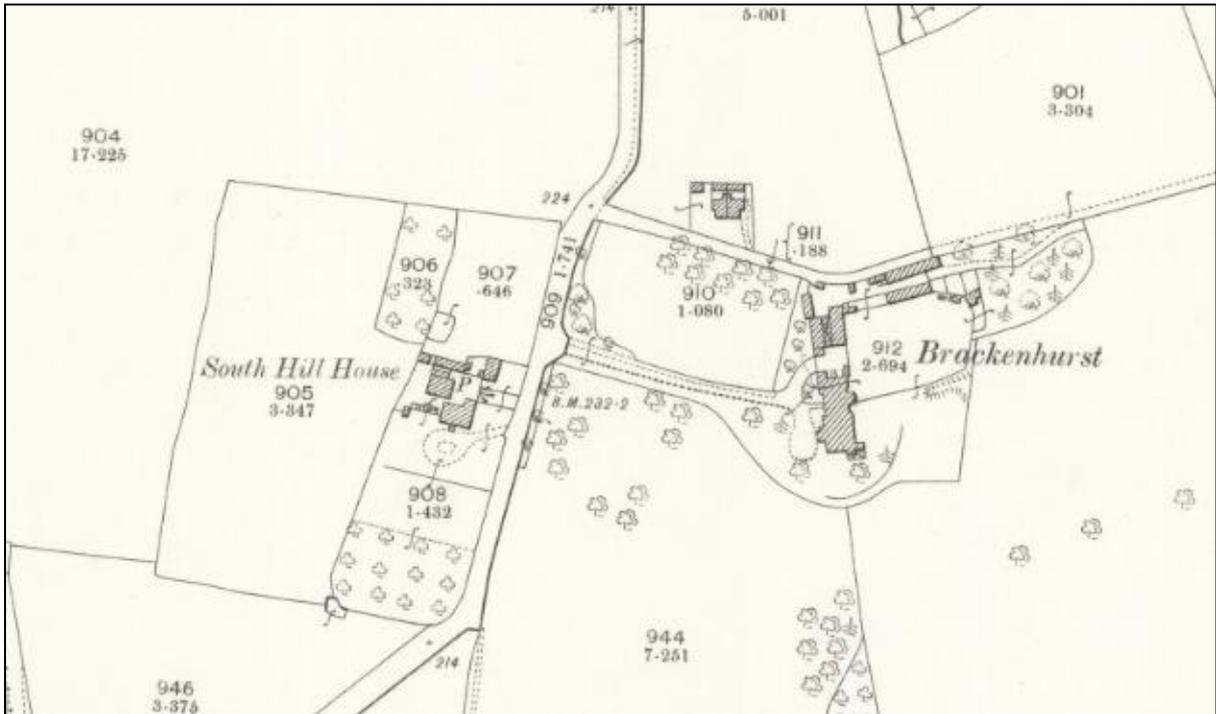


Figure 38: OS 1:25000 1900 map showing Brackenhurst Hall and South Hill House

- 4.3.105 Ordnance Survey 6" mapping of 1921 illustrates the full extent of the formal layout of the gardens surrounding the Hall, with an avenue of trees, a fishpond, boathouse, small plantation and sweeping driveways.
- 4.3.106 The grounds of the Hall now form part of the university campus which, alongside rights of way surrounding the Hall, enable enjoyment of its significance within short to medium range views as well as its privileged location overlooking the Vale of Trent.



Figure 39: OS 6" 1921 map showing formal buildings and gardens at Brackenhurst Hall

4.3.107 The grounds of the Hall now form part of the university campus which, alongside rights of way surrounding the Hall, enable enjoyment of its significance within short to medium range views as well as its privileged location overlooking the Vale of Trent.

4.3.108 Beyond the gardens, land falls to the south and south west, towards Halloughton and the Site, but rises gently along the broad ridge towards Stubbins Farm. The area is characterised by actively managed as farmland and woodland. As demonstrated by the Nottinghamshire HLC (Nottinghamshire County Council, 2000), the field morphology remains strongly reflective of medieval land management regimes and is remarkably so for the wider area.

4.3.109 Woodland is notable and is, due to recent planting initiatives, becoming increasingly dominant within the hall's setting. Ancient woodland at Halloughton Wood forms a conspicuous but distant natural feature on elevated ground at the western edge of the valley. Woodland planting along Highcross Hill and rising up Stubbins Lane now forms a band c.300m to the west of the Hall.

4.3.110 Further woodland within the small valley of Halloughton, in the form of linear plantations and within field boundaries, as well as with the conservation area itself, adds to the sylvan qualities of the landscape south and west of the hall.



Figure 40 View from elevated land south of the hall.

4.3.111 Built features within the south westerly landscape setting of the hall are entirely limited to a handful of distant farmsteads. Agricultural sheds at Halloughton Wood Farm are the only conspicuous modern built features, with exception of the electricity pylons that traverse the slopes north of Halloughton.

7.1.2 Due to the topography of the hall's setting the building enjoys southerly and westerly prospects towards and over the Site, village of Halloughton and surrounding land. The views, from which the house intentionally derives its orientation and architecture (e.g. tower, southern front and cupola), are characterised by a short stretch of informal gardens and open countryside beyond. Planting within the area of informal gardens filters views out from the building, including its tower. Views from the tower include parts of the Site (notably Fields F2 & F4).



Figure 41 Views of Brackenhurst Hall tower from Stubbins Lane, near Stubbins Farm (top) (1/160 sec. f/8 50 mm) and from the footpath south of Bridle Road Farm (bottom) (1/125 sec. f/9 10 mm)

4.3.112 Due to the undeveloped nature of land to the south and west of the hall, uppermost parts of the building and notably the tower appear as a distant landmark feature within intermediate views along westerly approaches to the hall. More distant views across the small Halloughton

valley appear restricted to areas of higher ground. Intervening tree cover frequently obscures views and, where apparent, locates the tower and house within a pleasant sylvan setting that reflects its historic and architectural interest as a country house. Parts of the Site (Fields F1-F5, [F1-F4]) appear peripherally within views from southwest of Halloughton (Views 13, 14, 15).



Figure 42: View from the top of Brackenhurst Hall Tower, looking across the Site towards Halloughton Wood Farm (1/60 sec. f/5 50 mm)

Significance

- 4.3.113 The hall's architectural interest stems from its classical, loosely Greek Revival style, and elevated features which punctuate its broad roofscape, including tower and cupola. The modest and aggrandised country house enjoys a clear and well-formed designed aesthetic to the principal elevations, including those that face south and west, taking advantage of deep rural prospects from high ground. The incorporation of landmark tower is notable, both as an architectural centrepiece and as an expression of status that identifies the hall, now campus, as a destination in the landscape.
- 4.3.114 The ornate lodge in Renaissance Revival style with associated gate piers and gates have designed aesthetic value, forming a dramatic and formal entrance that was created as part of the aggrandisement of the house and grounds. Functional additions to the rear, including garden wall and potting shed, equally reflects the late 19th century investment and upgrading of the country retreat by W N Hicking, an industrialist with whom the hall enjoys a modest degree of associative value.
- 4.3.115 The modifications and additions made by Hicking are illustrative of the social and economic climate of the time, particularly the emerging middle class and their rise in wealth during and post the Industrial Revolution.

- 4.3.116 As a designed group of buildings and amenities, the Hall, attached coach house, orangery, garden walls, gates, railings, lodge and potting shed have a nested setting, combining to form an example of a modest middle-class country estate. Although partially eroded by the campus that extends to the north of the hall, the assets' combined settings, alongside remnants of the former gardens to the north, retain a strong sense of integrity that is of notable significance.
- 4.3.117 Similarly, the undeveloped rural character of surrounding land to the south and west forms an important part of the ability to appreciate the primary reasons for the country house's location, orientation and architectural form.
- 4.3.118 The Hall has notable historic associative value as the birthplace of Field Marshal Edmund Henry Hynman Allenby, 1st Viscount Allenby (see 3.1.25), which endures locally with the placement of a commemorative plaque on the Hall as well as internationally with the erection of a statue to him in Jerusalem, roads named after him in Tel-Aviv and Haifa, and an Egyptian tradition of burning effigies of Allenby to mark the annual spring holiday (Khalil, 2013) (Go Jerusalem, 2008).
- 4.3.119 As a designed group of buildings and amenities, the Hall, attached coach house, orangery, garden walls, gates, railings, lodge and potting shed have a nested setting, combining to form an example of a modest middle-class country estate. Although partially eroded by the campus that extends to the north of the hall, the assets' nested settings, alongside remnants of the former gardens to the north, retain a strong sense of integrity that is of notable significance.
- 4.3.120 Similarly, the undeveloped rural character of surrounding land to the south and west forms an important part of the ability to appreciate the primary reasons for the country house's location, orientation and architectural form.

Importance

- 4.3.121 The Hall and associated structures have, by national designation as Grade II listed buildings, been formally identified as having special architectural and historic interest.
- 4.3.122 Recognising the Grade II listed buildings' individual interests, their elevated importance as a group, and their historical associations, the importance attributed to them according to the Principles of Cultural Heritage Impact Assessment in the UK (IEMA et al, 2021) and Paragraph 200 of the NPPF should be of at least a high, if not of the highest, level of cultural heritage significance, with the main hall of notable interest.

Understanding Change

- 4.3.123 The proposed development provides for the creation of a 106.4 ha. solar farm, consisting of 76 ha. [69.05 ha.] of PV panels, which, at its closest point, is located ca. 318m southwest of the Brackenhurst Hall complex. The array would extend for over 2km further west through the landscape.
- 4.3.124 The Site forms part of the mid, intermediate and long-range setting of the buildings at Brackenhurst Hall, to the southwest and west. Due to the distance between the Site and Brackenhurst Hall, intervening topography, and existing plantation woodland, the proposed

development would not change the character of the immediate setting of the Grade II listed buildings.

- 4.3.125 Within their intermediate and distant settings, the physical attributes and experiential qualities of the landscape would change dramatically through the infill of fields to the north and northeast with a dense and regular pattern of raised dark photovoltaic panels extending to a height of 3m, a plethora of associated infrastructure and access tracks. The proposed development would present as an expansive modern industrial landscape overwriting areas of open agricultural land, which form part of the asset's rural setting.
- 4.3.126 The development will become visible as a peripheral landscape feature within intermediate and distant views of, and approaches to, Brackenhurst Hall from the west and south west.
- 4.3.127 Change will be most keenly experienced along westerly approaches to Brackenhurst Hall from a broad ridge of high ground north of Halloughton village which include intermediate distance views of the tower from the west (View 6). The solar array in the uppermost parts of Fields F1 and F2 will feature peripherally to the tower, forming an industrial feature in the midground of views.
- 4.3.128 More distantly, large parts of the Site (Fields F1, F3, F4 and F5) would be visible within distant views of the hall from higher ground to the southwest and west of Halloughton (View 13).
- 4.3.129 The extensive and conspicuous scheme would also be repeatedly encountered, directly and/or within views, when traversing the general and wider rural setting of Brackenhurst Hall, and associated buildings, to the west.

Assessment of Impact

- 4.3.130 The location of the hall and associated buildings on high ground to the northeast of the Site was chosen for its elevated prospects and bucolic setting, and this is reflected in core characteristics of the house's designed aesthetic.
- 4.3.131 Due to its considerable scale, remarkable material construction and siting, the proposed development would bring about a radical change to the hall's intermediate and distant settings that does not resonate with or relate positively to the asset's significance or the qualities of its setting.
- 4.3.132 Appearing as a dominant built landscape feature within a number of approaches and views toward and from the hall, the relationship between the country house and its wider rural landscape setting to the south and east, would be eroded, adversely impacting upon the ability to appreciate its architectural and historical interest as a country house over the duration of the scheme.
- 4.3.133 Existing screening and proposed mitigation will filter and obscure the development, alleviating its dominance within the landscape, notably during periods when trees are in leaf. Assessment of views show that the hall and development are rarely seen directly in line, and as such proposed mitigation should not screen the hall itself within landscape views.
- 4.3.134 Notwithstanding, mitigation is highly dependent on woodland cover within the hall's grounds and that lying along the western side of Stubbins Lane, all of which lies outside of the Site. The

permanence or longevity of the screening is therefore unclear, and its removal would lead to a very significant increase in the degree of adverse impact experienced by the hall and associated buildings.

4.3.135 In accordance with GPA 3: The Setting of Heritage Assets (Historic England, 2017), the implications of cumulative change in an asset's setting should be assessing any application for development which may affect the setting of a heritage asset. Accounting for existing development which now surrounds the hall and associated buildings to the north, greater emphasis should be placed upon its southerly setting which retains a high degree of integrity.

4.3.136 Accounting for the low magnitude of the impact and its duration, with a selective number of views detrimentally altered, the mitigation proposed, and the nested settings of heritage assets, the degree of adverse impact upon the group of buildings is less than substantial, at the lower end of the scale. Impact is primarily associated with the experience of the hall and applies to a lesser degree to the associated lodge, gateway and railings, garden walls and potting shed.

4.3.137 Once decommissioned, the proposed development would have no residual impact upon the significance of the hall or associated assets.

Weight of Impact

4.3.138 Accounting for the considerable importance and weight that should be afforded to the conservation of heritage assets proportionate to the level of their significance, the significance and nested setting of Brackenhurst Hall and its associated designated structures, and the nature and magnitude of the impact (including duration) of the development, the cumulative degree of adverse weight that should be afforded by the decision maker is low to moderate.

GROUP B: HALLOUGHTON MANOR FARM HOUSE AND ASSOCIATED STRUCTURES



Figure 43: Halloughton Manor Farm House

Includes:

Grade II* Halloughton Manor Farm House (NHLE: 1178664)

Grade II Barn at Halloughton Manor Farm (NHLE: 1045556)

Grade II Pigeoncote, Granary and Stable Block at Manor Farm (NHLE: 1370180)

Map Refs: 2, 4, 10

Description

Parts adapted from National Heritage List for England descriptions, courtesy of Historic England.

N.B. This section should be read in conjunction with Section 2.

House

4.3.139 Halloughton Manor Farmhouse was originally the site of a prebendal house constructed in 13th century with some additions made in the 14th century. Further alterations were made in the late 16th century, and its transition to a farmhouse was made through alterations in the late-18th and early-19th centuries (Historic England, 1952).

4.3.140 Dressed coursed rubble, some ashlar and red brick. 13th century tower of dressed coursed rubble with ashlar dressings and later red brick to the top of the gable walls. Pantile roof. Raised, brick coped, gables with kneelers. Set on a deep plinth (Historic England, 1952).

- 4.3.141 The ground floor projects slightly from the first floor. 3 storeys, single bay. Arched doorway with 20th century wood and glazed door, to the right is a single small rectangular light. Above is a single C14 window with 2 ogee-arched and cusped lights and tracery under a flat arch (Historic England, 1952).
- 4.3.142 On the top floor is a single 2 light casement with single ashlar mullion under a flat arch. The right gable has a single later fixed light, above is a single small rectangular light with a single rectangular light on the top floor. The left gable has a single rectangular light (Historic England, 1952).
- 4.3.143 Rear wall has a single lancet on the first floor, above is a single 2 light window with single ashlar mullion under a flat arch. Attached to the left is a projecting red brick and hipped pantile single storey outbuilding, to the right of this is a red brick and pantile lean-to. Attached to the left of the main front and slightly set back is the late C16 wing. Originally timber framed, now in the main of red brick with sections of wall plate visible (Historic England, 1952).



Figure 44 Rear elevation of manor

- 4.3.144 Plain tile roof. Left gable stack. One and a half storeys, two and a half bays consisting of a ground floor hall with chamber over (Historic England, 1952).
- 4.3.145 Large doorway with double glazing bar door and a single blocked window opening to the left. Above is a single tripartite glazing bar casement with a single, small, glazing bar casement to the left. Projecting from the left is the late-18th century painted brick and plain tile wing (Historic England, 1952).

- 4.3.146 2 brick gable stacks, the left stack being external. Raised, brick coped, gables with kneelers. Raised eaves band. 2 storeys, 5 bays. Central doorway with glazing bar door and glazing bar overlight. Either side are 2 glazing bar sashes with 5 similar, smaller sashes above. All openings have flush wedge brick lintels and keyblocks (Historic England, 1952).
- 4.3.147 Further left is an early-19th century red brick and pantile single storey 3 bay outbuilding part converted into domestic use. Doorway with glazing bar door and to the left a single large tripartite glazing bar casement. On the far left is a doorway with plank door (Historic England, 1952).
- 4.3.148 Interior, the original access to the first floor of the tower, covered by 16th century additions, is now exposed. 16th century wing has chamfered beams, some with broach stops, remains of a stud panel and evidence of a post. The 18th century wing has a dogleg staircase with turned balusters (Historic England, 1952).

Barn at Halloughton Manor Farm



Figure 45 Barn at Halloughton Manor Farm viewed from the road side

- 4.3.149 The threshing barn at Halloughton Manor Farm was constructed in the late 18th or early-19th century. Red brick, with pantile roof. Dogtooth and raised brick eaves. 2 storeys, plus garret, 5 bays. Large doorway with double plank door. To the left is a doorway with stable door and further left a post box. The ground and first floors each have 10 slit ventilators (Historic England, 1961).

4.3.150 Mounted on to the wall at the top left is a board inscribed "*Halloughton. All Bragants will be apprehended by order of The Justices of the Peace. J. Nicholson, Chief Constable*" (Historic England, 1961).

Pigeoncote, Granary and Stable Block at Halloughton Manor Farm



Figure 46 Pigeoncote, Granary and Stable Block at Halloughton Manor Farm

4.3.151 The pigeoncote, granary and stable block at Manor Farm is late 18th century, constructed of red brick with pantile roof. Raised, brick coped gables with kneelers. Dogtooth eaves. 2 storeys plus garret, 2 bay west front. 2 doorways with plank doors (Historic England, 1986).

4.3.152 The right gable has a doorway with panelled door and glazing bar overhead. Above, in the first floor and garret, are remains of 7 brick flight perches. The left gable has a single blocked opening. To the left is a flight of brick and stone steps now part demolished. On the first floor is a doorway with plank and part glazed door (Historic England, 1986).

4.3.153 The rear has a doorway now with fixed 20th century light. To the right and above are blocked openings, 2 on each floor. The first floor also has evidence of blocked pigeon entrances (Historic England, 1986).

4.3.154 On the first floor the interior has both brick and mud nesting boxes. There is a mud and stud partition (Historic England, 1986).

Setting

- 4.3.155 Halloughton Manor Farm House and associated outbuildings lie wholly within the Halloughton Conservation Area, the character and appearance of which is described in detail in Paragraphs 4.3.12 and 4.3.57. In the interest of brevity, the information should be read in conjunction with the below.
- 4.3.156 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding Halloughton Manor Farm and associated assets are set out in Section 2 of this report and the section should also be read in conjunction with the following.
- 4.3.157 The manor lies at the eastern end of the linear village of Halloughton located at the base of a small valley with surrounding high ground reached 1.75km to the west at Halloughton Wood, c.1km north to Stubbins Farm and a low ridge some 200m to the south. 700m northeast lies the elevated summit at Brackenhurst College with land open to the south east where the small village stream joins with Halloughton Dumble. The parish boundary is only marginally larger, extending south and east to trace Halloughton Dumble.
- 4.3.158 Halloughton is the principal and only settlement within its parish and valley, and the manor is the principal building within the village and parish. Outside of the village all remaining land within the parish, including the Site, is actively managed as farmland, with sole exception of woodland and minimal local road infrastructure. As demonstrated by the Nottinghamshire HLC (Nottinghamshire County Council, 2000), the field morphology remains strongly reflective of medieval land management regimes and is remarkably so for the wider area.
- 4.3.159 As set out in earlier sections of this report, the character and appearance of the Halloughton Conservation Area clearly reflects the dominance of Halloughton Manor as the main landowner from the 13th century to the modern day.
- 4.3.160 Analysis of the Halloughton Tithe Map and Apportionment of 1848 shows that all but one parcel within the Site is under the ownership of Sir Richard Sutton, then owner of the manor. More widely, Sir Richard Sutton is noted as owning ca.90% of land within the parish, indicating that, in the early 19th century, the prebendal house and manor still controlled the overwhelming majority of land within the parish. The extensive ownership of the parish is understood to persist to the modern day, promoting the prebendal house as a rare example of a 13th century house set within its manorial estate.
- 4.3.161 Consequently, there is a very strong and extant sense of historical integrity, both within the village and surrounding landscape, which assists in appreciating the manor's special and enduring position at the heart of rural village life. The grain, density, hierarchy and functional form of a vernacular assemblage of agricultural and domestic buildings reflects the operations of the manor's estate and charts the village's development over the course of some 700 years. Elements of the village's phasing correspond with the architectural phasing of Manor Farm House, its farm buildings and the surrounding landscape, neatly illustrating their symbiotic relationship.
- 4.3.162 Common architectural links with other farmsteads owned by the prebendal estate, reflect the manor's dominance in the village and its inexorable links with, and authoritarian influence over, the village's agricultural economy from which it derived its wealth and power. The Barn at Manor Farm House has clear shared architectural characteristics and historical interest with

those at Bridle Road Farm and Brookside, as does the Manor's pigeoncote with that at The Willows. All lay in, and are believed to remain in, the ownership of the manor.



