

## **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

on behalf of Newark and Sherwood District Council

Prepared by Adam Partington MSc BA Hons

November 2021

**LOCUS**

# CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>4</b>
1.1	Witness' qualifications and experience	4
1.2	Background	4
1.3	The Proposals	5
1.4	Reasons for Refusal	5
1.5	Amended Scheme	6
1.6	Scope of Evidence	6
<b>2</b>	<b>LEGISLATION, POLICY, GUIDANCE AND BEST PRACTICE</b>	<b>8</b>
2.2	Legislation	8
	Relevant Case	8
2.3	National Planning Policy Framework (2021)	9
2.4	Development Plan Policies	10
	Newark and Sherwood Amended Core Strategy DPD (March 2019)	10
	Allocations and Development Management DPD (July 2013)	10
2.5	Guidance	12
<b>3</b>	<b>THE MAIN ISSUES</b>	<b>14</b>
3.2	Halloughton Conservation Area	14
3.3	Listed Buildings within Halloughton Conservation Area	14
3.4	Listed Buildings within the Brackenhurst complex and South Hill House	14
<b>4</b>	<b>ANALYSIS OF THE MAIN ISSUES</b>	<b>16</b>
	Structure and References	16
4.2	Halloughton Conservation Area	17
	Description	17
4.3	Listed Buildings within Halloughton Conservation Area	31
	Halloughton Manor Farm House and associated structures	31
	Church of St James	41
	Barn at Bridle Road Farm	48
4.4	Listed Buildings within the Brackenhurst complex and South Hill House	53
	Brackenhurst Hall and associated structures	53
	South Hill House	62
<b>5</b>	<b>CONCLUSIONS AND POSITION</b>	<b>68</b>

Conclusions .....	68
Position .....	68

**DECLARATION**

I give evidence to this Inquiry on behalf of Newark and Sherwood District Council for the appeal reference APP/B3030/W/21/3279533. I am familiar with the Application, which is the subject of this appeal, and have visited the site and its locality. I confirm that this Proof of Evidence is true and has been prepared, and is given, in accordance with the prevailing professional guidance. I further confirm that the opinions expressed in my evidence are my true and professional views.

# 1 INTRODUCTION

## 1.1 WITNESS' QUALIFICATIONS AND EXPERIENCE

- 1.1.1 My name is Adam Partington and I am the Director of Locus Consulting Ltd, a heritage consultancy established in early 2012. As co-founder of the business, I have held the position for nearly 10 years.
- 1.1.2 I hold a First-Class Bachelor of Arts Degree with Joint Honours in Geography and Archaeology from Nottingham University (2002) and a Master of Science with Distinction in Professional Archaeology from Oxford University (2006).
- 1.1.3 I have worked exclusively in the heritage sector since 2006, initially employed on the English component of a European LANCEWAD PLAN landscape characterisation in Lincolnshire, Cambridgeshire and Norfolk. From 2007 to 2012 I was subsequently employed as a Townscape Character Projects Manager for English Heritage and the City of Lincoln Council, developing methods of characterising complex urban townscapes. I have published work on the methods and applications of characterisation techniques, with the work winning the East Midlands RTPI Award in 2012.
- 1.1.4 Through Locus I work nationally, but predominantly in the East Midlands, and have developed specialisms in characterisation, historic farmstead assessment, setting analysis, urban design, strategic policy and development management of all scales of projects in both rural and urban contexts. Recent work won the National RTPI Awards for Excellence in Planning for Heritage in 2016 and was shortlisted for the same award in 2019.
- 1.1.5 On behalf of Historic England, I ran a five-year training scheme building capacity amongst local authority practitioners on key planning topics including significance, heritage information, constructive conservation, heritage in planning and the setting of heritage assets. Locus is now charged with updating and converting the programme to an online format for wider dissemination.
- 1.1.6 This evidence is presented on behalf of Newark and Sherwood District Council ('the Council') in response to the appeal lodged on behalf of JBM Solar Projects 6 Ltd ('the Appellant') against the refusal of planning application 20/01242/FULM.

## 1.2 BACKGROUND

- 1.2.1 I was commissioned by Newark and Sherwood District Council (NSDC) to provide impartial, expert evidence, based on my own professional judgement. My evidence is limited to the impacts of the Refused proposal, and the scheme revised under the Wheatcroft Amendment, upon known heritage assets.
- 1.2.2 I have read the relevant parts of the planning application, including the Heritage Impact Assessment by the Appellant, the planning statement, the design and access statement, the Landscape Visual Impact Assessment, and relevant plans submitted illustrating the proposals, development parameters and site layout. I have also reviewed the site layout revised under the Wheatcroft Amendment and relevant documentation.

- 1.2.3 A Heritage Impact Assessment was prepared by Locus Consulting (October, 2021) in order to assess the significance of heritage assets potentially impacted upon by the Refused and Revised schemes (as per the RFR), and evaluate the impact (if any) of the proposed development. It is attached as Appendix 3 (separate to this report).

## 1.3 THE PROPOSALS

- 1.3.1 An application was made by the appellant for full 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 (Planning Reference 20/01242/FULM).
- 1.3.2 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.
- 1.3.3 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 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.

## 1.4 REASONS FOR REFUSAL

- 1.4.1 The application for the proposed development was considered at a meeting of the Council's Planning Committee on 2<sup>nd</sup> March 2021. The Planning Committee resolved to refuse planning permission for the proposed development 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.”*

1.4.2 The Decision Notice dated 4<sup>th</sup> March 2021 is included in as Core Document A45.

## 1.5 AMENDED SCHEME

1.5.1 A ‘Revised Scheme’, submitted by the Appellant under the Wheatcroft Principle, amended Revision L (A23D) (dated 01.02.2021) of the Site Layout and Planting Proposals Plan (the refused scheme) to Revision M (A47) (dated 29.06.2021). Four amendments are noted

- Amendment 1: Removal of panels and associated infrastructure from a central field. The red line boundary of the scheme remains the same at 106.4 hectares, but the extent of the solar array within it is reduced by approximately 4.2ha. Resulting in ca. 7 fewer CCTV masts.
- Amendment 2: Belt of new trees are proposed within an existing hedgerow which encloses a section of the Site boundary to the southwest.
- Amendment 3: Additional native hedgerow with semi-mature hedgerow trees is proposed between the northern extent of the Proposed Development and PRoW FP43.
- Amendment 4: Removing panels and associated infrastructure from the north-eastern corner of the northern most field to facilitate the ‘re-wilding of this area, reducing the array by approximately 0.4Ha.

## 1.6 SCOPE OF EVIDENCE

1.6.1 My statement addresses the potential effects of the Refused and Revised schemes on known heritage assets. My intention is to provide the Inquiry with a proportionate and technically sound summary of the potential impacts of the proposals and explain where there are differences in my judgement to that of the Appellant.

1.6.2 I have examined the Heritage Impact Assessment prepared and submitted for the Refused Scheme. No Heritage Impact Assessment was submitted for the Revised Scheme.

1.6.3 I have conducted my own Heritage Impact Assessment (HIA) which forms Appendix 3 to this document. Key sources of evidence consulted are listed below, with a full bibliography provided in the HIA – Appendix 3.

- The National Heritage List for England (Historic England, 2021)
- National Character Area Profile 48: Trent and Belvoir Vales (Natural England, 2013)
- Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (Newark and Sherwood District Council, 2013)
- The Character of Nottinghamshire's Historic Landscape. Report on the Nottinghamshire Historic Landscape Characterisation Project (Nottinghamshire County Council, 2000)
- *Conservation in Nottinghamshire: Halloughton (No 38)* (Nottinghamshire County Council, 1972)
- Nottinghamshire Historic Environment Record (Nottingham County Council, 2021)
- Trade and Business Directories held by the University of Leicester (<http://specialcollections.le.ac.uk/digital/collection/p16445coll4>)
- Census records accessed online via [www.Genealogist.co.uk](http://www.Genealogist.co.uk)
- Halloughton Tithe Map of 1848 via [www.Genealogist.co.uk](http://www.Genealogist.co.uk)
- Southwell Tithe Map of 1841 via [www.Genealogist.co.uk](http://www.Genealogist.co.uk)
- The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps ([www.old-maps.com](http://www.old-maps.com)) for a range of maps from 1851 to the present day
- Google Maps (<https://www.google.com/maps>)

1.6.4 My comments have been guided by the prevailing framework of legislation, policy, guidance and best practice as set out in Section 2 of this Proof.

## 2 LEGISLATION, POLICY, GUIDANCE AND BEST PRACTICE

2.1.1 The national and local policy relevant to the historic environment, including that set out within the RFRs and within correspondence, is outlined below. Individual policies and paragraphs are highlighted where of specific relevance to my statement.

### 2.2 LEGISLATION

#### Planning (Listed buildings and Conservation Areas Act) 1990, Section 66

2.2.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (CD12.1) states that 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.

#### Planning (Listed buildings and Conservation Areas Act) 1990, Section 72

2.2.2 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas where powers are exercised under the provisions of the planning acts. English Heritage state in their guidance *The Setting of Heritage Assets* (p 31) that these duties are interpreted as requiring local authorities to consider the setting of the buildings within the conservation areas as well as the setting of the conservation area itself. Development that is outside a conservation area can affect the experience of that area because its character and visual qualities may be influenced by external development.