Figure 47: Other agricultural buildings within Halloughton village

4.3.163 Much of the conservation area has mature verdant and sylvan qualities, with large paddocks, yards, gardens and verges combining to form a pleasant pastoral canvas which is, in turn, populated by hedgerow boundaries and a high density of mature trees. The church yard opposite the manor has several mature trees and is joined by dense planting along the western side of Highcross Hill, which continues into Halloughton and up Stubbins Lane. Together the trees form a semi-natural barrier to views of the manor from the east, prohibiting direct views and obscuring minor levels of traffic noise. The woodland creates a sense of seclusion, abruptly revealing the manor in close proximity upon arrival into the village. Alongside the opposing church, the manor forms part of a pair of gateway buildings that form the entrance to the village of Halloughton, emphasising its historical and architectural significance.

4.3.164 From the north, views of the manor and barn are generally limited those along the village's main street (see Figure 48), with the pigeoncote and stable range only seen from the roadside in a narrow glimpse view immediately east of the barn where a former entrance has been filled in.



Figure 48: View along the village main street looking east

4.3.165 Conversely to the south, there are more open views of the manorial complex's southern elevation, including the barn to the west and the pigeon cote, granary and stable range to the centre. The views pass over a modern pond which is thought to incorporate several fishponds in the stream that were associated with the prebendal house (Lyth, 1985).

4.3.166 Long range views of the manor are few, and are limited to glimpse views of its tower set within a tree canopy from elevated ground to the north and north west, including within the Site. The views are filtered by tree cover, particularly during summer months when deciduous trees are in leaf. Reciprocal views from the tower's uppermost window show that there is a degree of intervisibility with fields to the north of the village, including those within the Site, notably Fields F3 and F4 (see Figure 49 and View 1), as well as the south-eastern most corner of Field F2.



Figure 49 View north east from the upper floor of the tower at Manor Farm House

4.3.167 The well-preserved agricultural character of the manor’s rural setting has, since the establishment of the prebendal house, manor, and farm, formed the fundamental basis of the complex’s operations and evolution. The landscape remains strongly reflective of its medieval character, with built features in the wider landscape beyond the village are entirely limited to a handful of farmsteads and glimpses of houses. Agricultural sheds at Manor Farm and Halloughton Wood Farm are the only conspicuously modern features within the manor’s (and associated buildings) wider landscape setting, with exception of the electricity pylons that traverse the northern slopes of the valley.

4.3.168 The sustained character and historical relationship between the village of Halloughton and its rural catchment is highly beneficial to appreciating the historical and architectural interest of the eponymous manor. As such, in the instances where the manor (and associated buildings) are appreciated together with their rural setting in views they are of high value.

4.3.169 Notwithstanding, the nature of the manor’s prevailing connection with its village and rural setting is primary and the ability to experience it extends beyond direct views alone. The village and wider rural settings form part of a series of legible narratives that exemplify the architectural and historic pedigree of the manor and associated assets. As with the conservation area, the restricted nature of views of the manorial complex from much of its geographical setting postpones and intensifies experience of its significance when traversing the area, promoting it as an historical denouement⁹ within its landscape and village setting.

⁹ Definition: ‘The final part of a play, film, or narrative in which the strands of the plot are drawn together and matters are explained or resolved.’ Oxford English Dictionary.

4.3.170 Longer range views alongside approaches to and departures from the village, particularly those that feature views Southwell Minster, are key to understanding the prebendal house and manor's ancient cultural and spiritual connections with the Church and Diocese of Southwell, including the ancient route of pilgrimage which passes through the village and directly in front of the house.

Significance

4.3.171 Halloughton Manor Farmhouse has considerable evidential value through its fabric and phasing, retaining evidence of its original construction in the 13th century, through alterations and additions made in the late-16th century and the late-18th and early-19th centuries, to today.

4.3.172 The building's complex phased architecture generates pleasing fortuitous aesthetic, reflecting the prolonged genesis of the building and differing vernacular and polite approaches to construction and rebuild over the course of its lifetime. The 13th century stone tower is an exceptional building and relative landmark, and a rare surviving feature in the landscape of Nottinghamshire. The tower house may have had defensive functions in its early use but may equally have been built to express the dominant status of the prebendal house and manor.

4.3.173 Now much adapted and extended from its original form, the prebendal house, manor and farmstead, charts the chronological development of the village and has notable historic interest as the local centre of local power and administration. Direct and prolonged historical associations with the Diocese of Southwell, as one of sixteen prebends attached to the Collegiate Church of the Blessed Virgin Mary (Southwell Minster) offer the house an elevated degree of historical associative value.

4.3.174 The 18th extensions to the house alongside the construction of the barn, stables, pigeoncote and granary, is reflects considerable investment into the manorial estate and is illustrative of improving techniques of the Agricultural Revolution, as well as important developments that would sustain the village's economy. In their own right they have high designed aesthetic and historical illustrative value and together contribute to a pleasing fortuitous aesthetic.

4.3.175 The position of the house and steading at the entrance of the village on the ancient road between Nottingham and Southwell promotes its architectural and historical interest within the village scene and wider rural setting. Experience of the manor's significance and its associated outbuildings is considerably amplified by the remarkable integrity of its village and landscape setting (including the Site), with the estate, which remains in agricultural operation, surviving as the dominant landowner within the historic parish.

Importance

4.3.176 Halloughton Manor Farmhouse is statutorily designated as a Grade II* listed building, meaning it considered a particularly important building of more than special interest. In accordance with Paragraph 200 of the NPPF and Principles of Cultural Heritage Impact Assessment in the UK (IEMA et al, 2021) is a building of the highest importance.

4.3.177 The Barn and Pigeoncote, Granary, and Stable Block at Halloughton Manor Farm are statutorily designated as a Grade II listed buildings, meaning they are particularly important buildings of special interest. In accordance with Paragraph 200 of the NPPF and Principles of

Cultural Heritage Impact Assessment in the UK (IEMA et al, 2021) they are buildings of at least high importance.

Understanding Change

4.3.178 The proposed development would not directly alter the fabric of Halloughton Manor Farmhouse and its associated designated outbuildings.

4.3.179 At its closest points, the proposed development would be 290m northwest and 140m northeast of the manor complex, introducing a solar farm stretching 2.3km from its south-eastern extent to its north-western boundary, enclosed and surrounded by 2m high fencing.

4.3.180 Accounting for the distance to and from the Site, and the nature of works proposed, the character of the buildings' immediate setting would be little altered.

4.3.181 Within their intermediate and distant settings, the physical attributes and experiential qualities of the landscape would change dramatically through the infill of fields to the north and northeast with a dense and regular pattern of raised dark photovoltaic panels extending to a height of 3m, a plethora of associated infrastructure and access tracks. The proposed development would present as an expansive modern industrial landscape overwriting areas of open agricultural land, much of which, including all land within the parish, has a strong and tangible legacy of medieval land division and continues to form a significant proportion of the manor's historic farming estate.

4.3.182 To provide an indication of the magnitude of change, the relative size of the development within the historic parish is shown below:

Area	Area in m ²	Percentage of Land within their Parishes
Halloughton Parish	4019126	100.00%
Refused Scheme in Halloughton Parish	468945	11.67%
Photovoltaic Panels of the refused scheme in Halloughton Parish	ca. 341400	8.49%
Photovoltaic Panels of the amended scheme in Halloughton Parish (removing Field F5)	ca. 302200	7.52%
Halloughton Conservation Area	178488	4.44%

4.3.183 Due to existing intervening tree cover only Fields F3 and F4 of the proposed solar array would be visible from the manor complex itself, with the views limited to those from a single north facing window on the second floor of the tower (View 1). Reciprocally, glimpse views of the manor will be obscured from the same fields. Assessment suggests that, due to intervening tree cover and topography, the manor and the Site will not be seen contiguously within wider landscape views.

4.3.184 The proposed development (Fields F1 to F5 [F1 - F4]), would become the dominant landscape feature within the valley of Halloughton and the wider parish. The entire array would be repeatedly experienced when traversing the wider rural setting of Halloughton Manor Farmhouse. The scheme would be encountered directly on approach from the north and east, and would feature strongly within views across the valley when arriving from the north, west and south. As such, the character of the approaches from open countryside, leading into the village and arriving at the manor would be altered from all directions over the duration of the development.

4.3.185 Once decommissioned, elements of natural landscaping would remain alongside the substation.

Assessment of Impact

4.3.186 Changes to the immediate setting of the manor, associated with the site's access, will be modest and, due to intervening tree cover, have little if any marked impact upon the ability to appreciate its significance. As such, the degree of impact to its immediate setting is neutral.

4.3.187 By virtue of its considerable scale, remarkable material construction and prominent siting, the proposed development would bring about a radical change to the character of the manor's intermediate and distant landscape settings that does not resonate with or relate positively to the asset's heritage significance or the existing qualities of its setting.

4.3.188 Over its duration, the development will likely¹⁰ reduce, obscure or truncate a limited number of distant glimpse views of the manor's tower from within the Site and parts of the array will present as a dominant modern feature within distant rural views from the tower's northern elevation. The changes will detrimentally impact upon the very infrequent ability to appreciate the architectural interest of the tower and the prolonged historic functional relationships that still prevail between the manor and its agricultural estate. From the north.

4.3.189 The experience of the manor within its rural setting will be sustained to the south, including from high ground, as assessment shows that the proposed array will not be seen in conjunction with the development.

4.3.190 In appearing as a prominent and dominant built landscape size feature when approaching and departing from the manor, the proposed development will adversely impact upon the ability to draw upon and experience the longstanding and primary relationship between the high-status building (and its associated assets) and its wider rural estate. Due to the marked integrity of the manor's intimate village and wider rural setting, alongside the sheer scale, proximity and prominence of the proposed scheme, the magnitude of harm would be moderate to high over the duration of the scheme.

4.3.191 Existing screening (Parcels A and B) and proposed mitigation (Fields F3 and F4) appears to filter and obscure many direct views between the Site and the manor, notably during periods when trees are in leaf. Notwithstanding, mitigation is highly dependent on woodland screening, some of which lies outside of the Site. The permanence or longevity of the

¹⁰ Access to the Site was not achieved, however reciprocal views of the Site were observed from the tower.

screening is unclear, and its removal would lead to a marked significant increase in the degree of adverse impact experienced by the manor.

4.3.192 Accounting for the moderate to high magnitude of the impact, with a limited number of valuable views impacted upon, and the mitigation proposed, the degree of adverse impact upon the Grade II* Manor Farm House is less than substantial, at the upper end of the scale.

4.3.193 As they do not appear with views and do not share the same prolonged historical associations with the Site, the degree adverse impact upon the Grade II listed barn at Halloughton Manor Farm and Pigeoncote, Granary and Stable Block at Halloughton Manor Farm is less than substantial, at the lower end of the scale.

4.3.194 Once decommissioned, due to the continued reduction of the historic integrity of the character of the rural landscape to the north, the proposed development would have a minor harmful residual impact upon the significance of the manor.

Weight of Impact

4.3.195 Accounting for the considerable importance and weight that should be afforded to the conservation of heritage assets proportionate to the level of their significance, the significance of those aspect of Halloughton Manor Farmhouse and associated designate structures impacted upon and the magnitude of the impact (including duration), the degree of adverse weight that should be afforded by the decision maker is considered to be high.

SOUTH HILL HOUSE



Figure 50: South Hill House viewed from the east

NHLE Ref: 1213124

Map Ref: 7

Description

Parts adapted from National Heritage List for England descriptions, courtesy of Historic England.

4.3.196 Originally a farmhouse, now a residential dwelling, originally constructed c1800 (Historic England, 1992e).

4.3.197 Polite, loosely classical style. 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 (Historic England, 1992e).

4.3.198 Although described as a farmhouse in the statutory list description, analysis of early historic mapping is more indicative of a modest country house with associated outbuildings (e.g. coach house and stables). On the Southwell Tithe Map and Apportionment of 1841 the entire plot of land is described as House, Garden and Plantation occupied by a Mrs Faulkner. The use is also reflected on OS mapping upon which the house is labelled (Figure 17, Figure 19, Figure 21) as South Hill House as opposed to farm.

4.3.199 The house now forms an extended part of the NTU campus is converted to office accommodation. Works were ongoing at the time of survey to convert it to staff residential accommodation.

4.3.200 Only one outbuilding of a more extensive complex, survives to the rear of the house. The broad gable of the building reflects a more industrial form, perhaps a workshop, but its primary or historical use is unclear.



Figure 51: Outbuildings at South Hill House

4.3.201 The location of the building immediately adjacent the dwelling house, which appears to be slightly later in date to the house, would be unusual for newly constructed farms in from the late 18th and early 19th century onwards, which often located the house away from the main working yards, notably as the collection of manure became a fundamental process of improved farming techniques. Yards in this and adjacent landscapes were also designed with rigour around a central crew yard. The outbuildings at South Hill House pictured on late 19th century mapping (see Figure 38) lack the distinctive pattern or organisation, suggesting that it may not have been a farmstead.

Setting

4.3.202 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding South Hill House is set out in Section 2 of this report and the section should be read in conjunction with the following.

- 4.3.203 The house, outbuilding and gardens, are located towards the top of a broad summit of land, with the position and orientation of the house's principal elevation and garden designed to take advantage of prospects over the shallow valley within which the village of Halloughton is nestled.
- 4.3.204 The busy modern Brackenhurst Hall Nottingham Trent University Campus, including the hall and associated buildings alongside modern accommodation, car parking and teaching facilities, lies to the immediate north east on the opposing side of Highcross Hill Road. Due east of the house is a small area of informal parkland gardens associated with the hall which dates to the early 20th century. Despite their proximity there does not appear to be any known historical associations between the hall and South Hill House.
- 4.3.205 Beyond the house's front garden, land falls to the south and south west, towards Halloughton, but rises gently along the broad ridge towards Stubbins Farm. The area is characterised by actively managed as farmland and woodland. As demonstrated by the Nottinghamshire HLC (Nottinghamshire County Council, 2000), the field morphology remains strongly reflective of medieval land management regimes and is remarkably so for the wider area.
- 4.3.206 Woodland is notable and is, due to recent planting initiatives, becoming increasingly dominant within the house's setting. Woodland planting along Highcross Hill and rising up Stubbins Lane now forms a sylvan band some 200m to the west of the Hall partially curtailing once more extensive views from the house's principal elevation.
- 4.3.207 More distantly, further woodland within the small valley of Halloughton, in the form of linear plantations and within field boundaries hedgerows, as well as with the conservation area itself, adds to the sylvan qualities of the bucolic landscape south and west of the house.



Figure 52: View south west from the garden plot of South Hill House

4.3.208 From within the house views to the south and west are currently impeded by overgrown vegetation immediately adjacent the house. However, long distance glimpse views of the house's principal frontage can be achieved from high ground to the southwest of Halloughton, which also feature Fields F1, F3, F4 and F5 of the Site, locating the house within its wider rural setting.



Figure 53 Views of South Hill House from the footpath to the southeast of Bridle Way Farm. (f/5.6; 1/200 sec; 135mm)

Significance

4.3.209 South Hill House is likely an example of an early 19th century country house. The sole surviving outbuilding likely had domestic or light industrial uses, but may equally have served as agricultural use for a small holding. It appears unlikely that South Hill House was ever an established farmstead.

4.3.210 The well-proportioned polite classically styled frontage of the principal house has clear designed aesthetic value, and the generous massing of the house promotes it as a building of relative status.

4.3.211 The house was home to Sir Frank Merry Stenton (1880-1967), an eminent medieval historian, vice-chancellor of Reading University, honorary fellow of Oxford University and author of *Anglo-Saxon England*, and his wife Doris, who was a medieval academic in her own right. The

associations are acceptably of modest historic interest. Both are buried in the graveyard of the Church of St James in the village (Southwell and Nottingham Church History Project, 2021).

Importance

4.3.212 South Hill House is designated as a Grade II listed building for its national importance as a building of special architectural and historical interest. Accounting for the significance of the house and its architectural and historic interest, in accordance with Paragraph 200 of the NPPF and CHIA (IEMA et al, 2021), the building is of high importance.

Understanding Change

4.3.213 The proposed development will make no changes to the built fabric of the building.

4.3.214 The proposed development would take place 220m to the west of South Hill House and extend for over 2km further north west through the landscape.

4.3.215 The Site forms part of the mid and long-range setting of South Hill House to the west. Due to the distance between the Site and the house and existing plantation woodland, the proposed development would not change the character of its immediate setting.

4.3.216 Within its intermediate and distant settings, the physical attributes and experiential qualities of the landscape would change dramatically through the infill of fields to the west with a dense and regular pattern of raised dark photovoltaic panels extending to a height of 3m, a plethora of associated infrastructure and access tracks.

4.3.217 The proposed development would present as an expansive modern industrial landscape overwriting areas of open agricultural land that form part of the asset's rural setting and influenced its location, orientation and architectural form.

4.3.218 The development will be most keenly experienced within westerly approaches along a broad ridge of high ground north of Halloughton where the extensive and conspicuous schemes would be repeatedly encountered, directly and/or within general landscape views. However, it should be noted there are not established views of South Hill House along this approach.

4.3.219 Due to established woodland planting, all direct visual connections between the Site and South Hill House appear to have been severed at the time of survey. As such, the Site is unlikely to be observed directly within views from South Hill House or reciprocally from the Site.

4.3.220 However, the development will be observed in conjunction with the main and western elevations of South Hill House within distant landscape views from high ground southwest of the village of Halloughton (View 13).

Assessment of Impact

4.3.221 The location of the minor country house on high ground to the northeast of the Site was chosen for its elevated prospects and bucolic setting, and this is reflected in the orientation and primary elevation of the building.

- 4.3.222 Due to its considerable scale, remarkable material construction and siting, the proposed development would bring about a radical change to the house's intermediate and distant settings that does not resonate with or relate positively to the asset's significance or the qualities of its setting.
- 4.3.223 Appearing as a dominant built landscape feature within western approaches toward and from the house, the ability to experience the relationship between it and its wider rural landscape setting to the south and east, would be eroded to a degree, adversely impacting upon the experience of its architectural and historical interest as a small country dwelling over the duration of the scheme.
- 4.3.224 Views across the small valley of Halloughton would feature the house and development contiguously, adversely impacting upon the experience of the architectural and historic interest of the small country house in its rural setting.
- 4.3.225 Existing screening and proposed mitigation appear to filter and obscure views of the development from the house, masking its visual dominance within the landscape, notably during periods when trees are in leaf. The existing screening (outside of the development) is detrimental to the building's rural setting, truncating medium to long distance prospects over the valley from the house and views towards it. The views and landscape setting of the house are a core reason for its location and designed aesthetic.
- 4.3.226 Notwithstanding, mitigation is highly dependent on woodland cover within the house's grounds and that lying along the western side of Stubbins Lane, all of which lies outside of the Site. The permanence or longevity of the screening is therefore unclear, and its removal would lead to a very significant increase in the degree of adverse impact experience by the house.
- 4.3.227 Accounting for the very low magnitude of the impact, with general westerly approaches and limited distant glimpse views of the house's principal and side elevations impacted upon, the degree of adverse impact is less than substantial, at the lower end of the scale.
- 4.3.228 Once decommissioned, the proposed development would have no residual impact upon the significance of the house.

Weight of Impact

- 4.3.229 Accounting for the considerable importance and weight that should be afforded to the conservation of heritage assets proportionate to the level of their significance, the significance of those aspect of South Hill House impacted upon and the magnitude of the impact (including duration), the degree of adverse weight that should be afforded by the decision maker is low.

CHURCH OF ST JAMES



Figure 54: Church of St James viewed from the south

NHLE Ref: 1045555

Map Ref: 1

Description

Parts adapted from National Heritage List for England descriptions, courtesy of Historic England.

4.3.230 Parish church, originally built in the 13th century and rebuilt with the exception of the east wall in 1879-82 by Ewan Christian (Historic England, 1961). Simple form comprising nave and chancel, modest fenestration and decoration.

4.3.231 Ashlar and dressed coursed rubble. Slate roofs. Nave, east chancel and bell turret all coped with single ridge crosses to all but west nave. Single ashlar stack to the vestry. West bell turret, nave, south porch, chancel and north vestry (Historic England, 1961).

4.3.232 The bell turret has an arched opening with single circular panel over. The west wall has a single central buttress flanked by single tall lancets with continuous hood mould and label stops (Historic England, 1961).

4.3.233 The north nave has a single tall lancet with single window with 2 arched and cusped lights under a flat arch to the left and further left a single similar lancet. The north chancel has a single rectangular light (Historic England, 1961).

4.3.234 The lean-to vestry with coped east and west walls has in the east wall a single 2 light window being blind above impost level. The east chancel is part of dressed coursed rubble is set on a

shallow chamfered plinth and has 2 13th century tall lancets with hood moulds and label stops. A sill band extends under (Historic England, 1961).

- 4.3.235 The south chancel has a central pointed chamfered arched doorway flanked by single lancets. The south nave has a single window with 2 arched and cusped lights and tracery under a flat arch, to the left is a single lancet (Historic England, 1961).
- 4.3.236 The gabled and coped porch with single ridge cross has a moulded arched entrance with hood mould and label stops. Inner 13th century round arched doorway with hood mould (Historic England, 1961).
- 4.3.237 Interior has double chamfered chancel arch. North chancel with pointed chamfered arched doorway to vestry. South chancel has an arched piscina. North chancel has the remains of a decoratively carved corbel. 19th century circular font. 14th century chancel screen with blind cusped traceried panels and similar open panels over. A band of brattishing extends over the top. 17th century altar table and chest. Remaining furniture all 19th century (Historic England, 1961).

Setting

- 4.3.238 The church lies wholly within the Halloughton Conservation Area, the character and appearance of which is described in detail in Paragraphs 4.3.12 and 4.3.57. In the interest of brevity, the information should be read in conjunction with the below.
- 4.3.239 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding the church are set out in Section 2 of this report and the section should also be read in conjunction with the following.
- 4.3.240 The church lies at the eastern end of the linear village of Halloughton located at the base of a small valley with surrounding high ground reached 1.6km to the west at Halloughton Wood, 900m north to Stubbins Farm and a low ridge some 200m to the south. Approximately 600m northeast lies the elevated summit at Brackenhurst College with land open to the south east where the small village stream joins with Halloughton Dumble. The parish boundary is only marginally larger, extending south and east to trace Halloughton Dumble.
- 4.3.241 Halloughton is the principal and only settlement within its parish and valley, and the church is a key communal and spiritual destination within the village and parish. Outside of the village all remaining land within the parish is actively managed as farmland, with sole exception of woodland and minimal local road infrastructure. As demonstrated by the Nottinghamshire HLC (Nottinghamshire County Council, 2000), the field morphology remains strongly reflective of medieval land management regimes and is remarkably so for the wider area.
- 4.3.242 There is a very strong sense of historical integrity within the village which assists in appreciating the church's longstanding role within a rural community.
- 4.3.243 The church has strong and important historical links with the prebendal house located on the opposite side of the lane to the south. The two buildings were likely constructed around the same time, with the canon residing at the manor fulfilling the role of parish priest as well as performing duties at the collegiate church of the Blessed Virgin Mary in Southwell (the Minster).

4.3.244 As set out in Paragraph 3.1.13, the church also lies on the route of an ancient pilgrimage that connected Nottingham with Southwell Minster, emphasising its important spiritual role within the parish and wider landscape. Longer range views and approaches/departures to and from the village, particularly those that feature views Southwell Minster are key to understanding the prebendal church's ancient cultural and spiritual connections with the Church and Diocese of Southwell.

4.3.245 Much of the conservation area has developed verdant and sylvan qualities, with large paddocks, yards, gardens and verges combining to form a pleasant pastoral canvas which is, in turn, population by hedgerow boundaries and a high density of mature trees. The church yard has several mature trees and is joined by dense planting along the western side of Highcross Hill, which continues into Halloughton and up Stubbins Lane. Together the trees form a semi-natural barrier to views of the church from the east, prohibiting direct views and obscuring minor levels of traffic noise. The woodland creates a sense of seclusion, abruptly revealing the church upon arrival into the village. Alongside the opposing manor, the church forms a gateway experience at the entrance to the village of Halloughton, emphasising its historical and architectural interest.



Figure 55: View north from within the southern part of the graveyard

4.3.246 Due to its deep setback, the church does not contribute strongly to linear east/west views along the village's lane. However, from the roadside there are good views of the church's southern elevation in its sylvan churchyard. The yard is defined by walls and mature tree planting, with occasional views out towards open countryside. From the northern edge of the church's plot the views are more extensive, but often constrained

- 4.3.247 The views are paired with a tranquil and uncomplicated rural setting that promotes the spiritual qualities of the church whilst reflecting the enduring communal role it has played as part of an agricultural parish within the Diocese of Southwell.
- 4.3.248 From the north there are short to medium distance views of the church's northern elevation, filtered through mature tree cover in the church yard. Deeper views from the north and south are prohibited by established tree planting and intervening development respectively.
- 4.3.249 There are highly limited glimpse views of the western most parts of Field F4 from the northern boundary of the churchyard (View 2). The majority of the Site is screened by existing tree planting along its south-eastern boundary as well as between Fields F2 and F3, extant hedgerows, barns at Manor House Farm and the gently rising topography north of Halloughton.
- 4.3.250 From within the church itself, views northwards towards Fields F1 and F2 within the Site are restricted to the small number of window openings on the church's north elevation. The views are screened by existing planting (B) south of as well as the tree within the graveyard itself (Figure 56).



Figure 56: View north from within St James Church

- 4.3.251 The well-preserved agricultural character of the parish has, since the establishment of it and the prebendal house opposite, been intimately tied with the place of worship, particularly through its important communal roles, the collection of Tithe's and through celebration of religious festivals (e.g. harvest).

- 4.3.252 As discussed above, the surrounding rural landscape remains strongly reflective of its medieval character, with built features in the wider landscape beyond the village are entirely limited to a handful of farmsteads and glimpses of houses. Agricultural sheds at Manor Farm are the only conspicuous modern features within the church's wider landscape setting, with exception of the electricity pylons that traverse the northern slopes of the valley.
- 4.3.253 Notwithstanding, the nature of the church's prevailing connection with its village and rural setting is primary and the ability to experience it extends beyond direct views alone. As with the manor, the church is a focal point and destination within the village joining with the manor to form a religious and administrative core that serves as dénouement when moving between the wider rural landscape and the village.

Significance

- 4.3.254 The phasing of the Church of St James has a moderate degree of evidential value associated with early 13th century fabric and subsequent rebuild in the 19th century which may shed light in its early history, 700 years of use ,and the manner of its reconstruction.
- 4.3.255 Externally, the simple form and style of the church has modest designed aesthetic value.
- 4.3.256 Certain internal features, including the 15th century oak rood screen and chamfered chancel arch, as well as objects of religious practice contained within such as the altar table, font and a 17th century chest, have an elevated degree of architectural value, demonstrating craftsmanship, and are illustrative of Christian imagery and ritual.
- 4.3.257 The Church of St James has a historic associative value with architect Ewan Christian who was a noted architect who served the Church Commissioners as their architect for almost fifty years, reconstructing several churches most notably Carlisle Cathedral and Southwell Minster. Christian also designed the National Portrait Gallery Building in London (see 3.1.31).
- 4.3.258 The church has strong communal social, spiritual and a symbolic value, having served as a place of worship and location of festivals, weddings, baptisms and funerals for village residents for over 700 years. As a prebend of Southwell Minster it has strong and longstanding historic associations with the Diocese of Southwell.
- 4.3.259 The church is the cornerstone for several village customs founded in religious activity which have endured and continue to be practised within the village, including beating the bounds and harvest festival¹¹.
- 4.3.260 The churchyard is the resting place of some locally prominent figures, affording a modest degree of associative historical value. These include eminent historian Sir Frank Stenton (see 4.3.210), local historian Philip Lyth, and Reverend Thomas Coates Cane, one-time vicar of the parish and builder of Brackenhurst Hall.
- 4.3.261 The sustained character and historical relationship between the village of Halloughton and its rural catchment is highly beneficial to appreciating the historical and architectural interest of

¹¹ Information given through conversation with local residents

the church. As such, where the church and surrounding rural landscape are appreciated together in views they are of high value.

Importance

4.3.262 The Church of St James is statutorily designated as a Grade II listed building, meaning it is considered a nationally important building of special historical and architectural interest.

4.3.263 The church sits within a designated conservation area and contributes positively to the special character and appearance of the area.

4.3.264 Accounting for its central and longstanding role in village culture, its modest and largely rebuilt external aesthetic, alongside internal fabric of elevated interest, the building has a high level of importance.

Understanding Change

4.3.265 The proposed development would result in no direct changes to the fabric of the Church. of St James.

4.3.266 At its closest point, the proposed development is 240m northwest and 110m northeast of the church, introducing a large-scale solar farm stretching across high ground north of Halloughton village and stretching as far as the B6386 ca. 2.2km northwest of the church.

4.3.267 Within its intermediate and distant settings, the physical attributes and experiential qualities of the landscape would change dramatically through the infill of fields to the north and northeast with a dense and regular pattern of raised dark photovoltaic panels extending to a height of 3m, a plethora of associated infrastructure and access tracks. The proposed development would present as an expansive modern industrial landscape overwriting area of open agricultural land, much of which, including all land within the parish, has a strong and tangible legacy of medieval land division.

4.3.268 To assist in understanding the magnitude of change, the relative size of the development within the historic parish is shown below:

Area	Area in m ²	Percentage of Land within their Parishes
Halloughton Parish	4019126	100.00%
Refused Scheme in Halloughton Parish	468945	11.67%
Photovoltaic Panels of the refused scheme in Halloughton Parish	ca. 341400	8.49%
Photovoltaic Panels of the amended scheme in Halloughton Parish (removing Field F5)	ca. 302200	7.52%
Halloughton Conservation Area	178488	4.44%

- 4.3.269 Within its intermediate and distant setting, solar panels and associated infrastructure within Field F4, and possibly a fraction of F2, would be visible from the northern churchyard boundary (View 2). Reciprocally, the church is unlikely to be seen within views from the same fields due to screening and intervening development. Assessment suggests that, due to intervening tree cover and topography, the church and the Site will not be seen contiguously within wider landscape views.
- 4.3.270 The proposed development (Fields F1 to F5 [F1 - F4]), would become the dominant landscape feature within the valley and wider parish of Halloughton. The array would be repeatedly experienced when traversing the wider rural setting of the church. The scheme would be encountered directly on approach from the north and east and would feature strongly within views across the valley when arriving from the north, west and south. As such, the character of the approach from open countryside, leading into the village and arriving at the church would be altered from all directions over the duration of the development. Notably, the development would be repeatedly experienced when travelling along a route of pilgrimage towards and from Southwell Minster, such as at Viewpoint 3 where Field F2 would be observed.

Assessment of Impact

- 4.3.271 Changes to the immediate setting of the church, associated with the site's access, will be modest and, due to intervening tree cover, have little if any marked impact upon the ability to appreciate its significance. As such, the degree of impact to its immediate setting is likely to be neutral.
- 4.3.272 By virtue of its considerable scale, remarkable material construction and prominent siting, the proposed development would bring about a radical change to the character of the church's intermediate and distant landscape settings that does not resonate with or relate positively to the asset's heritage significance or the existing qualities of its setting.
- 4.3.273 Over its duration, small areas of the development, including parts of Field F4 will likely feature short to medium range views to the north west from the church yard plot bringing about a minor adverse impact upon the ability to appreciate the asset within its rural setting.
- 4.3.274 Existing screening (Parcels A and B) and proposed mitigation to the southern boundary of Fields F3 and F4 will filter and obscure all direct views between the Site and the Church, notably during periods when trees are in leaf. Notwithstanding, mitigation is highly dependent on woodland screening which lies outside of the Site. The permanence or longevity of the screening is unclear, and its removal would lead to a marked significant increase in the degree of adverse impact experienced by the church.
- 4.3.275 In appearing as a prominent and dominant modern built landscape feature within the church's intermediate and distant setting within the parish, the proposed development will adversely impact upon the character of key approaches to the place of worship, including the route of pilgrimage to and from Southwell Minster, that identify it as an historic destination within its rural parish.

- 4.3.276 The ability to draw upon and experience the longstanding historic relationship between the church and its surrounding agricultural land will be diminished. The nature and strength of the spiritual, economic and communal connections between the place of worship and the parish's farming community, which have endured since its establishment, will be eroded to a notable degree.
- 4.3.277 Due to the remarkable scale of the development relative to the parish and wider landscape, alongside its proximity and prominence, the magnitude of impact would moderate to high over the duration of the scheme.
- 4.3.278 Accounting for the moderate to high magnitude of impact and the mitigation proposed, the degree of harm upon the Grade II Church of St James would be less than substantial, at the middle to higher end of the scale.
- 4.3.279 Once decommissioned, the proposed development would have no impact upon the significance of the Church.

Weight of Impact

- 4.3.280 Accounting for the considerable importance and weight that should be afforded to the conservation of heritage assets proportionate to the level of their significance, the significance of those aspect of the Church of St James impacted upon and the magnitude of the impact (including duration), the degree of adverse weight that should be afforded by the decision maker is moderate.

BARN AT BRIDLE ROAD FARM



Figure 57: Barn at Bridle Road Farm

NHLE Ref: 1178708

Map Ref: 5

Description

Parts adapted from National Heritage List for England descriptions, courtesy of Historic England.

4.3.281 Late-18th century barn constructed of red brick with pantile roof. Raised brick-coped gables with kneelers, dogtooth and raised brick eaves. Set on a brick plinth with some rubble in parts, it has 2 storeys. Projecting porch under a catslide roof has doorway with double plank door, 13 blocked cross ventilators on the ground floor and 12 cross ventilators above. Left gable has a blocked, arched doorway. To the rear is a lean-to extension (Historic England, 1986).

Setting

4.3.282 The Barn at Bridle Road Farm lies wholly within the Halloughton Conservation Area, the character and appearance of which is described in detail in Paragraphs 4.3.12 and 4.3.57. In the interest of brevity, the information should be read in conjunction with the below.

4.3.283 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding the Barn at Bridle Road Farm are set out in Section 2 of this report and the section should also be read in conjunction with the following.

- 4.3.284 The barn lies towards the centre of the linear village of Halloughton located at the base of a small valley with surrounding high ground reached 1.3km to the west at Halloughton Wood, c.1km north to Stubbins Farm and a low ridge some 200m to the south.
- 4.3.285 Halloughton is the principal and only settlement within its parish and valley. Outside of the village all remaining land within the parish is actively managed as farmland, with sole exception of woodland and minimal local road infrastructure. As demonstrated by the Nottinghamshire HLC (Nottinghamshire County Council, 2000), the field morphology remains strongly reflective of medieval land management regimes and is remarkably so for the wider area.
- 4.3.286 As set out in earlier sections of this report, the character and appearance of the Halloughton Conservation Area has a very strong sense of historical integrity which clearly reflects the agricultural operations of Halloughton Manor as the main landowner from the 13th century to the modern day. Forming part of the estate's agricultural operations, the barn has longstanding historical association with the manor and shares a common and identifiable architectural and functional links with other vernacular farm buildings owned by the manorial estate (e.g. Grade II The Barn at Manor Farm House and barn at Brookside) (see Figure 47).
- 4.3.287 Much of the conservation area has developed verdant and sylvan qualities, with large paddocks, yards, gardens and verges combining to form a pleasant pastoral canvas which is, in turn, populated by hedgerow boundaries and a high density of mature trees which filter and obscure views, often seasonally during the year.
- 4.3.288 The barn is set at the roadside, promoting it within the street scene and identifying it as a relative landmark feature due to its scale and massing. To the north intervening development and topography obscures short to medium range views towards the barn, but uppermost parts of the barn may be appreciable from elevated ground further north, including from Fields F3 and F4 of the Site. The views were not verified due to access constraints.
- 4.3.289 To the south lies a small, enclosed yard and grassed paddock that leads out to open countryside that rises to the south. South and east is the house and farm's main working yard with attendant outbuildings including cart shed and modern portal frame sheds. The arrangement enables good plan views down onto the farm, characterised by deep pastoral foreground. Views from elevated ground, including from a footpath to the south, as well as from the yard also locate the barn within its wider rural setting as fields on the opposing valley slope to the north come into view, including Fields F3 and F4 of the Site. Deeper and wider views are partially screened during summer months when trees are in leaf, but likely become broader during winter months.



Figure 58: Northwesterly view from the footpath south of the barn

4.3.290 The barn, house, outbuildings and yard form part of a southern approach into the village and conservation area from undeveloped rural land to the south, conveying a strong sense of its architectural and historical interest.

4.3.291 Longer range views from the south are limited by topography and tree cover.

4.3.292 The well-preserved agricultural character of the barn's rural setting, which is appreciable in views of the building and in key approaches to it remains strongly reflective of its medieval character, assisting in understanding core and fundamental aspects of the barn's significance.

Significance

4.3.293 The barn has illustrative historic value as a representative example of a vernacular combination threshing barn with functional features such as a chequered porch, ventilation patterns in the walls and high openings for hay.

4.3.294 The functional and decorative form of the barn has a high designed aesthetic and is a clear expression of status, including its historical associations with the prebendal manor of Halloughton. The common form with other barns in the village is strongly reflective of the value.

Importance

- 4.3.295 The barn sits within a designated conservation area and contributes positively to the special character and appearance of the area.
- 4.3.296 Bridle Road Farm is statutorily designated as a Grade II listed building, meaning it is a building of special architectural and historic interest. In accordance with Paragraph 200 of the NPPF and Principles of Cultural Heritage Impact Assessment in the UK (IEMA et al, 2021) is a building of high importance.

Understanding Change

- 4.3.297 The proposed development provides for the creation of a 106.4 ha. solar farm, consisting of 76 ha. [69.05 ha.] of PV panels, to the north of Bridle Road Farm, with the nearest part of the array located 290m due north of the farm.
- 4.3.298 From this point the array extends 500m to the north up to the parish boundary and ca.1.8km to the north west,. As such, the proposed development would be located within the farmstead's intermediate and distant settings.
- 4.3.299 The proposed development would, for the duration of its installation, use and decommissioning (c.40 years), take up all [less Field F5] open farmland within the Site, except Field F6. The change in landscape character would be radical, wide-ranging and near comprehensive. Open areas of agricultural land with a strong and tangible legacy of medieval land division would be masked by or subsumed within a modern industrial land use comprising a dense and regular pattern of raised dark photovoltaic panels orientated south (towards the farm) and extending to a height of 3m, a plethora of associated infrastructure and access tracks. Physically and visually, access would be impeded by 2m high fencing around the perimeter of the Site, defining it as a restricted block within an otherwise open landscape.
- 4.3.300 The retention of hedgerows would sustain a key element of the field morphology, however proposed areas of tree planting to F3, F4 and F5 [F3 and F4] would reduce the historic integrity of the agricultural landscape, both over the duration of the installation and in perpetuity.
- 4.3.301 Change in the farm's setting would be most appreciable through the development of fields F3, F4 and F5 [F3 - F4] which form a backdrop to the farm. These elements of the scheme will present starkly within multiple views across and on approach to the farm from higher ground to the south (View 13-16).
- 4.3.302 Over the course of the scheme and seasonally, existing and proposed tree planting may screen it within views, however the depth and rural character of existing views will remain altered or curtailed by the array or associated mitigation planting.
- 4.3.303 Due to the expansive scale of the schemes, general wider ranging setting of the farm's rural setting would also be dramatically altered. All approaches to the farm along established routes from the north, west and south will encounter the schemes repeatedly, either directly (by passing through it) or visually in the landscape (Views 3-18), making it an unavoidable feature within an otherwise undeveloped rural landscape of high integrity that reflects the historical operations of the farm.

Assessment of Impact

- 4.3.304 By virtue of its considerable scale, remarkable material construction and prominent siting, the proposed development would bring about a radical change to the character of the farm's intermediate and distant landscape settings that does not resonate with or relate positively to the asset's heritage significance or the existing qualities of its setting.
- 4.3.305 Over its duration, expansive areas of the development including Fields F3 – F5 [F3-F4] will feature strongly in short to medium range views over the farm from the south, bringing about a moderate to high adverse impact upon the rural setting of the church, eroding the ability to appreciate its architectural historical interest as a farm. Additional fields (F1-F2) may be visible in times of winter and early spring, exacerbating the impact.
- 4.3.306 Existing woodland screening (Parcels C and D) and proposed mitigation to the southern boundary of Fields F3, F4 and F5 [F3 and F4] will filter and obscure many valuable direct views between the Site and the farm, notably during periods when trees are in leaf. Notwithstanding, the woodland screening in woodland Parcels C and D lie outside of the Site. The permanence or longevity of the screening is unclear, and its removal would lead to a marked significant increase in the degree of adverse impact experienced by the farm.
- 4.3.307 Although screening introduced to the south of Fields F3, F4 and F5 [F3 and F4] will assist in mitigating the impact of the development within views, the tree cover will detrimentally curtail the depth and alter the character of views of the barn in its rural context.
- 4.3.308 Due to the remarkable scale of the development relative to the parish and wider landscape, alongside its proximity and prominence, the magnitude of impact would moderate to high over the duration of the scheme.
- 4.3.309 Accounting for the moderate to high magnitude of the impact and the mitigation proposed, the degree of harm upon the Grade II Barn at Bridle Road Farm would be less than substantial, at the upper end of the scale.
- 4.3.310 Once decommissioned, due to the continued reduction of the historic integrity of the character of the rural landscape to the north, the proposed development would have a minor harmful residual impact upon the significance of the barn.

Weight of Impact

- 4.3.311 Accounting for the considerable importance and weight that should be afforded to the conservation of heritage assets proportionate to the level of their significance, the significance of those aspect of Barn at Bridle Road Farm impacted upon and the magnitude of the impact (including duration), the degree of adverse weight that should be afforded by the decision maker is high.