#### RELEVANT CASE

#### **Court of Appeal Judgment for the Barnwell Manor Wind Turbine (Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage, National Trust & SSCLG [2014] EWCA Civ 137, 18 February 2024)**

2.2.3 The case emphasised the need for decision makers to apply the intended protection for heritage assets as specified under s66(1) of the 1990 Act. The Court of Appeal judgement reiterated the previous High Court judgement ([2013] EWHC 473 (Admin), 8 March 2013, CD6.5), which stated that decision makers need to give 'considerable importance and weight' to the desirability of preserving the setting of a listed building when carrying out the 'balancing exercise' in planning decisions, stressing that there is a presumption in law that preservation is desirable. It says that harm to a listed building is not simply a material planning consideration like any other, but that the finding of harm is a consideration to which the decision maker should attach considerable importance and weight, necessary to reflect the duty to 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. The overarching



statutory duty imposed by s66 applies to where either substantial or less than substantial harm has been found.

- 2.2.4 The Barnwell Manor Court of Appeal Judgement also dealt with s72 (1) of the 1990 Act, relating to Conservation Areas, emphasising the need for decision makers to apply the intended protection for conservation areas as specified under s72(1) of that Act. The Court of Appeal held that despite the slight difference in wording, the nature of the duty is the same under both s66 and s72(1) and that in both cases the decision maker having found harm to a heritage asset must give that harm ‘considerable importance and weight’ and must not treat considerations of the impact upon character and appearance of the conservation area like any other material planning consideration but give the desirability to preserve or enhance considerable importance and weight.

#### **Catesby Estates Ltd v. Steer, EWCA Civ 1697, 2018**

- 2.2.5 The case confirmed the established approach to assessing the effect of proposed development upon the setting of heritage assets. The Court of Appeal ruling set out three general principles that practitioners, planners, and affected stakeholders should bear in mind when considering the setting of a listed building:

- The decision-maker must understand the setting of a listed building, even if ‘...its extent is difficult or impossible to delineate exactly...’, in order to make a judgment on whether a development will affect it;
- Each case should be taken on its own individual merits and qualities; and
- All decisions on setting are matters for the decision-maker, not the courts, unless there has been a clear error of law. Within this principle and referencing previous case law, Lindblom L.J. also confirmed that the preservation of heritage assets is still of utmost importance; ‘... “considerable importance and weight” must be given to the desirability of preserving the setting of a heritage asset’.

#### **EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council**

- 2.2.6 The case confirmed that substantial harm would be harm that would ‘*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*’.

## 2.3 NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 2.3.1 “Chapter 16 – Conserving and Enhancing the Historic Environment” of the National Planning Policy Framework sets out the Government’s stance on the determination of applications affecting heritage assets.
- 2.3.2 Paragraphs of specific relevance to this statement are: 189, 192, 194, 195, 197, 199, 200 & 202.

## 2.4 DEVELOPMENT PLAN POLICIES

- 2.4.1 The Site lies within the jurisdiction of Newark and Sherwood District Council and is subject to the policies set out in the Newark and Sherwood Amended Core Strategy DPD (Adopted March 2019) (E1), the Allocations and Development Management DPD (July 2013) (E2) and the Southwell Neighbourhood Plan (2016) (E3). Historic Environment and other development plan policies relevant to my statement and evidence are summarised below and reproduced in full within the HIA – Appendix 3.

### NEWARK AND SHERWOOD AMENDED CORE STRATEGY DPD (MARCH 2019)

#### Core Policy 10 – Climate Change

- 2.4.2 This policy relates to the issue of climate change and states that the District Council is committed to tackling the causes and effects of climate change and to delivering a reduction in the District's overall CO2 emissions. The Local Development Framework (LDF), through its approach to development, will seek to encourage the provision of renewable and low-carbon energy generation within new development, stressing the phrase 'where appropriate'. This Policy states that the Council will produce guidance to assist developers in implementing the renewable and low carbon energy targets.

#### Core Policy 13 – Landscape Character

- 2.4.3 This policy relates to the landscape character of the district, and states that "District Council will work with partners and developers to secure: 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"

#### Core Policy 14 – Historic Environment

- 2.4.4 This policy relates to the historic environment and states that the District's outstanding heritage contributes to providing a historic environment with its own distinctive identity. Paragraph 5.67 states that the District Council has a statutory duty to protect such important assets and accepts that in order to ensure their continued active use and upkeep it may be necessary to accommodate '*historically appropriate, sensitive and sustainable changes*'. This paragraph continues that, '*the District Council will seek that any proposals concerning heritage assets will secure their continued protection and enhancement, contributing to the wider vitality, viability, regeneration of an area, reinforcing a strong sense of place*'.