5 CONCLUSIONS & POSITION

CONCLUSIONS

- 5.1.1 A small section of the site lies within the Halloughton Conservation Area and proposed works (both Refused and Revised Schemes) within it will have a minor adverse impact upon the area's character and appearance of the designated heritage asset.
- 5.1.2 The remainder of the development (both Refused and Revised Schemes) lies within the settings of multiple heritage assets including the Halloughton Conservation Area and those designated heritage assets within it including the Grade II* Manor Farm House, Grade II Barn at Manor House Farm, Grade II Pigeoncote, Granary and Stable Block, Grade II Bridle Road Farm and Grade II Church of St James.
- 5.1.3 The proposed development (both Refused and Revised schemes) also lies within the settings of the Grade II South Hill House and a group of Grade II listed building at Brackenhurst Campus including Brackenhurst Hall, Gateway and Railings, Lodge to Brackenhurst Hall and Garden Walls and Potting Sheds.
- 5.1.4 By virtue of its considerable scale, intrusive modern character and siting in respect of the heritage asset's settings, the proposed development would bring about a less than substantial degree of harm, at the upper end of the scale, to the Halloughton Conservation Area, the Grade II* listed Manor House Farm, the Grade II Church of St James and the Grade II Barn at Bridle Road Farm at Halloughton over the duration of its installation, use and decommissioning.
- 5.1.5 The proposed development would bring about a less than substantial degree of harm, at the lower end of the scale to the Grade II listed South Hill House, the Grade II listed Barn at Halloughton Manor Farm, the Grade II listed Pigeoncote, Granary and Stable Block at Halloughton Manor Farm and those Grade II listed buildings at the Brackenhurst Campus including Brackenhurst Hall, Gateway and Railings, Lodge to Brackenhurst Hall and Garden Walls and Potting Sheds, over the duration of its installation, use and decommissioning.
- 5.1.6 Subsequent to its decommissioning, the proposed development would have a low adverse residual effect upon the significance of the Halloughton Conservation Area and those designated heritage assets within it including the Grade II* Manor Farm House and Grade II Bridle Road Farm.

POSITION

- 5.1.7 In bringing about a degree of harm to the character and appearance of the Halloughton Conservation Area, the proposed development (both Refused and Revised Schemes) does not align with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 14 of the Amended Core Strategy (2019) and Policies DM9 of the Allocations and Development Management DPD (2013).
- 5.1.8 In bringing about a degree of harm to the ability to experience the designated heritage assets of the Halloughton Conservation Area, Grade II* Manor Farm House, Grade II Barn at Manor House Farm, Grade II Pigeoncote, Granary and Stable Block, Grade II Bridle Road Farm, Grade

II Church of St James, Grade II South Hill House, Grade II Brackenhurst Hall, Grade II Gateway and Railings, Grade II Lodge to Brackenhurst Hall and Grade II Garden Walls and Potting Sheds from within their settings, the proposed development (both Refused and Revised Schemes) does not align with s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 14 of the Amended Core Strategy (2019) and Policies DM9 of the Allocations and Development Management DPD (2013).

- 5.1.9 In accordance with Paragraphs 189 and 199 of the NPPF great weight should be given to the conservation of designated heritage assets which should be preserved in a manner appropriate to their significance. The more important the asset, the greater the weight should be.
- 5.1.10 Accounting for the magnitude of the development and the low to high degrees of less than substantial harm brought about to multiple heritage assets, including the Halloughton Conservation Area and Grade II* Manor Farm House, both individually and cumulatively, a very high degree of weight should be afforded against the proposed development (both Refused and Revised Schemes).
- 5.1.11 In accordance with Paragraphs 200 and 202 of the NPPF and bearing in mind the statutory objectives of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, any harm should be clearly and convincingly justified and the degree of less than substantial harm outweighed by the public benefits of the proposed development (both Refused and Revised Schemes).

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Mapping

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APPENDICES

APPENDIX 1: ASSESSMENT METHODOLOGY

Aims and Scope

The aim of this assessment is to assess the magnitude of any potential impacts which may be imposed upon the historic environment resource by the proposed development.

Principles of Cultural Heritage Assessment (IEMA, 2021) is recent guidance was developed jointly by IEMA, IHBC and ClfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.

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

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England document Historic England Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017) have been followed.

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

The Heritage Resource

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

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites

- Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

Sources

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

Designated Heritage Asset data

These datasets are available from Historic England and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was consulted in September 2021.

Cartographic Sources

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

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in September 2021 and are detailed in Appendix 2.

Assumptions and Limitations

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

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

APPENDIX 2: PLANNING POLICY

Table 1: National Legislation relevant to the proposed development.

<p>Planning (Listed Buildings and Conservation Areas) Act (1990)</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order): Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving the building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
<p>Section 66: General Duty as respects listed buildings in exercise of planning functions</p>	<p><u>General duty as respects listed buildings in exercise of planning functions.</u></p> <ol style="list-style-type: none"> 1. In considering whether to grant planning permission 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. 2. Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings. 3. The reference in subsection (2) to a local authority includes a reference to a joint planning board.

	4. Nothing in this section applies in relation to neighbourhood development orders.
Section 72: General duty as respects conservation areas in exercise of planning functions.	<p>1. In the exercise, with respect to any buildings or other land in a conservation area, of 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.</p> <p>2. The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953</p> <p>3. In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.</p> <p>4. Nothing in this section applies in relation to neighbourhood development orders.</p>

Table 2: National Policy relevant to the proposed development

Title	Content
NPPF Chapter 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 190	<p>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record

	<p>should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>
<p>NPPF Chapter 16, Paragraph 195</p>	<p>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.</p>
<p>NPPF Chapter 16, Paragraph 197</p>	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
<p>NPPF Chapter 16, Paragraph 199</p>	<p>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.</p>
<p>NPPF Chapter 16, Paragraph 200</p>	<p>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:</p> <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

<p>NPPF Chapter 16, Paragraph 201</p>	<p>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:</p> <ul style="list-style-type: none"> 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.
<p>NPPF Chapter 16, Paragraph 202</p>	<p>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.</p>
<p>NPPF Chapter 16, Paragraph 203</p>	<p>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.</p>
<p>NPPF Chapter 16, Paragraph 204</p>	<p>Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p>
<p>NPPF Chapter 16, Paragraph 205</p>	<p>Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p>
<p>NPPF Chapter 16, Paragraph 206</p>	<p>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</p>

	make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Chapter 16, Footnote 68	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.

Table 3: Newark and Sherwood District Council Amended Core Strategy, adopted March 2019

Title	Content
Spatial Policy 3: Rural Areas	<p>The District Council will support and promote local services and facilities in the rural communities of Newark & Sherwood. Local housing need will be addressed by focusing housing in sustainable, accessible villages. The rural economy will be supported by encouraging tourism, rural diversification, and by supporting appropriate agricultural and forestry development. The countryside will be protected and schemes to enhance heritage assets, to increase biodiversity, enhance the landscape and, in the right locations, increase woodland cover will be encouraged.</p> <p>Beyond Principal Villages, proposals for new development will be considered against the following criteria:</p> <ul style="list-style-type: none"> • <i>Location</i> - new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls; • <i>Scale</i> - new development should be appropriate to the proposed location and small scale in nature; • <i>Need</i> - Employment and tourism which are sustainable and meet the requirements of the relevant Core Policies. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to support community facilities and local services. Neighbourhood Plans may set detailed policies reflecting local housing need, elsewhere housing schemes of 3 dwellings or more should meet the mix and type requirements of Core Policy 3; • <i>Impact</i> - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network; and • <i>Character</i> - new development should not have a detrimental impact on the character of the location or its landscape setting. <p>Within villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues.</p>

	<p>Within settlements which do not meet the locational criterion of this policy but are well related to villages that do, consideration will be given to the infilling of small gaps with 1 or 2 dwellings so long as this does not result in the joining of outlying areas into the village in question, or the coalescence with another village. Such development will need to comply with the scale, need, impact and character criteria of this policy.</p> <p>Development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. Policies to deal with such applications are set out in the Allocations & Development Management DPD. Consideration will also be given to the re-use of rural buildings of architectural merit.</p> <p>Where Neighbourhood Plans define village envelopes, development will only be supported beyond them if they meet the requirements of relevant policies within the Core Strategy or Allocations & Development Management DPD.</p>
<p>Spatial Policy 9: Selecting appropriate Sites for Allocation</p>	<p>Sites allocated for housing, employment and community facilities as part of the development plan will:</p> <ol style="list-style-type: none"> 1. Be in, or adjacent to, the existing settlement; 2. Be accessible and well related to existing facilities; 3. Be accessible by public transport, or demonstrate that the provision of such services could be viably provided; 4. Be the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address sustainability issues; 5. Appropriately address the historic environment, heritage assets and their setting in line with national policy and guidance and the findings of any Historic Impact Assessment for the site; 6. Appropriately address the findings of the Landscape Character Assessment and the conservation and enhancement actions of the particular landscape policy zone/zones affected; 7. Not impact on sites that are designated nationally or locally for their biodiversity and give preference to sites of lesser environmental value, avoid impact on biodiversity and provide net gains in biodiversity wherever possible; 8. Not lead to the loss of locally important open space and views or, in the case of housing and employment, other locally important community facilities (unless adequately replaced); 9. Be assessed by reference to a sequential risk-based approach in order to be located in areas at the lowest risk of flooding and not increase flood risk on neighbouring sites; and 10. The allocation of sites for development will not lead to the sterilisation of known mineral resources as defined within the Minerals Local Plan.
<p>Core Policy 10: Climate Change</p>	<p>The District Council is committed to tackling the causes and impacts of climate change and to delivering a reduction in the Districts carbon footprint. The District Council will work with partners and developers to:</p>

	<ul style="list-style-type: none"> • Promote energy generation from renewable and low-carbon sources, including community-led schemes, through supporting new development where it is able to demonstrate that its adverse impacts have been satisfactorily addressed. Policy DM4 ‘Renewable and Low Carbon Energy Generation’ provides the framework against which the appropriateness of proposals will be assessed; • Ensure that development proposals maximise, where appropriate and viable, the use of available local opportunities for district heating and decentralised energy; • Mitigate the impacts of climate change through ensuring that new development proposals minimise their potential adverse environmental impacts during their construction and eventual operation. New proposals for development should therefore: <ul style="list-style-type: none"> • Ensure that the impacts on natural resources are minimised and the use of renewable resources encouraged; and • Be efficient in the consumption of energy, water and other resources. • Steer new development away from those areas at highest risk of flooding, applying the sequential approach to its location detailed in Policy DM5 ‘Design’. Where appropriate the Authority will seek to secure strategic flood mitigation measures as part of new development; • Where appropriate having applied the Sequential Test move on to apply the Exceptions Test, in line with national guidance. In those circumstances where the wider Exceptions Test is not required proposals for new development in flood risk areas will still need to demonstrate that the safety of the development and future occupants from flood risk can be provided for, over the lifetime of the development; and • Ensure that new development positively manages its surface water run-off through the design and layout of development to ensure that there is no unacceptable impact in run-off into surrounding areas or the existing drainage regime
<p>Core Policy 13: Landscape Character</p>	<p>Based on the comprehensive assessment of the District’s landscape character, provided by the Landscape Character Assessment Supplementary Planning Document, the District Council will work with partners and developers to secure:</p> <ul style="list-style-type: none"> • New development which positively addresses the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced
<p>Core Policy 14: Historic Environment</p>	<p>Newark & Sherwood has a rich and distinctive historic environment, and the District Council will work with partners and developers in order to secure:</p> <ul style="list-style-type: none"> • 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: • 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

	<p>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;</p> <ul style="list-style-type: none"> • 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.
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Newark and Sherwood District Council Allocations and Development Management DPD (adopted July 2013)

Title	Content
DM4: Renewable and Low Carbon Energy Generation	<p>In order to achieve the commitment to carbon reduction set out in Core Policy 10, planning permission will be granted for renewable and low carbon energy generation development, as both standalone projects and part of other development, its associated infrastructure and the retro-fitting of existing development, where its benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process upon:</p> <ol style="list-style-type: none"> 1. The landscape character or urban form of the district or the purposes of including land within the Green Belt arising from the individual or cumulative impact of proposals; 2. Southwell Views as defined in Policy So/PV or the setting of the Thurgarton Hundred Workhouse, as defined in Policy So/Wh; 3. Heritage Assets and or their settings; 4. Amenity, including noise pollution, shadow flicker and electro-magnetic interference; 5. Highway safety;

	<p>6. The ecology of the local or wider area; or</p> <p>7. Aviation interests of local or national importance.</p>
<p>DM5: Design</p>	<p>In accordance with the requirements of Core Policy 9, all proposals for new development shall be assessed against the following criteria:</p> <ol style="list-style-type: none"> 1. Access - Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible. 2. Parking - Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Development resulting in the loss of parking provision will require justification. 3. Amenity - The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. <p>Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact.</p> <p>Proposals resulting in the loss of amenity space will require justification.</p> <p>The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.</p> <ol style="list-style-type: none"> 4. Local Distinctiveness and Character - The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development. <p>In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.</p> <p>Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.</p> <p>Inappropriate backland and other uncharacteristic forms of development will be resisted.</p> <p>Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.</p> <ol style="list-style-type: none"> 5. Trees, Woodlands, Biodiversity & Green Infrastructure - In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Wherever possible, this should be through integration and connectivity of the Green Infrastructure to deliver multi-functional benefits.

	<p>6. Crime & Disorder - The potential for the creation or exacerbation of crime, disorder or antisocial behaviour should be taken into account in formulating development proposals. Appropriate mitigation through the layout and design of the proposal and/or off-site measures should be included as part of development proposals.</p> <p>7. Ecology - Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to date ecological assessment, including a habitat survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided.</p> <p>8. Unstable Land - Development proposals within the current and historic coal mining areas of the district should take account of ground conditions, land stability and mine gas, and where necessary include mitigation measures to ensure they can be safely implemented.</p> <p>9. Flood Risk and Water Management - The Council will aim to steer new development away from areas at highest risk of flooding. Development proposals within Environment Agency Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk Flood Zones.</p> <p>Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere.</p> <p>In accordance with the aims of Core Policy 9, development proposals should wherever possible include measures to pro-actively manage surface water including the use of appropriate surface treatments in highway design and Sustainable Drainage Systems.</p> <p>10. Advertisements - Proposals requiring advertisement consent will be assessed in relation to their impact on public safety, the appearance of the building on which they are sited or the visual amenity of the surrounding area.</p>
<p>DM9: Protecting and Enhancing the Historic Environment</p>	<p>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.</p> <p>1. 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.</p> <p>2. Conservation Areas - Development proposals should take account of the distinctive character and setting of individual conservation areas including</p>

	<p>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.</p> <p>3. 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.</p> <p>4. 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.</p> <p>Within Newark’s Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.</p> <p>5. 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.</p> <p>6. 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</p>
<p>DM12: Presumption in Favour of Sustainable Development</p>	<p>A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work pro-actively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the district.</p> <p>The Development Plan is the statutory starting point for decision making. Planning applications that accord with the policies in the Development Plan for Newark and Sherwood (including, where relevant, policies in Neighbourhood</p>

	<p>Development Plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then permission will be granted unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. Where adverse impacts do not outweigh benefits consideration should be given to mitigation where harm would otherwise occur; or • Specific policies in that Framework indicate that development should be restricted.
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Southwell Neighbourhood Plan, adopted September 2015

Title	Content
Objective 3: Design and Heritage	To ensure that all future development, regardless of type or location, does not have a negative impact on the town's unique character, historic environment and landscape setting.
Policy E6: Climate change and low emissions	<p>Proposals for low carbon energy generation schemes will be supported provided they comply with relevant national, NSDC and Neighbourhood Plan policies, with specific reference to the following criteria:</p> <ul style="list-style-type: none"> • Does not impact negatively on the local landscape character and the setting of the settlement in accordance with other development plan policies. • Does not impact negatively on the setting and character of any heritage asset in accordance with Neighbourhood Plan policy DH6. • Fully assesses the impact of any tall structures within the landscape or townscape. • Takes account of the Southwell Protected Views policy in the A&DM DPD (Ref: So/VP). • Demonstrates compliance with the NSDC Wind Energy Supplementary Planning Document. <p>Developers will need to demonstrate that they have taken account of the current industry and government best practice principles for energy saving construction in design of buildings and landscape treatments and the Southwell Design Guide. This may include considering the use of onsite renewable technologies where they comply with other policies within the development plan.</p>

<p>Policy DH1: Sense of Place</p>	<p>All relevant planning applications will be required to demonstrate how they have taken account of the approach / 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.</p> <p>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.</p>
<p>Policy DH3 – Historic Environment</p>	<p>Development within the Southwell Conservation Areas must meet the guidance within the current and any future Conservation Area Appraisal and the requirements of the relevant NSDC Core Strategy and Neighbourhood Plan policies in relation to the conservation and enhancement of the historic environment in Southwell.</p> <p>Development proposals will be expected to respond to the particular characteristics of the individual Conservation Area within which they are located. This should be considered with reference to the Historic Town Centre, the Southwell Design Guide, a register of non-designated heritage assets and the following:</p> <ul style="list-style-type: none"> • Development proposals within the Historic Town Centre must not negatively impact on the spaces, links or relationships between listed buildings, particularly those associated with the Minster where the aim is to maintain a sense of place within and around its precinct. • Within the Historic Town Centre the established layout of large houses within their own extensive grounds must be retained and that the surviving Prebendal plots are not subdivided. <p>Within the Conservation Area and any area subsequently designated by the Historic Core (Archaeology), planning applications will be required to submit a desktop assessment of their impact against known heritage assets as outlined in the Historic Environment Record (HER), the Conservation Area Appraisal for Southwell, and the Southwell Historic Core (Archaeology).</p> <p>On any site which is known to contain or likely to contain archaeological remains, applicants will be required to demonstrate how they have engaged with the County Archaeologist and the Historic Environment Records and delivered appropriate reports and/or works to ascertain the acceptability of the impact on archaeological and other heritage assets affected by the development.</p> <p>Planning applications must include a site-specific method statement for the protection of any archaeology and above ground historic assets during construction and a plan to conserve them, post development.</p> <p>Development proposals within the Southwell Conservation Area will need to identify the impact they will have on any features shown on the Conservation Area Appraisal 2005 maps as “Unlisted Buildings of Local Interest” and, outside the Conservation Area, any which are recorded on the list of “non-designated</p>

	heritage assets” and demonstrate the measures which will be used to mitigate any potential damage to these assets.
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APPENDIX 3: NOTTINGHAMSHIRE HISTORIC LANDSCAPE CHARACTERISATION STUDY - HISTORIC LANDSCAPE TYPES

TYPE: Patterns Reflecting Open Fields

Definition

This category is closely related to Fossilised Open Field Patterns. It covers field patterns with strong linear dominants, often sinuous, which demonstrably or probably originated in enclosure of strips, combinations of strips, or whole furlongs in open fields. Lacking the narrowness of fossilised open fields, these reflect the layouts of open fields.

As with Fossilised Open Field Patterns, the most easily recognised of these fields are those with a reversed S profile which preserve the physical shape of open field strips. However, while a sinuous quality is a primary (indeed almost instant) diagnostic feature for reasons that are discussed under Fossilised Open Fields, the majority of patterns reflecting open fields are recognised on the map by the relative narrowness of enclosures in proportion to their length. The “straight edge” representation of field boundaries on some maps can result also in difficulties in distinguishing between patterns reflecting open fields with well spaced boundaries, and regular geometric field patterns. Again, the identification may be confirmed by the geographical position, being close to settlements, within identifiable areas of former open fields or being adjacent to areas of Fossilised Open Field pattern.

Patterns Reflecting Open Fields may be assumed to have two types of origin. Most may be assumed to have been the primary form of enclosure; others are the result of the removal of numbers of longitudinal boundaries from Fossilised Open Fields patterns. It is possible that former doles in meadowland along stream banks may be included in this category, where these are adjacent to villages or open fields. Closes behind tofts in settlements with regulated plan forms may be included also where these fall outside the areas mapped as “Urban”. These may be of little consequence overall for the reasons discussed under Fossilised Open Fields.

On the ground or on aerial photographs, the relationship of the field patterns in this category to open field arrangements and fossilised open field patterns may be evident in the presence of ridge and furrow. In the absence of a systematic survey of ridge and furrow in the county, this was not taken into account in compiling the Character Map. The exceptions to this were the occasional instances where personal knowledge of the presence of ridge and furrow was deployed as an informal check on the consistency and accuracy of categorisation.

Further validation of Patterns Reflecting Open Fields would be provided by the plotting of ridge and furrow visible on aerial photographs onto a layer within the GIS and the similar plotting of open field arrangements recorded on historical estate, enclosure and other maps.

Depth of History

Patterns Reflecting Open Fields were created by enclosure. The replication of open field arrangements seen in this landscape type implies that open field organisation and concepts were still relevant at the time of their enclosure. This contrasts to the different concepts evident in the wholesale division and replanning of open fields and wastes across individual communities involved in most late 18th and 19th century parliamentary enclosures. Where this field pattern is the original layout it may be expected to derive from the piecemeal enclosure of individual strips or groups of strips or, more usually from the enclosure of furlongs or whole fields. Such patterns can be expected to relate to areas marked as

“ancient enclosures” on Parliamentary Enclosure Award Maps of the 18th and 19th centuries or to statements about unlocated “inclosures” that may be found in the documentary records of particular communities. However, in many instances there is no documentary record for the date at which these enclosures were laid out.

Patterns Reflecting Open Fields have the same date range as Fossilised Open Fields, from the late 15th century to the first half of the 18th century. Most however, are likely to belong to the period from the 16th century onwards. The date at which particular enclosures of this type were created will vary from one parish or township to another.

Where these patterns were created by the adaptation of fossilised open field strips, meadow doles or closes to the rear of toft holdings, the range of history exhibited is slightly different. Boundaries left by the removal of others date to the first enclosure, while the space between those boundaries is later.

Consequently, field patterns that only reflect open field arrangements, because they were adapted, express a greater chronological depth that extends from their first creation up to the last date of boundary removal, which may be very recent.

Historical Processes

Patterns Reflecting Open Fields are generally a result of early enclosure, although there are exceptions such as Calverton which was enclosed in 1779. Where the pattern is original the areas enclosed were frequently more extensive and involved a greater degree of community consensus than in the smaller, piecemeal enclosures seen in fossilised open field strip patterns. With this addition, the factors involved in the social and economic changes that led to this pattern of enclosure are the same as for Fossilised Open Field Patterns.

Where the pattern is the product of adaptation by the removal of boundaries, a number of extra factors are involved. These are relevant to the need to adapt such as:

- Changes in agricultural concepts and practice from the later 18th century onwards
- Increasing mechanisation of farming in the 19th and 20th centuries
- Increasing sizes of agricultural machinery in the later 20th century
- Conversion of pasture to arable during war-time in 19th and 20th centuries
- Post World War II national and European Community agricultural policies

TYPE: Semi-Regular Field Patterns

Definition

This category covers field patterns which are loosely geometric in layout, involving linear, rectangular or square arrangements, but which are less sharply defined than Irregular Geometric Field Patterns. In semi-regular field patterns, boundaries may waver or be discontinuous over distance, in other words the dominant linear features may be short, and the overall pattern is usually smaller in scale compared to those of geometric patterns.

As the above phrases reveal, this is a somewhat problematic categorisation since it embraces all enclosures that can not be allocated to other types of field pattern. Semi-regular field patterns then, are the product of various enclosing activities at a variety of dates, over some 500 or more years. The detailed characteristics of these field patterns vary from locality to locality, in part because of this variety in origin and in part because of local circumstances. The category is undoubtedly capable of sub-division or re-classification, but this is dependent upon a detailed consideration of the likely origins and date of each of the areas involved using historical maps and documentary sources. Some form of statistical analysis may be profitable also, to distinguish between subtle differences in patterns that may assist in identifying functional origins and/or date.

Depth of History

Semi-regular field patterns are the product of enclosure, but are not of any one date or phase within the history of enclosure from the Middle Ages to the 19th century. As already stated, their date and origins vary from locality to locality. While there is a strong association with piecemeal or more extensive enclosure by agreement dating to the 16th, 17th and earlier 18th centuries before the Parliamentary enclosures, this is not universal. In some localities it is likely that they were created in assarting during the Middle Ages, in others they are the product of the formal enclosure of open fields in the 18th or 19th centuries. In considering semi-regular field patterns therefore, it is necessary to bear in mind that this category embraces both some of the earliest and later enclosures in the county. Consequently, until further research has permitted reclassification, it is important that historical maps and documents are consulted in discussing the historical background of any one area.

Historical Processes

The potential chronological and functional range of Semi-Regular Field Patterns means that they are the product of almost all of the factors driving enclosure from the Middle Ages onwards. The historical processes generating this category therefore, are the same as those for Patterns Reflecting Open Fields and Regularly Laid Out Large Geometric Field Patterns, to which reference should be made. Additional to these are the factors behind mediaeval assarting and the creation of other early fields. These include:

- Population increase
- Expansion of arable fields
- Pressure on pasture
- Clearance of woodland
- Pressure on inter-common grazing rights
- Maintenance or establishment of lands held in severalty
- Later decline in arable farming and increases in animal husbandry
- Changes in use of mediaeval hunting parks and “forest” hays
- Changes in ownership or leasing of land

TYPE: Modern Modified Field Patterns

Definition

This category covers areas in which the 19th century field patterns are no longer present, or are no longer readable or have been radically reorganised. In practice, this means most areas where more than 50% of the boundaries have been lost. This is not an absolute criterion however, for the real test is the degree to which the character of the field patterns has been altered since the 19th century. If boundary loss or reorganisation is such that it is not possible to attempt an interpretation of the historical origins of the present field patterns, within a reasonably limited set of options, then these are included in this category. Consequently, areas with less than 50% boundary loss may be also included if their present field patterns do not readily equate with those on the 19th century maps, and our ability to “read” their historical origins has been severely compromised. Equally, some areas with more than 50% boundary loss are not included, but are categorised with other field patterns (principally those which are geometric, originating in Parliamentary Enclosure) because their character and “readability” remains despite the level of loss.

Lost boundaries are not the sole consideration in this category. In some areas, which form a significant minority, there appear to be coherent field patterns that might be expected to have a depth of history. Comparison with the 19th century maps however, shows that these have been extensively remodelled, and now bear little or no relationship to the earlier patterns. Such areas fit the criteria for this classification in more absolute terms than many of those with boundary loss. Whatever the reasons behind the laying out anew of these fields, and there may be a variety of these, such patterns are modern and modifications of what went before. However much they may reflect their precursors, they may be read falsely unless reference is made to the historical maps.

This classification is an expression of change and survival in the modern landscape. Arguably it could, and perhaps should, be refined through the grading of the degree of modification. It should be possible to categorise areas according to the percentage of field boundaries lost, which would give a much more sensitive statement about the survival of earlier field patterns.

The plotting of lost boundaries, on the basis of a comparison between the O.S. 1:25,000 maps of the 1970s and current O.S. maps, was a step towards this. In theory, boundary loss in Nottinghamshire has been a continuous trend since at least the 1960s, with post-war maintenance of intensive food production policies and the introduction of larger machinery. Empirically, this trend has been observed to have several peaks in its progression, notably in the 1970s, the late 1980s and since the mid-1990s. Therefore, again in theory, the densities of lost boundaries coming from a comparison of these two map bases should provide at least visual statements about the locations of recent change in the landscape, and about the extent and rate of such change. The exercise was successful in producing a distribution map with apparently significant variations in density, and showed that it would indeed be possible to categorise those densities to provide quite subtle statements about change.

However, when the modern O.S. maps were scrutinised during the remainder of the characterisation process, it became evident that there is a misfit between this distribution map and the extents of Modern Modified Field Patterns shown on the modern maps. The reasons for this misfit are difficult to identify. The theory behind the plotting of boundary losses appears sound and the results appear to vindicate the theory. The modern O.S. maps used present an acceptable up to date statement of the real situation. The state of the revisions of the O.S. 1:25,000 maps ought not to be a factor, since lack of revision should understate the contemporary loss of boundaries and result in higher densities of plottings when these maps are compared to the current ones. Plotting error might be involved, but random checks suggest that this was accurate.

The only area left unassessed is the extent of boundary loss already present on the O.S. 1:25,000 maps. This was not systematically examined before the plotting exercise, but was assumed to be relatively low on the basis of previous local comparisons between Sanderson's Map of 1835 and the 1:25,000 maps and expectations about the temporal peaks in boundary removal. The conclusion suggested by this review is that this assumption was erroneous, and that more boundaries had been removed at an earlier date and had been excised from the 1:25,000 maps than were anticipated. Consequently the boundaries plotted in this exercise do not represent the totality of all those lost but only the most recent losses.

This observation does not negate or devalue the plotting of lost boundaries, but it does change the context of this plotting and qualifies the contribution of this approach to the overall mapping of general landscape character. It may show another technique by which the variation in the extent and rate of character change can be graded, through identifying the chronology that is implicit in map and other sources. In this project, rather than develop this approach as another methodology to express change and character in the landscape, it was decided to treat the plottings of lost boundaries as a data set that may be used to qualify statements about character at the local level. This data is also a resource that may enable the future re-classification of modern modified field patterns according to the degree and date of boundary loss within them.

Modern Modified Field Patterns are the most extensive historic landscape character type in Nottinghamshire. They are absent in only a few small areas; in many others they dominate. This character type then, is a benchmark against which the threat to the survival of older landscapes, and the rarity and value of these, can be assessed.

Depth of History

By definition, Modern Modified Field Patterns have a short chronological range. They are the product of change and development since the 19th century, and mostly since World War II. This does not mean that this character type is devoid of historical interest or value. Modification of field patterns is not a completed process however; it is still ongoing. According to locality, from farm to farm, there is variation in the age of these field patterns. As has been described, the modification of field patterns is frequently only partial. Individual boundaries or groups of these may survive within modified patterns. Further, the boundaries of these modified patterns are shared with adjacent character types, and may be read either as belonging to these or as survivals with historical depth within modified patterns.

As a character type, Modern Modified Field Patterns illustrate the differences that are inherent in the characterisation process, between the general, county perspective and that required for local purposes. At the level of the Character Map, the definition of Modern Modified Field Patterns and the description of their depth of history is adequate. For the management of particular landscapes, the degree of survival in these patterns, and the extent to which much older historical origins and processes can be read and attributed with value, is crucial and requires further assessment.

Finally, it must be observed that in some places the modification of previous field patterns and the association of this with arable crops, together with the technology involved, has had the effect of removing the Enclosure and mediaeval landscape to reveal elements of even earlier landscapes. Where the underlying soils and geology and their drainage are suitable, differential crop growth over buried features results in "cropmarks" in which can be seen Roman and prehistoric field boundaries, settlements, ritual monuments and other remains. Such remains express landscapes that distantly influenced the development of subsequent ones, and thus that of today. Sometimes they demonstrate that some currently upstanding individual features have a great age. In terms of historical depth

therefore, modern modified field patterns on occasion may contain a more visibly remote past than in other historic landscapes, and thereby permit the writing of a fuller history of the landscape.

These archaeological landscapes may contribute only a little to the modern character of the landscape; nevertheless the enhanced visibility of such remains within Modern Modified Field Patterns must be considered in the management of this type of landscape.

Historical Processes

Modern Modified Field Patterns are frequently, but not entirely, associated with responses to post World War II agricultural policies and technology. Modification of earlier field patterns is continuing and the processes driving this are not yet worked through. Amongst those that will be identified by future historians may be:

- National Government and European Community Agricultural policies
- Increased mechanisation and new technology in farming
- Rural depopulation
- Industrialisation
- Changes in land ownership
- Governmental fiscal and social policies
- Change in the distribution and power of capital
- Change in social and economic structures, and in the culture and lifestyles of the public
- Attitudes to farming practices and individual decision making amongst the agricultural community

TYPE: Irregular Geometric Field Patterns

Definition

These field patterns involve geometric layouts which are less regular (i.e. less linear or rectangular) than Regularly Laid Out Large Geometric Field Patterns. Again, they are often part of Parliamentary Enclosures. They may occur on the periphery of Regularly Laid Out Large Geometric Field Patterns, or within them, in locations where constraints or topography make a formal rectilinear layout difficult or impossible. A frequent association is with the enclosure of waste, which can be subsequent in date to the enclosure of the remainder of the parish or located on the margins of the parish. As with Regularly Laid Out Large Geometric Field Patterns, the predominant characteristics of large size and geometric shape, sometimes associated with new farms outside of the village, renders this a very recognisable pattern of fields on maps and aerial photographs. Their actual size however, varies from locality to locality and “large” should be taken as being relative to the overall field patterns of localities.

Effectively then, Irregular Geometric Field Patterns may be considered as part of the same phenomenon as Regularly Laid Out Large Geometric Field Patterns. On occasion however, their irregularity suggests that additional factors may have affected their layout.

Depth of History

As for Regularly Laid Out Large Geometric Field Patterns, below:

The majority of Regularly Laid Out Large Geometric Field Patterns were created in the 18th and 19th centuries and have remained in use ever since. Later modification is common and proportionally it takes the removal of fewer boundaries to transform this type into Modern Modified Field Patterns. Although regular geometric field patterns in themselves may have been a new feature within a particular landscape, they often abut, or integrate, older boundaries and features. The landscape history involved in these patterns therefore, is not necessarily simple or of one phase.

Historical Processes

As for Regularly Laid Out Large Geometric Field Patterns below:

The Parliamentary Enclosures, with which most Regularly Laid Out Large Geometric Field Patterns may be associated, are the last phase in the process by which the open field landscapes of the Middle Ages were transformed into those of today. By the 18th century developments in social structure, estate management, crops and animal husbandry, and technology had resulted in the widespread belief that open fields were uneconomic and inefficient, an impediment to agricultural investment and development. It was now possible to use private acts of Parliament to overcome the objections of individual landowners, often the smaller ones, to enclosure. In this process, the award of the divisions of the land to be enclosed was placed in the hands of a surveyor appointed for the process, who also produced a map showing the boundaries between allocations. In most cases these were the field boundaries that were erected, although in some areas there may have been some private adjustments between neighbours.

It has been estimated that only some 65,000 acres, 12.2% of the area of Nottinghamshire were enclosed in 1700 (Chambers 1966). By 1800, a further 353,000 acres, 66.25% of the county was enclosed, 133,000 acres of which involved private acts of Parliament dating to the second half of the 18th century. Enclosure was not necessarily a single, parish-wide event. On the Sherwood Sandstones, the Magnesian Limestone and on the Coal Measures parliamentary enclosure often involved the taking in of open common or wastes. Otherwise, and particularly on the Coal Measures, much geometric enclosure is undocumented, presumably as a result of private agreements. On the Mercia

Mudstones north of the Trent, Enclosure Awards refer to the division of both arable open fields and wastes. Despite being characterised by early enclosures, a significant proportion of the parishes south of the Trent also were not enclosed until after 1750, in whole or part. By 1850 all but a few parishes were entirely enclosed and the basis of the modern landscape of Nottinghamshire had been established.

Parliamentary Enclosure took place within a context of broad changes in economy, technology and society, such that it is often associated with concepts of Agrarian and Industrial Revolution. While these relationships can be debated, and certainly Parliamentary Enclosures may be properly viewed as the later manifestation of a trend which began, under different stimuli, in the 15th century, their relevance to the enclosure movement of the 18th and 19th centuries can not be denied, and vice versa. Therefore, Regularly Laid Out Large Geometric Field Patterns are related to factors such as:

- 18th and 19th century advances in agricultural theory and practice
- Estate ownership
- The capacity of individuals to support financial investment
- Abilities to improve land, particularly by drainage
- Demand for animal feed
- Landlord and tenant relationships
- Pressure on smaller farmers, small holders and commoners
- 18th and 19th century industrial development
- Economic consequences of European wars
- Regional and national markets

APPENDIX 4: HISTORIC ENVIRONMENT RESOURCE

This Appendix provides illustration and tabulation of known designated and heritage features within 1000m of the Site. The information is sourced from the Historic England National Heritage List for England (Designated Heritage Assets), and the Nottinghamshire Historic Environment Records (heritage features and monuments).

Map Reference	NHLE Reference	Name	Designation	Grade
1	N/A	Halloughton Conservation Area	Conservation Area	N/A
2	N/A	Southwell Conservation Area	Conservation Area	N/A
3	1045454	Bath Cottage	Listed Building	Grade II
4	1045455	Barn 50 metres north east of Bath Cottage	Listed Building	Grade II
5	1045456	Brackenhurst Farmhouse	Listed Building	Grade II
6	1045521	Ashdene	Listed Building	Grade II
7	1045522	Barn at Walnut Tree Cottage	Listed Building	Grade II
8	1045524	Barn at Manor Farm	Listed Building	Grade II
9	1045525	Manor House	Listed Building	Grade II
10	1045526	Grange Farmhouse	Listed Building	Grade II
11	1045555	Church of St James	Listed Building	Grade II
12	1045556	Barn at Halloughton Manor Farm	Listed Building	Grade II
13	1046108	Garden Walls and Potting Sheds 100 metres north east of Brackenhurst Hall	Listed Building	Grade II
14	1178664	Halloughton Manor Farmhouse	Listed Building	Grade II*
15	1178708	Barn at Bridle Road Farm	Listed Building	Grade II
16	1193947	Outbuilding at Ashdene, Fronting Radley Road	Listed Building	Grade II
17	1193956	Manor Farmhouse	Listed Building	Grade II
18	1193979	Pigeoncote at Manor Farm	Listed Building	Grade II
19	1193988	Pigeoncote and attached stable block at Manor House	Listed Building	Grade II
20	1213102	Lodge to Brackenhurst Hall	Listed Building	Grade II
21	1213124	South Hill House	Listed Building	Grade II
22	1289246	Gateway and Railings at Brackenhurst Hall	Listed Building	Grade II
23	1369927	Brackenhurst Hall and attached coach house, orangery and garden wall	Listed Building	Grade II
24	1370180	Pigeoncote, granary and stable block at Manor Farm	Listed Building	Grade II

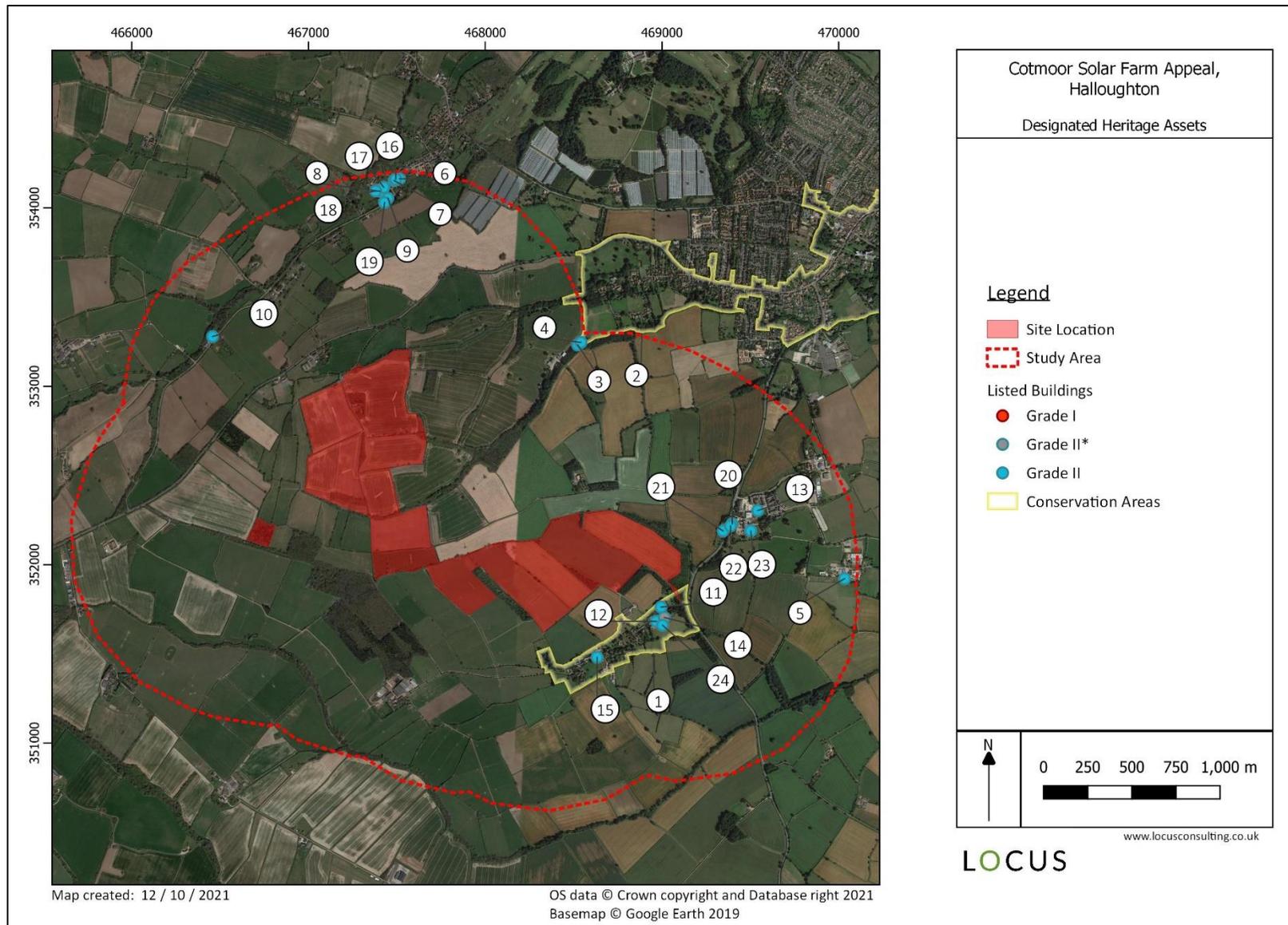


Figure 59: Designated Heritage Assets

Map Reference	HER Reference	Record Type	Name
25	ENT1867	EVS	Casual Find at Halloughton
26	ENT1100	EVS	Casual find at Southwell
27	ENT1857	EVS	Field Observation at St Catherine's Well, Southwell by Colquhoun
28	ENT1864	EVS	Casual Find at Southwell by Mr R Hardstaff
29	ENT2712	EVS	Metal detecting find, Bankwood Farm, Thurgarton
30	ENT2710	EVS	Field Observation at Halam by Seaman

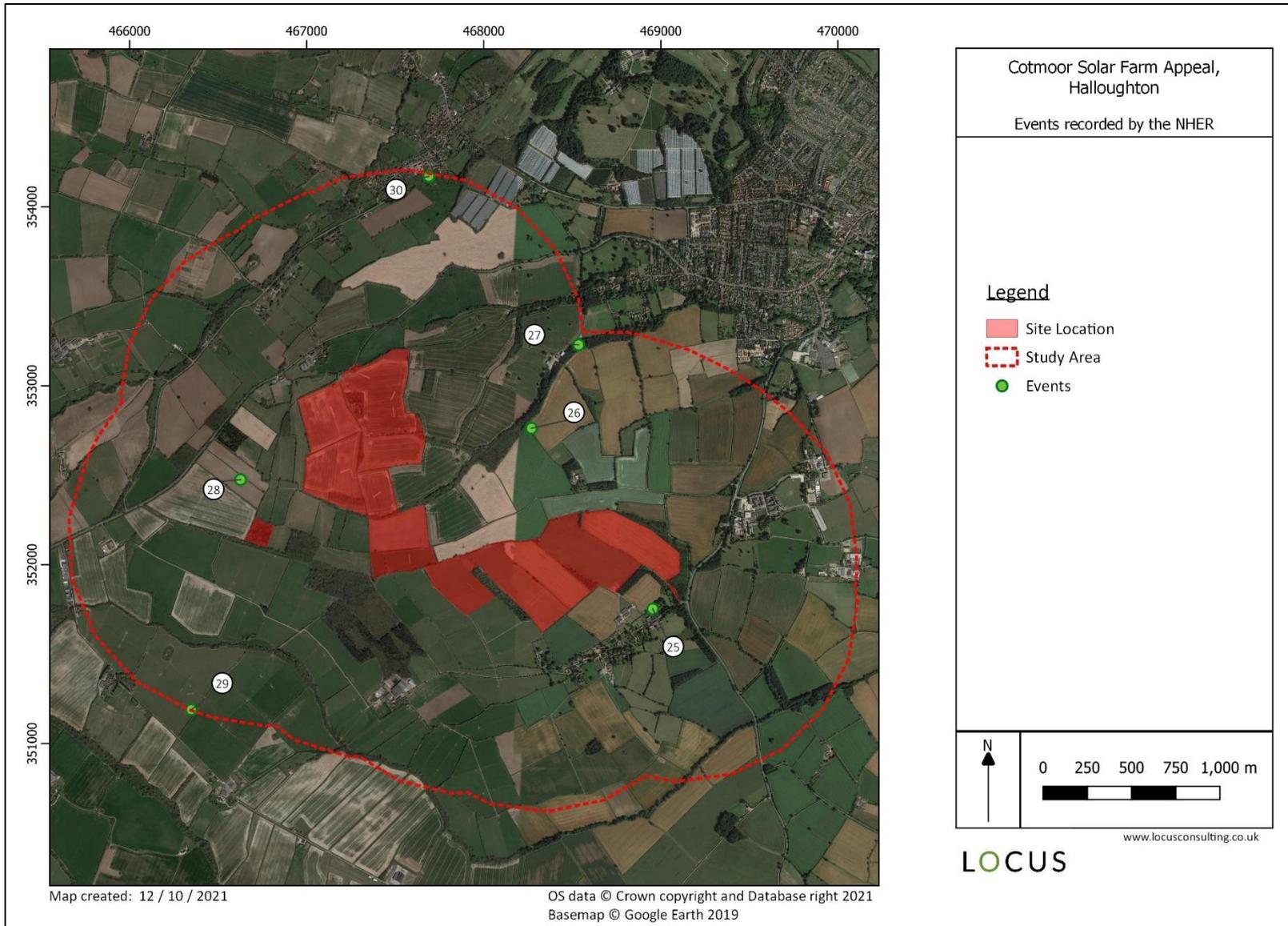


Figure 60: Events recorded by the NHER

Map Reference	HER Reference	Monument Type	Name	Period
31	MNT26696	DEER PARK	Southwell Park/New Park	Medieval to Post Medieval
32	MNT10341	LYNCHET; HOLLOW WAY; TERRACED GROUND	Earthworks at Halloughton	Unknown
33	MNT10342	MOUND; TERRACED GROUND; BANK (EARTHWORK)	Terraced ground at Halloughton	Unknown
34	MNT10343	HA HA	Haha at Manor Farm, Halloughton	Post Medieval
35	MNT14246	CHURCH	Church of St James, Halloughton	Medieval to Modern
36	MNT17604	FARMHOUSE	C18 Farm house at Manor Farm, Halloughton	Post Medieval to Modern
37	MNT17605	GRANARY; STABLE; DOVECOTE	PIGEONCOTE, GRANARY AND STABLE BLOCK AT MANOR FARM	Post Medieval to Modern
38	MNT17606	BARN	BARN AT HALLOUGHTON MANOR FARM	Modern
39	MNT17607	BARN	BARN AT BRIDLE ROAD FARM	Post Medieval to Modern
40	MNT17749	FARMHOUSE	SOUTH HILL HOUSE	Modern
41	MNT26686	LANDSCAPE PARK	Park at Brackenhurst, Southwell	Modern
42	MNT21208	COUNTRY HOUSE; GARDEN WALL; ORANGERY; COACH HOUSE	BRACKENHURST HALL & COACH HOUSE/ORANGERY/GARDEN WALL	Modern
43	MNT2931	TRACKWAY; LINEAR FEATURE	Linear features, Thurgarton & Halloughton	Unknown
44	MNT17689	FARMHOUSE	BRACKENHURST FARMHOUSE	Post Medieval to Modern
45	MNT17747	RAILINGS; GATE	GATEWAY AND RAILINGS AT BRACKENHURST HALL	Modern
46	MNT17748	LODGE	LODGE TO BRACKENHURST HALL	Modern
47	MNT21206	WALLED GARDEN; POTTING SHED	GARDEN WALLS AND POTTING SHEDS, BRACKENHURST HALL	Modern
48	MNT10328	HOLLOW WAY; HOLLOW	Hollow ways in Southwell	Unknown

Map Reference	HER Reference	Monument Type	Name	Period
49	MNT19744	HOUSE	BATH COTTAGE	Post Medieval to Modern
50	MNT10340	RIDGE AND FURROW; HOLLOW WAY; BUILDING PLATFORM; TERRACED GROUND; POND; PLOUGH HEADLAND; BANK (EARTHWORK)	Earthworks at Halloughton	Unknown
51	MNT25401	FARMSTEAD?; COUNTRY HOUSE?	Halloughton Wood Farm	Modern
52	MNT18139	FARMHOUSE	GRANGE FARMHOUSE	Post Medieval to Modern
53	MNT21145	BARN	BARNS 50 METRES NORTH EAST OF BATH COTTAGE	Post Medieval to Modern
54	MNT25346	FARMSTEAD	Stubbins Farm	Modern
55	MNT25347	FARMSTEAD	Old Radley Farm	Modern
56	MNT25348	FARMSTEAD	Thorney Abbey Farm	Modern
57	MNT25428	HOUSE	Craddles Cottage, Cuttlesforth Lane	Post Medieval to Modern
58	MNT10305	RIDGE AND FURROW; HOLLOW WAY; MOUND; TERRACED GROUND	Earthworks at Halam	Unknown
59	MNT10323	BANK (EARTHWORK)	Bank at Halam	Unknown
60	MNT10324	LYNCHET; RIDGE AND FURROW; TERRACED GROUND	Earthworks at Halam	Unknown
61	MNT10336	HOLLOW WAY; TERRACED GROUND; BANK (EARTHWORK)	Earthworks at Applegarth, Halam	Unknown
62	MNT10339	LYNCHET; RIDGE AND FURROW; HOLLOW WAY; POND; BANK (EARTHWORK)	Earthworks at Halam	Unknown
63	MNT14279	MANOR HOUSE?	Possible site of Leeke Mansion, Halam	Post Medieval
64	MNT18130	HOUSE	ASHDENE	Post Medieval to Modern

Map Reference	HER Reference	Monument Type	Name	Period
65	MNT18131	OUTBUILDING	OUTBUILDING AT ASHDENE FRONTING RADLEY ROAD	Modern
66	MNT18132	BARN	BARN AT WALNUT TREE COTTAGE	Post Medieval to Modern
67	MNT18134	FARMHOUSE	MANOR FARMHOUSE	Modern
68	MNT18135	BARN	BARN AT MANOR FARM	Post Medieval to Modern
69	MNT18136	DOVECOTE	PIGEONCOTE AT MANOR FARM	Post Medieval to Modern
70	MNT18137	HOUSE	MANOR HOUSE	Post Medieval to Modern
71	MNT18138	STABLE; DOVECOTE	PIGEONCOTE AND ATTACHED STABLE BLOCK AT MANOR HOUSE	Post Medieval to Modern
72	MNT22386	HOUSE	WALNUT TREE COTTAGE	Modern
73	MNT14301	BOAT HOUSE	Boathouse, Southwell	Modern
74	MNT2888	MAP DEPICTION	Map depiction of Boathouse, Southwell	Modern
75	MNT9307	CHANCEL; NAVE	C19 structure of St James' church, Halloughton	Modern
76	MNT10340	RIDGE AND FURROW; HOLLOW WAY; BUILDING PLATFORM; TERRACED GROUND; POND; PLOUGH HEADLAND; BANK (EARTHWORK)	Earthworks at Halloughton	Unknown
77	MNT10341	LYNCHET; HOLLOW WAY; TERRACED GROUND	Earthworks at Halloughton	Unknown
78	MNT10342	MOUND; TERRACED GROUND; BANK (EARTHWORK)	Terraced ground at Halloughton	Unknown
79	MNT10343	HA HA	Haha at Manor Farm, Halloughton	Post Medieval
80	MNT14227	TOWER HOUSE; CLERGY HOUSE	C13 Tower house at Manor Farm, Halloughton	Medieval to Modern

Map Reference	HER Reference	Monument Type	Name	Period
81	MNT14300	BLACKSMITHS WORKSHOP	Smithy, Halloughton	Post Medieval to Modern
82	MNT25487	HALL HOUSE	C16 Hall at Manor Farm, Halloughton	Post Medieval to Modern
83	MNT2761	TOWER	C13 building at Manor Farm, Halloughton	Medieval
84	MNT2776	FINDSPOT	Iron Age coin, Halloughton	Iron Age
85	MNT2795	CHANCEL; NAVE	Medieval structure of St James' church, Halloughton	Medieval
86	MNT2884	BANK (EARTHWORK)	Embankment along roadside, Halloughton	Unknown
87	MNT2885	HOLLOW WAY; TERRACED GROUND	Hollow way and terraces, Halloughton	Unknown
88	MNT2886	MAP DEPICTION	Map depiction of Smithy, Halloughton	Post Medieval to Modern
89	MNT2887	BANK (EARTHWORK)	Embankment, Brakenhurst Hall, Southwell	Unknown
90	MNT9294	OPEN HALL	C16 / C17 hall, Manor Farm, Halloughton	Post Medieval
91	MNT9295	BUILDING	C17 Farmhouse, Manor Farm, Halloughton	Post Medieval
92	MNT9296	WINDOW	C14 feature of tower house, Manor Farm, Halloughton	Medieval
93	MNT14302	FISHPOND	Fish pond, Southwell	Unknown
94	MNT24936	WIND PUMP	Windpump, Southwell	Modern
95	MNT2889	MAP DEPICTION	Map depiction of Fish pond, Southwell	Unknown
96	MNT2890	MAP DEPICTION	Map depiction of Windpump, Southwell	Modern
97	MNT14569	WIND PUMP	WINDPUMP AT BRACKENHURST FARM, SOUTHWELL	Modern
98	MNT3340	MAP DEPICTION	MAP DEPICTION OF WIND PUMP AT BRACKENHURST FARM, SOUTHWELL	Modern
99	MNT2931	TRACKWAY; LINEAR FEATURE	Linear features, Thurgarton & Halloughton	Unknown
100	MNT16867	WINDMILL	Windmill at Halloughton	Modern
101	MNT7319	MAP DEPICTION	Map depiction of Windmill at Halloughton	Modern
102	MNT10328	HOLLOW WAY; HOLLOW	Hollow ways in Southwell	Unknown

Map Reference	HER Reference	Monument Type	Name	Period
103	MNT14299	WELL; WIND PUMP	Windpump (well), Halloughton	Post Medieval to Modern
104	MNT2882	MAP DEPICTION	Map depiction of Windpump, Halloughton	Post Medieval to Modern
105	MNT2883	NATURAL FEATURE	Stream cutting, Southwell	Unknown
106	MNT10955	FINDSPOT	Med Seal Matrix from Southwell	Medieval
107	MNT14226	HOLY WELL	Well at St Catherine's Well, Southwell	Medieval to Modern
108	MNT24920	CHAPEL	Chapel at St Catherine's Well, Southwell	Medieval to Unknown
109	MNT2760	DOCUMENTARY REFERENCE	Well nr Southwell	Medieval
110	MNT2773	FINDSPOT	Neolithic flint axehead, Southwell	Neolithic
111	MNT2892	BANK (EARTHWORK)	Embankment, Halam	Unknown
112	MNT2895	BANK (EARTHWORK)	Embankment, Southwell	Unknown
113	MNT2896	BANK (EARTHWORK)	Embankment, Southwell	Unknown
114	MNT5441	FINDSPOT	Bronze Age axe, Bankwood Farm, Thurgarton	Bronze Age
115	MNT9293	DOCUMENTARY REFERENCE	Buildings at St Catherine's Well, Southwell	Medieval
116	MNT10323	BANK (EARTHWORK)	Bank at Halam	Unknown
117	MNT10336	HOLLOW WAY; TERRACED GROUND; BANK (EARTHWORK)	Earthworks at Applegarth, Halam	Unknown
118	MNT10339	LYNCHET; RIDGE AND FURROW; HOLLOW WAY; POND; BANK (EARTHWORK)	Earthworks at Halam	Unknown
119	MNT25429	FARMHOUSE	Low Bank Farmhouse, Radley Road	Post Medieval to Modern
120	MNT5439	MOUND; TERRACED GROUND	Earthworks at Halam House Farm, Halam	Post Medieval

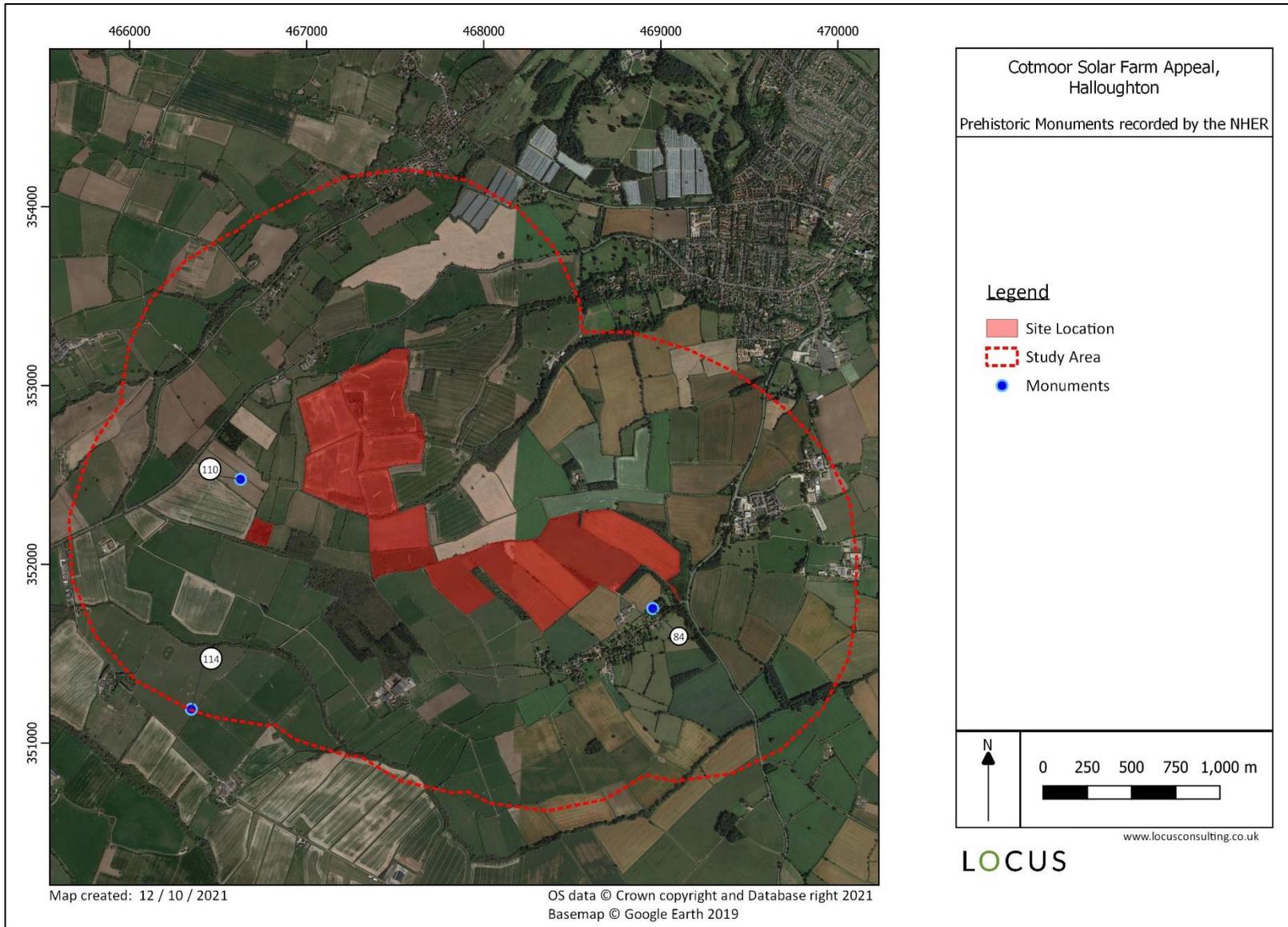


Figure 61: Prehistoric Monuments recorded by the NHER

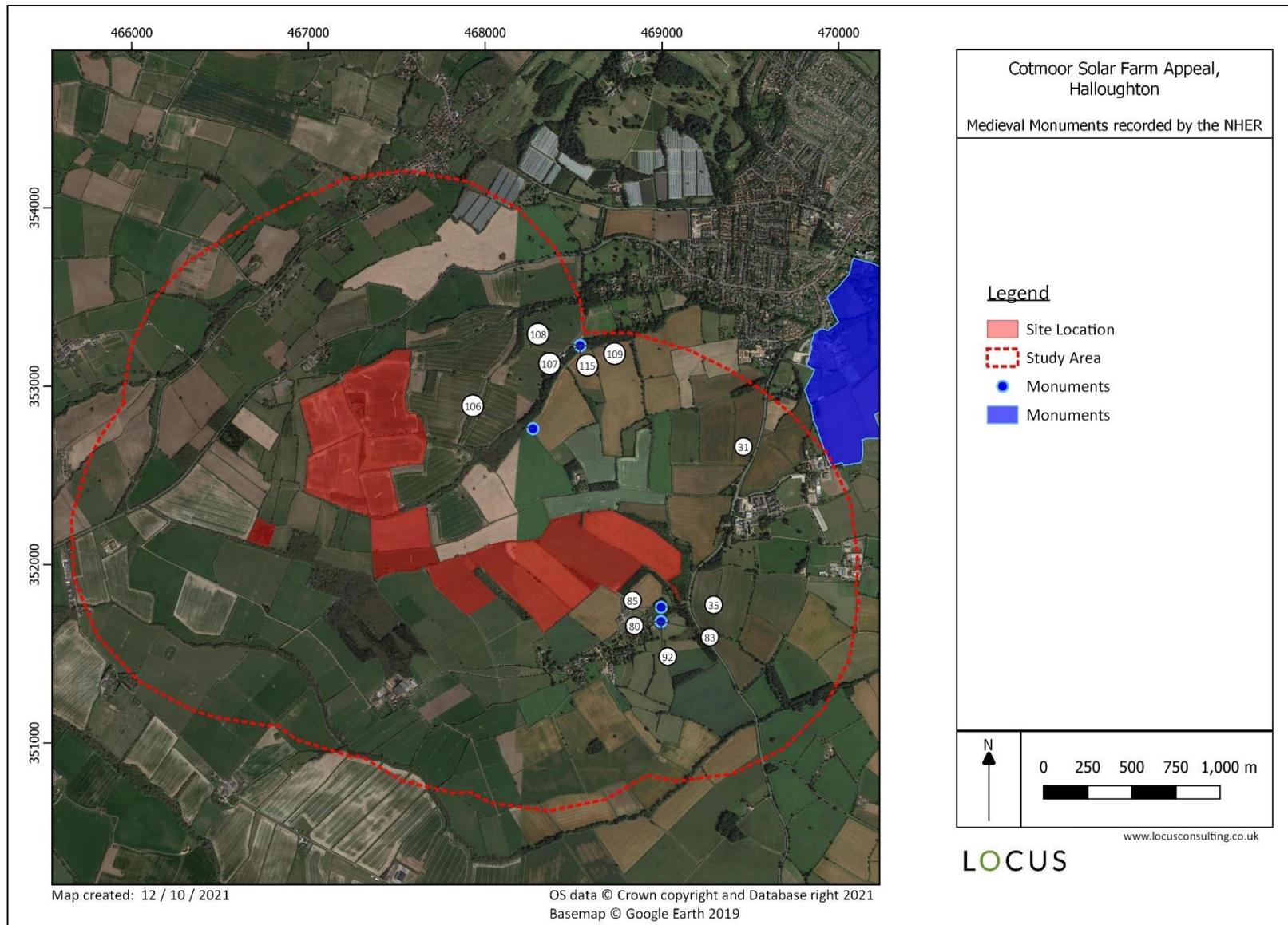


Figure 62: Medieval Monuments recorded by the NHER

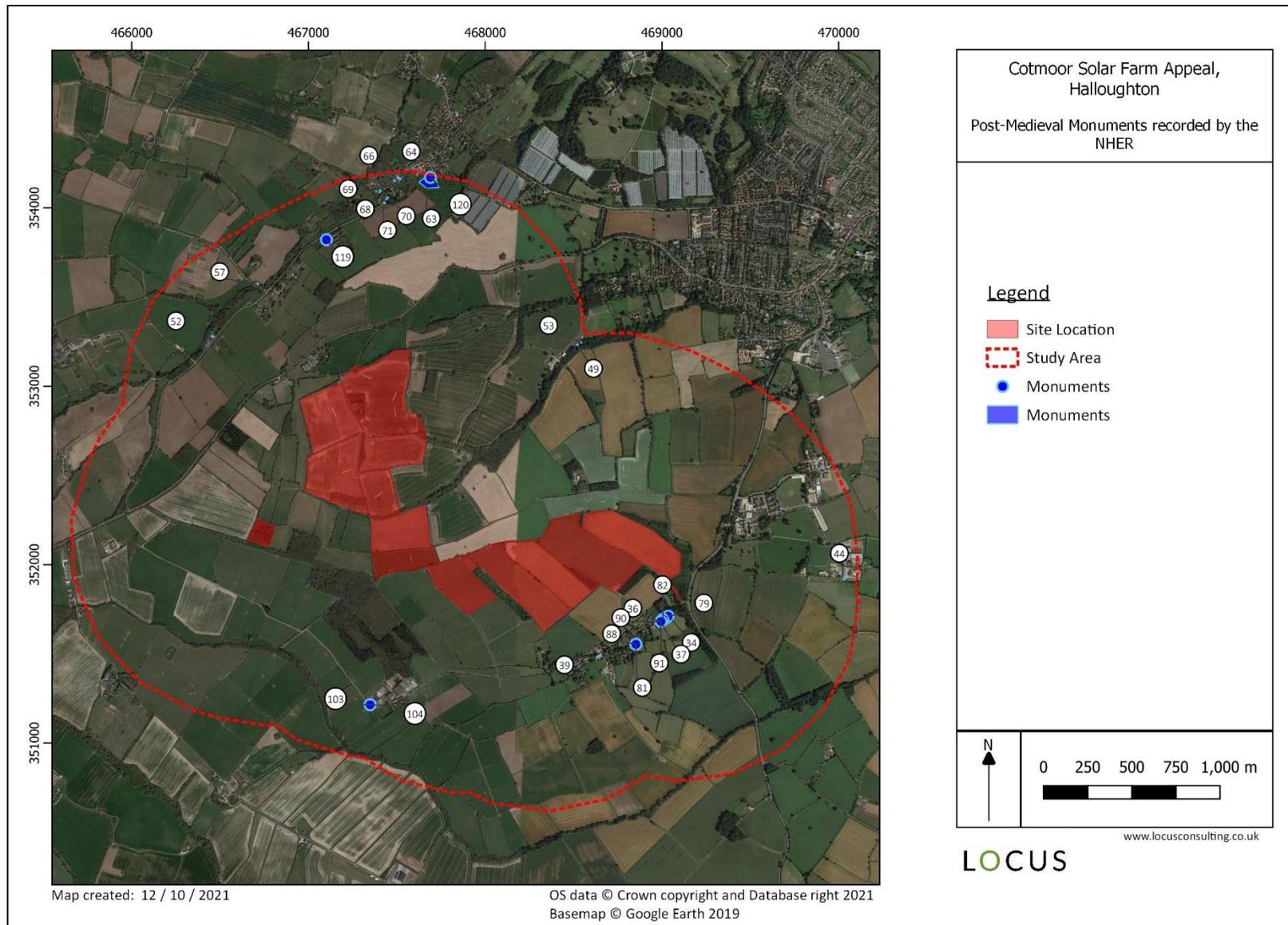


Figure 63: Post-Medieval Monuments recorded by the NHER

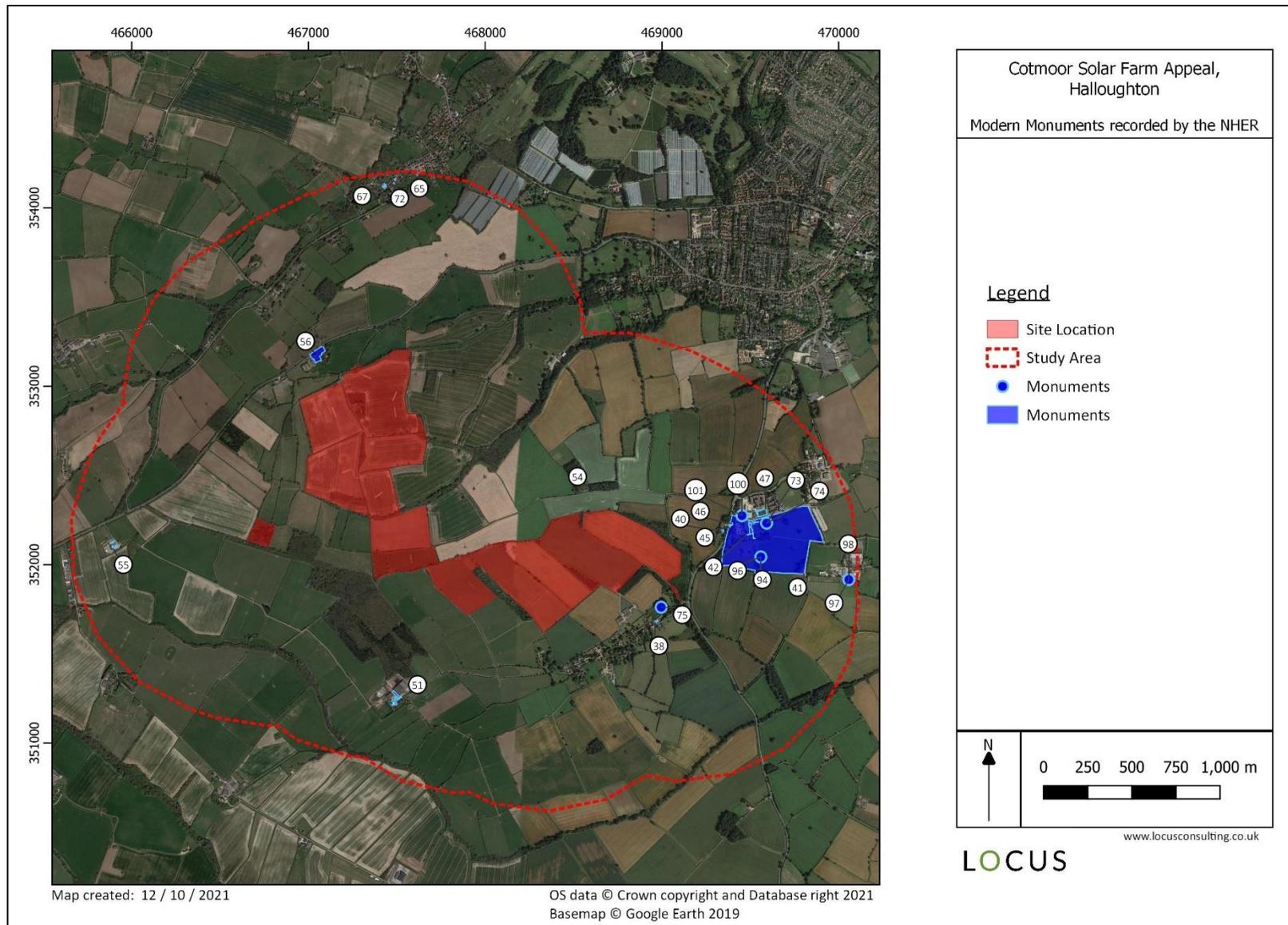


Figure 64: Modern Monuments recorded by the NHER

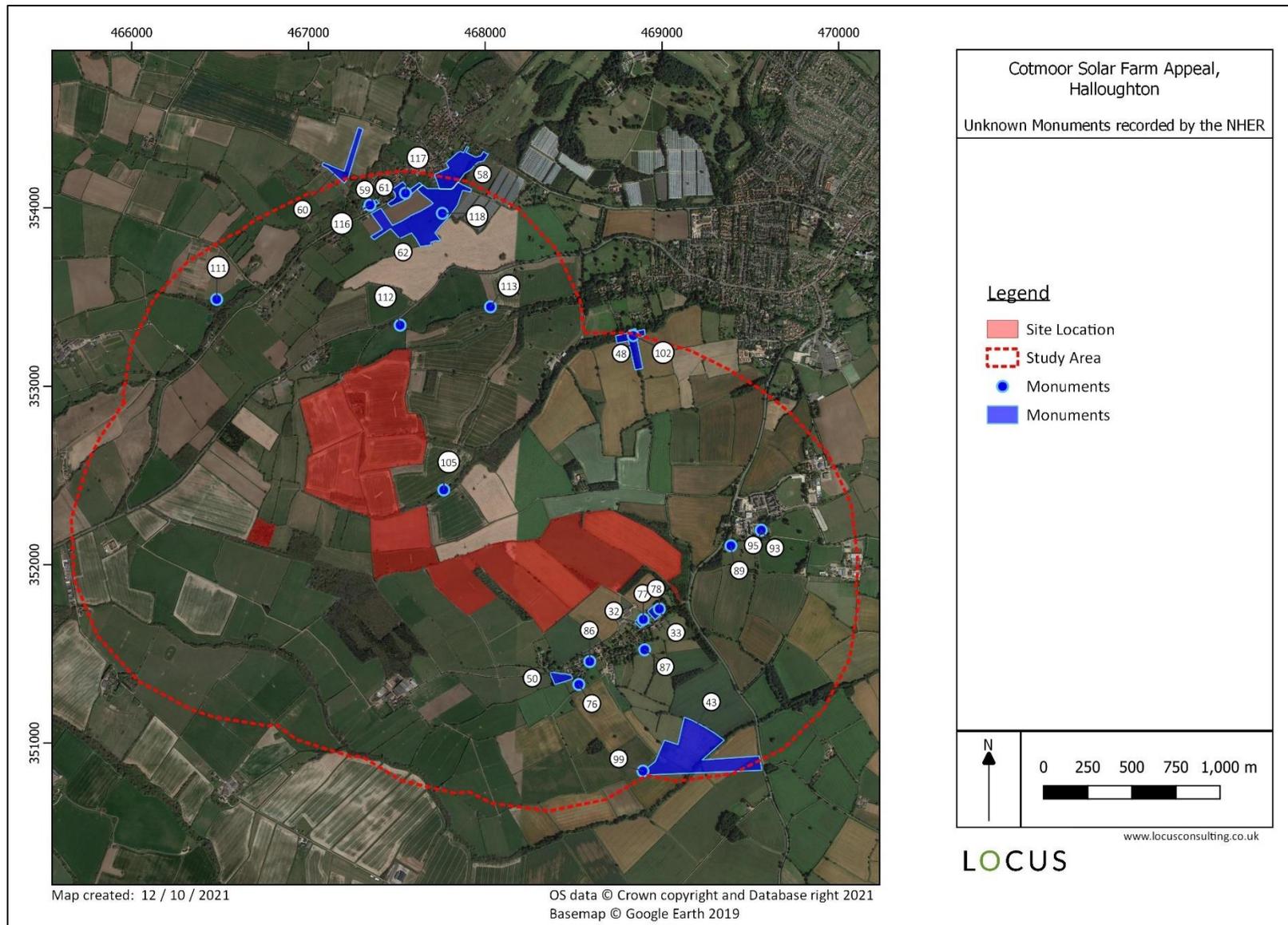


Figure 65: Unknown Monuments recorded by the NHER

Map Reference	Name	Reference
121	The Pinfold	Building not on the HER
122	Outbuilding of the The Pinfold	Building not on the HER
123	Farm buildings at Lowbank Farm	Building not on the HER
124	Brackenhurst, Southwell	Non-Registered Park and Garden
125	Southwell Park/New Park	Non-Registered Park and Garden
N/A	Halam	Village extents as recorded by Sanderson
N/A	Halloughton	Village extents as recorded by Sanderson
N/A	Brackenhurst	Village extents as recorded by Sanderson

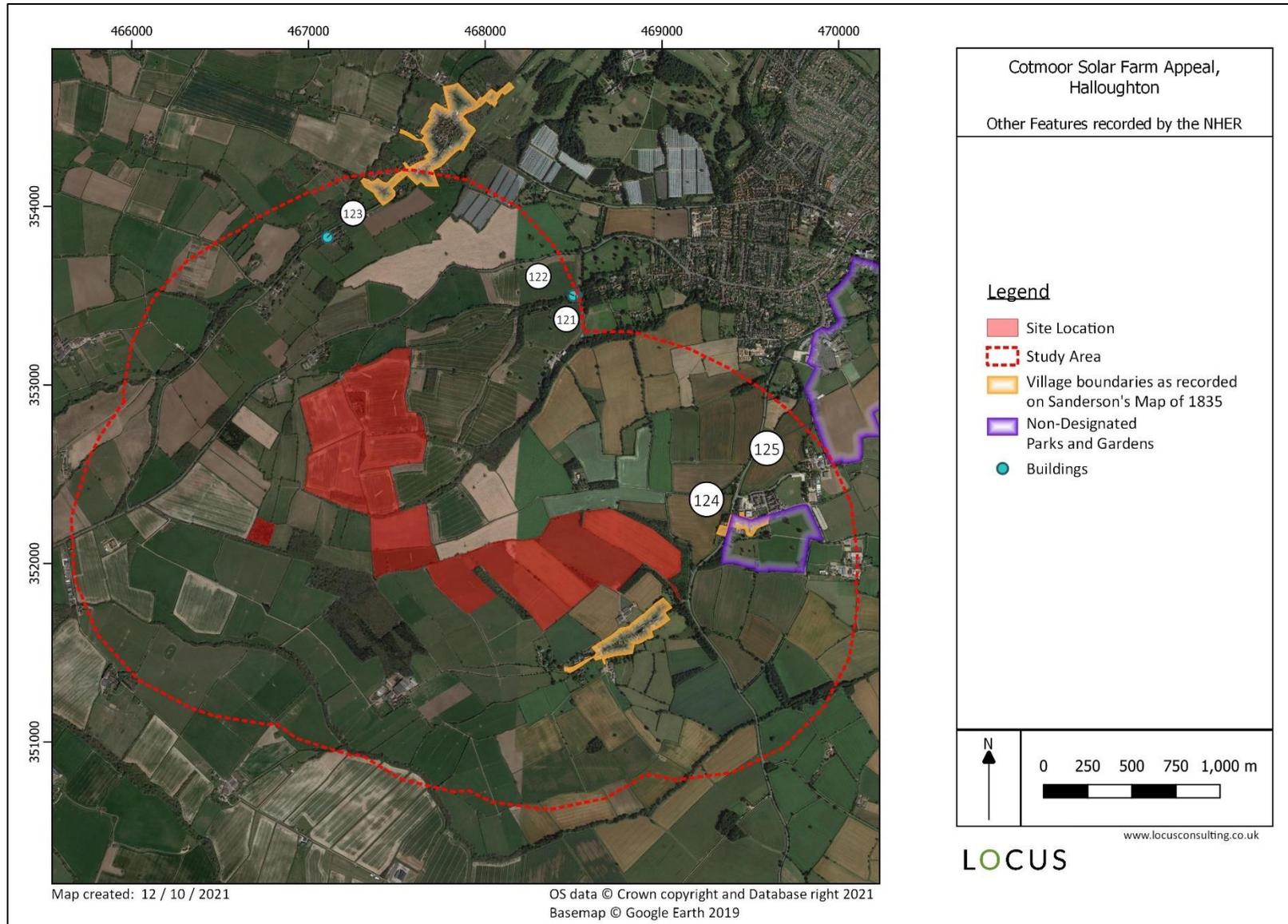


Figure 66: Other features recorded by the NHER

APPENDIX 5: VIEW ANALYSIS

This Appendix provides illustration of key views identified by Locus Consulting during the site visit which form an integral part in the experience of designated heritage assets impacted upon by the proposed development.

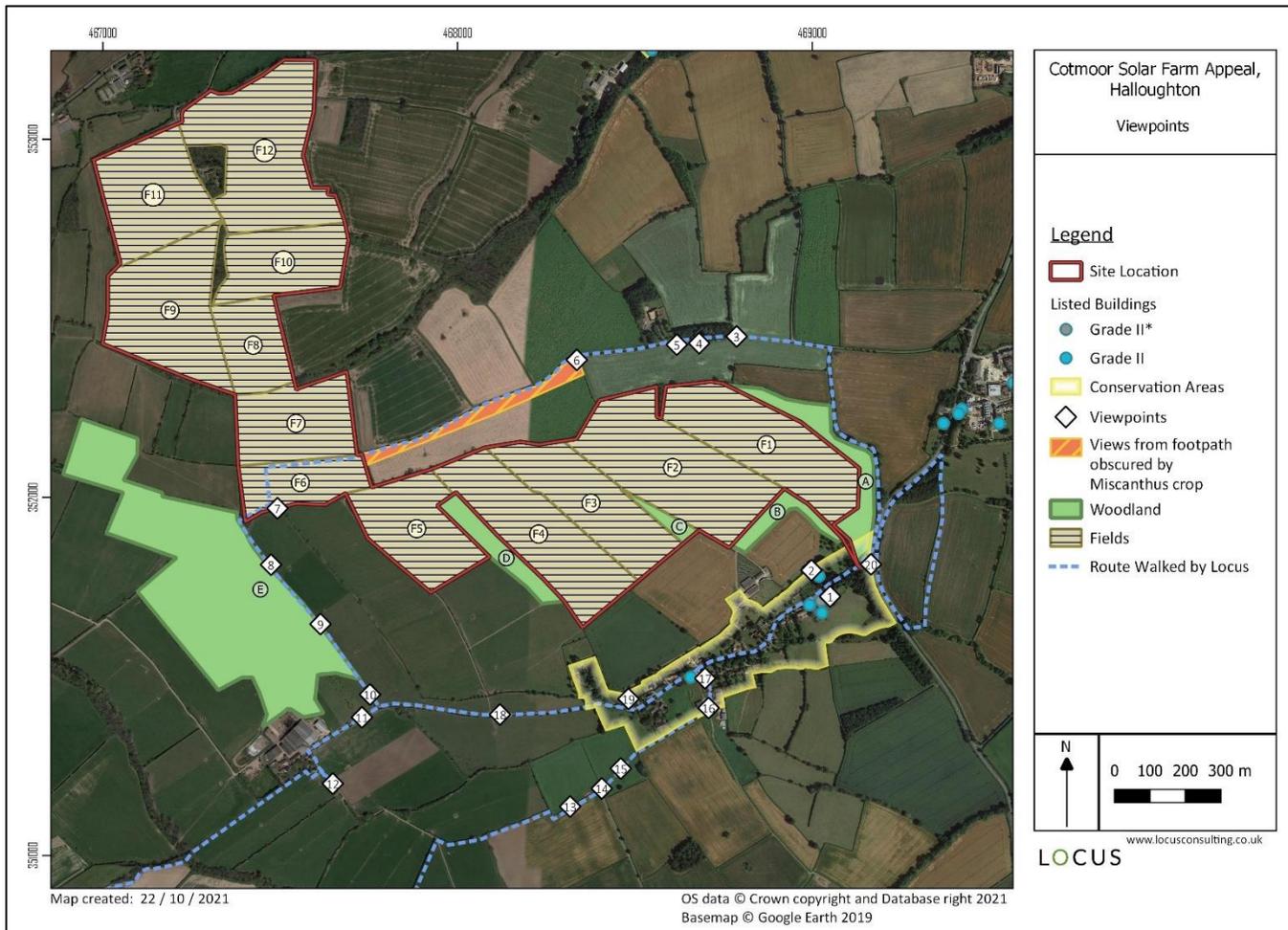


Figure 67: Key views identified by Locus Consulting

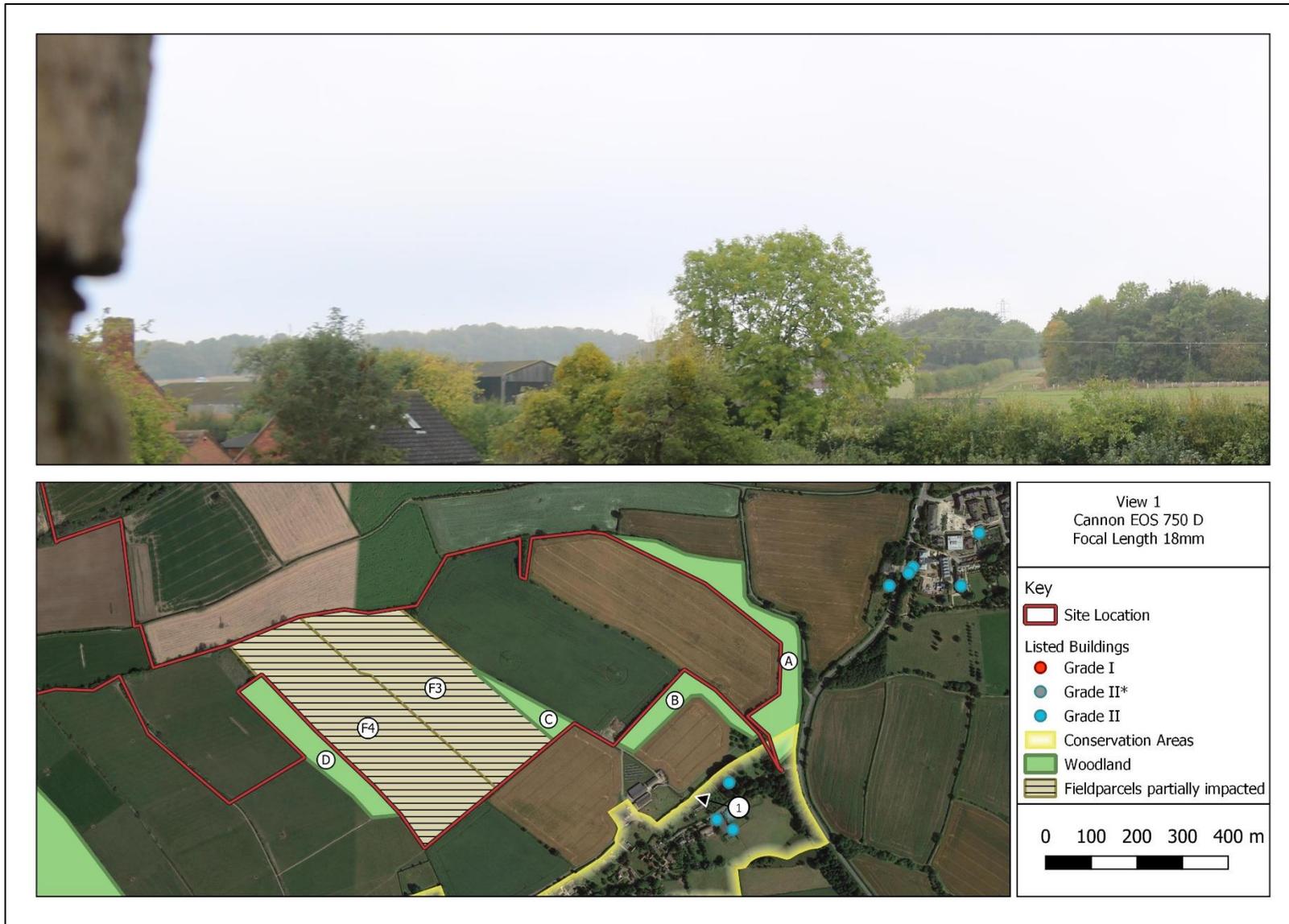


Figure 68: View 1 from the 2nd floor of the tower of Halloughton Manor Farm House



Figure 69: View 2 from the northern boundary of the Halloughton Parish Church graveyard



Figure 70: View 3 across the Site from the farmtrack east of Stubbins Farm



Figure 71: View 4 across the Site from the farmtrack east of Stubbins Farm



Figure 72: View 5 across the Site towards Halloughton Conservation Area from the farmtrack east of Stubbins Farm



Figure 73: View 6 towards Brackenhurst Hall from the farmtrack west of Stubbins Farm

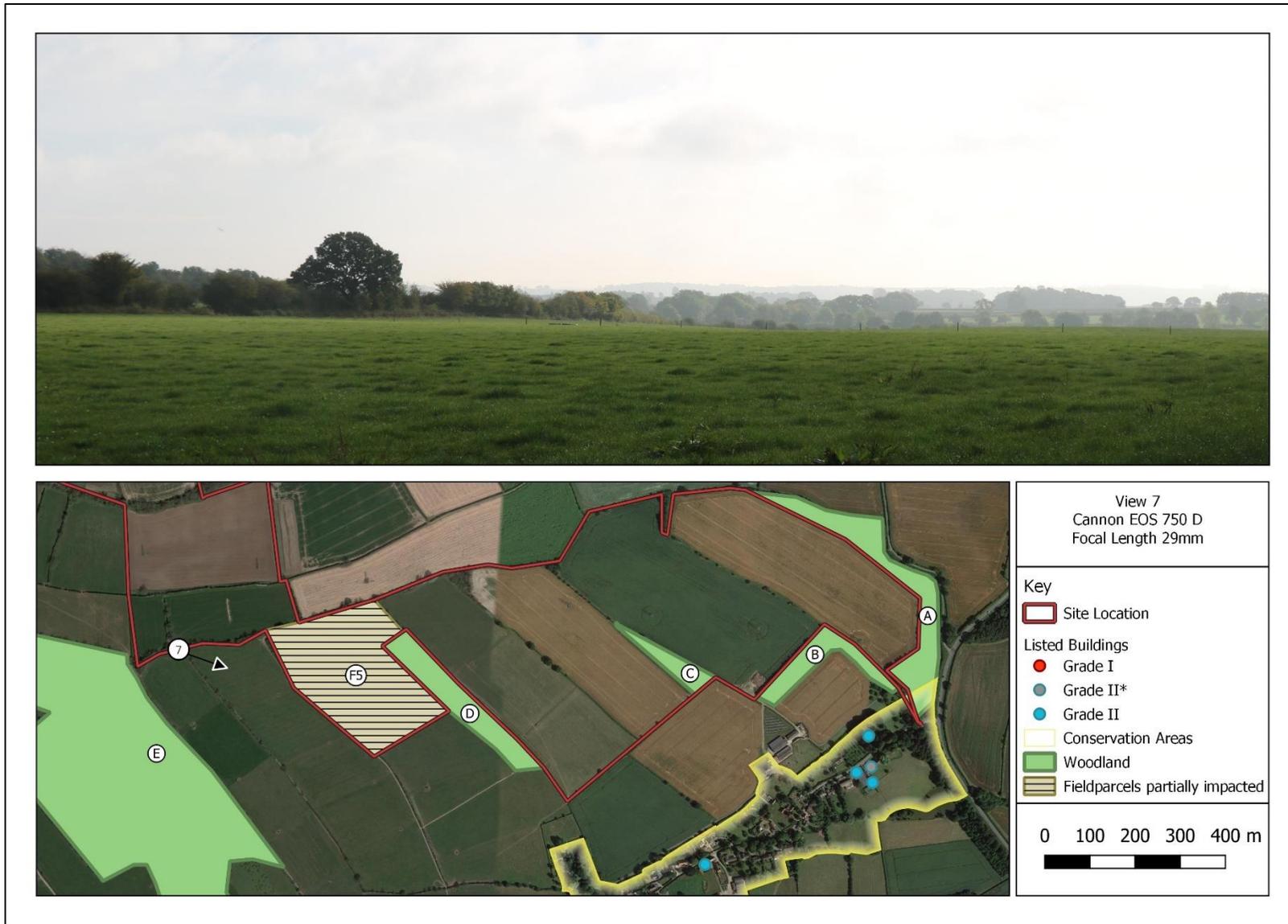


Figure 74: View 7 towards Halloughton Conservation Area from the public footpath east of Halloughton Wood

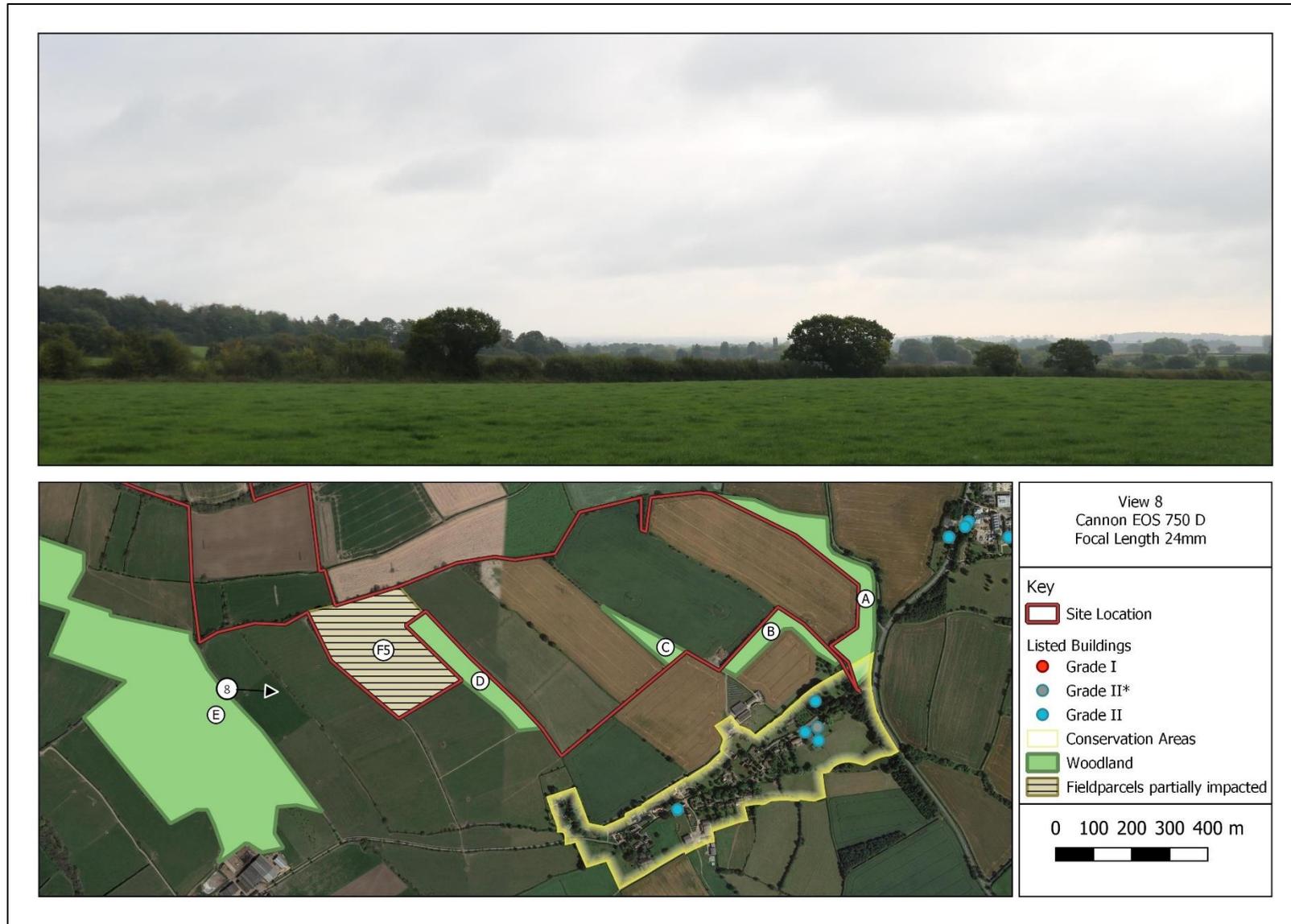


Figure 75: View 8 towards Halloughton Conservation Area from the top of Halloughton Wood

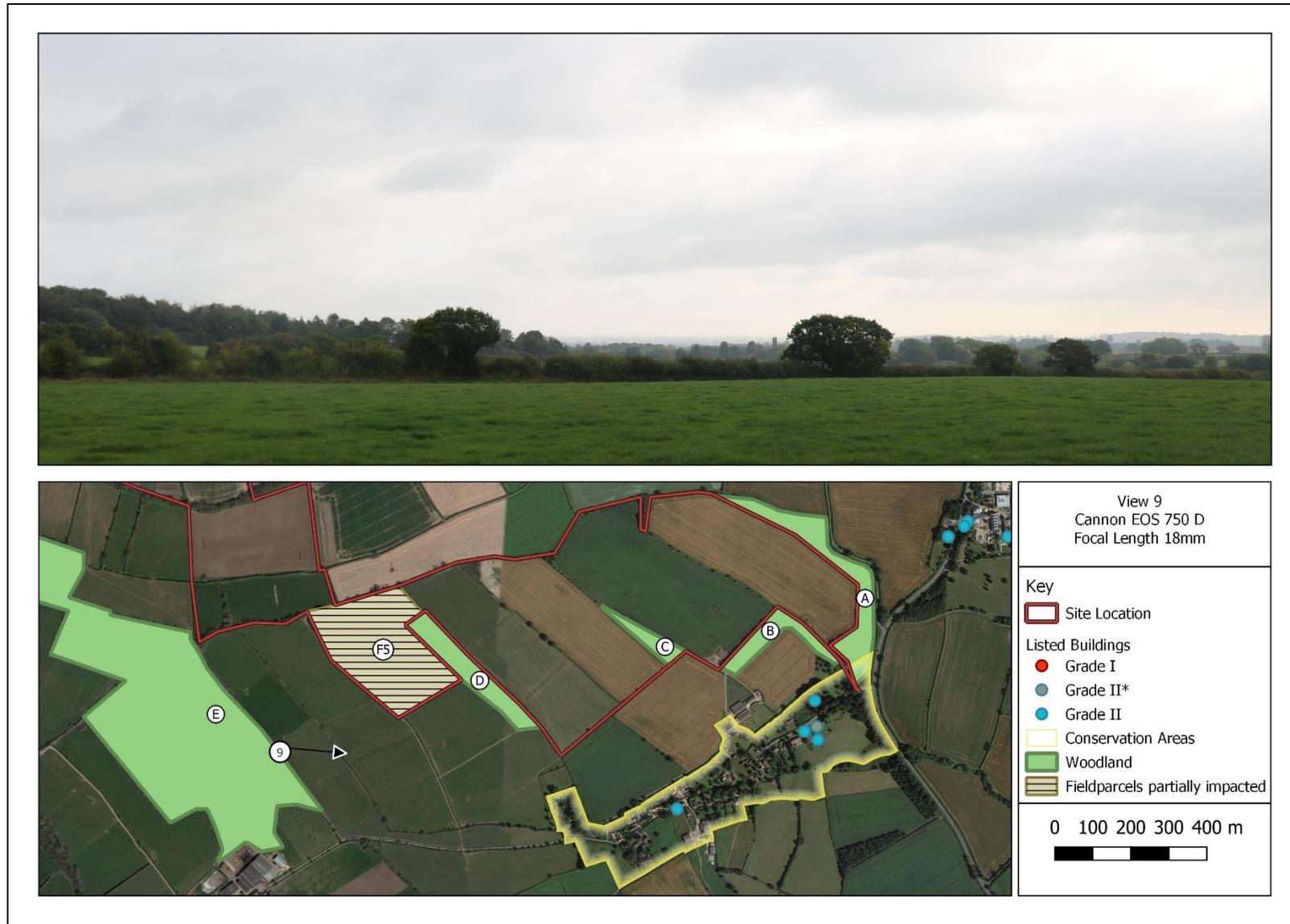


Figure 76: View 9 towards Halloughton Conservation Area from partway up the eastern edge of Halloughton Wood



Figure 77: View 10 towards Halloughton Conservation Area and the Site from the bottom of Halloughton Wood



Figure 78: View 11 towards the Site from the farmtrack leading from Halloughton to Halloughton Wood Farm



Figure 79: View 12 towards the Site from the farmtrack east of Halloughton Wood Farm



Figure 80: View 13 towards the Site and Halloughton Conservation Area from the Bridleway south of Halloughton (first of three in a sequence of views approaching Halloughton Conservation Area from the southwest)

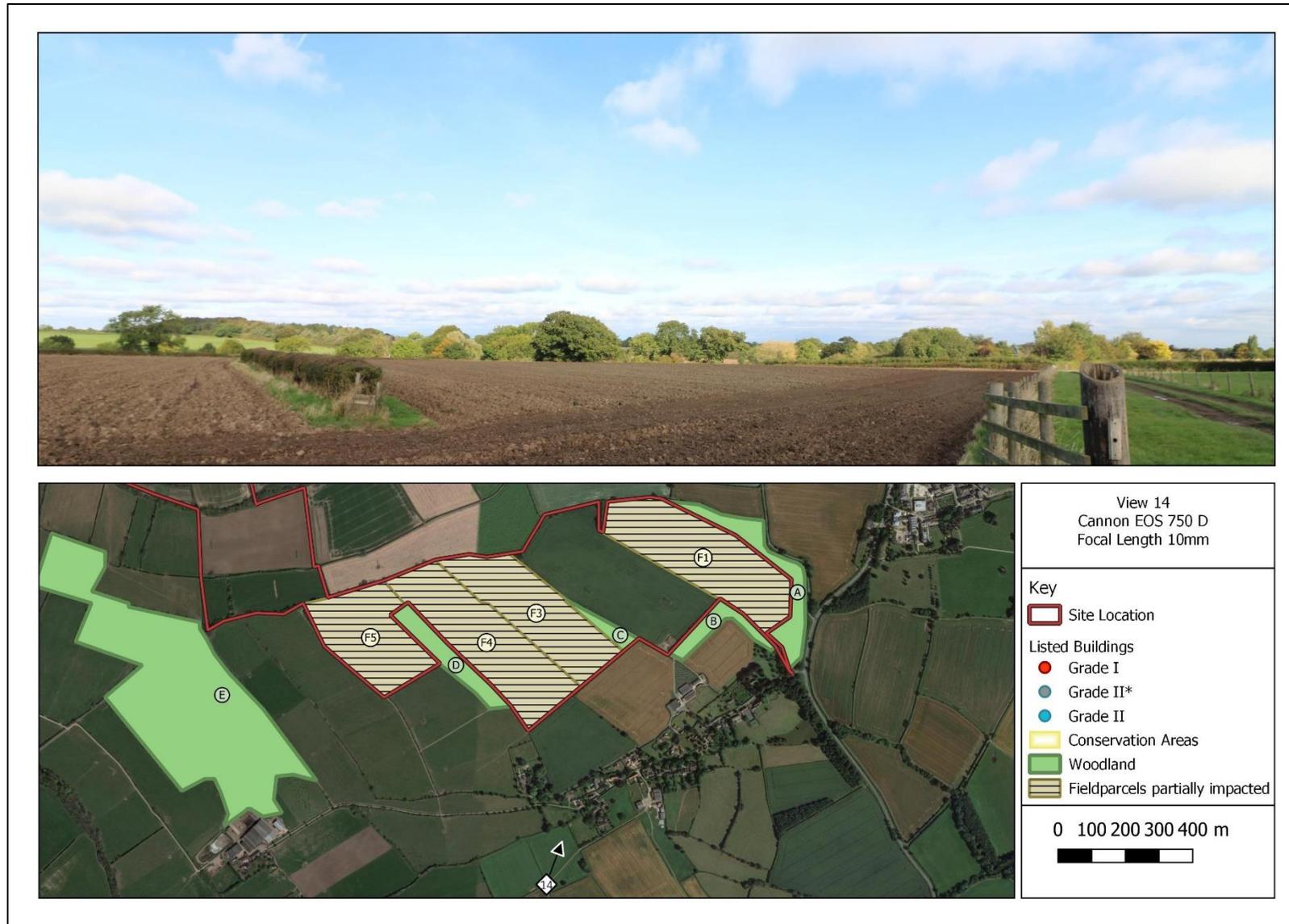


Figure 81: View 14 towards the Site and Halloughton Conservation Area from the Bridleway south of Halloughton (second of three in a sequence of views approaching Halloughton Conservation Area from the southwest)



Figure 82: View 15 towards the Site and Halloughton Conservation Area from the Bridleway south of Halloughton (third of three in a sequence of views approaching Halloughton Conservation Area from the southwest)



Figure 83: View 16 from within Halloughton Conservation Area, across the Grade II listed Barn at Bridle Road Farm, featuring the Site behind



Figure 84: View 17 from within the Halloughton Conservation Area featuring the eastern gable-end of the Grade II listed Barn at Bridle Road Farm, featuring the Site behind



Figure 85: View 18 toward the Site from Cotmoor Lane



Figure 86: View 19 from within Halloughton Conservation Area, featuring the Site



Figure 87: View 20 into Halloughton Conservation Area from the High Cross Hill junction, featuring the proposed site entrance

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