### ALLOCATIONS AND DEVELOPMENT MANAGEMENT DPD (JULY 2013)

#### Policy DM4 – Renewable and Low Carbon Energy Generation

- 2.4.5 The Policy states that "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:

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;*
6. *The ecology of the local or wider area; or*
7. *Aviation interests of local or national importance.”*

#### Policy DM9 – Protecting and Enhancing the Historic Environment

The Policy states that “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.

##### 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.

##### 2. Conservation Areas

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

##### 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.

...

##### 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.”

#### The Southwell Neighbourhood Plan (The SNP) (E3)

- 2.4.6 Policy E6 states that proposals for low carbon energy generation schemes will be supported provided they, inter alia, do not “impact negatively on the local landscape character and the setting of the settlement in accordance with other development plan policies” and do not “impact negatively on the setting and character of any heritage asset in accordance with Neighbourhood Plan policy [DH3]”.
- 2.4.7 Policy DH3 seeks to protect and conserve the historic environment and heritage assets within Southwell in accordance with local and national policies.

## 2.5 GUIDANCE

- 2.5.1 Guidance, considered to be of material consideration in the determination of the appeal and relevant to the historic environment, is set out below.

#### Planning Practice Guidance (2019)

- 2.5.2 Paragraphs of specific relevance to the case include:

- Reference ID: 18a-001-20190723
- Reference ID: 18a-002-20190723
- Reference ID: 18a-006-20190723
- Reference ID: 18a-006-20190723
- Reference ID: 18a-007-20190723
- Reference ID: 18a-008-20190723
- Reference ID: 18a-009-20190723
- Reference ID: 18a-013-20190723
- Reference ID: 18a-018-20190723
- Reference ID: 18a-019-20190723
- Reference ID: 18a-020-20190723
- Reference ID: 18a-023-20190723
- Reference ID: 18a-025-20190723

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

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

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

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

#### Historic England Good Advice Planning 15: Commercial Renewable Energy Development and the Historic Environment

- 2.5.5 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’ (Historic England, 2021).

#### HEAG268 – Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management

- 2.5.6 The Advice Note supports the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management. This 2nd edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also slightly re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

#### Conservation Principles, Policies and Guidance For the sustainable management of the historic environment (2008)

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

#### Principles of Cultural Heritage Assessment (IEMA, 2021)

- 2.5.8 The recent guidance was developed jointly by IEMA, IHBC and CifA 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.

### 3 THE MAIN ISSUES

3.1.1 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 these being associated with the historic environment as reproduced below.

3.1.2 The Main Issues relate equally to both the 'Refused' and 'Revised' Schemes.

#### 3.2 HALLOUGHTON CONSERVATION AREA

3.2.1 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
<b>Appellant</b>	Less than substantial harm, at the lower end of the scale
<b>Council</b>	Less than substantial harm, at the upper end of the scale

#### 3.3 LISTED BUILDINGS WITHIN HALLOUGHTON CONSERVATION AREA

3.3.1 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
<b>Appellant</b>	No harm
<b>Council</b>	Less than substantial harm

#### 3.4 LISTED BUILDINGS WITHIN THE BRACKENHURST COMPLEX AND SOUTH HILL HOUSE

3.4.1 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).

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

# 4 ANALYSIS OF THE MAIN ISSUES

## STRUCTURE AND REFERENCES

- 1.1.1 The assessment of heritage assets 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, thus supporting their sustainable management.
- 4.1.1 The imagery within this Proof of Evidence is limited to corresponding sections of the Heritage Impact Assessment, with only select examples used here.
- 4.1.2 For reasons of ease, brevity and consistency, individual fields (F1-F12) alongside existing woodland features and copses (A-E) within and adjacent to the Site are assigned a unique letter or numerical identifier (see **Error! Reference source not found.**). These are referred to throughout the Proof of Evidence, particularly to assist with locating different elements of the development within views.
- 4.1.3 Key views considered important to the ability to appreciate the heritage significance of designated heritage assets assessed are reproduced in **Error! Reference source not found.**
- 4.1.4 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 to 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 of views should be expected during winter and early spring.
- 4.1.5 For ease of discussion, as above field parcels within the Site are labelled F1-F12, key areas of woodland are labelled A-E, and viewpoints are labelled 'View 1-20'.
- 4.1.6 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 to enable understanding of the content of views.**
- 4.1.7 Details on 'the Refused' and 'Revised development' are set out in Section 1.5. Please note, where relevant, details of the 'revised development' are shown in [square brackets]. Where used in relation to the Refused and Revised Schemes, the term 'development' is used collectively.



## 4.2 HALLOUGHTON CONSERVATION AREA

### DESCRIPTION

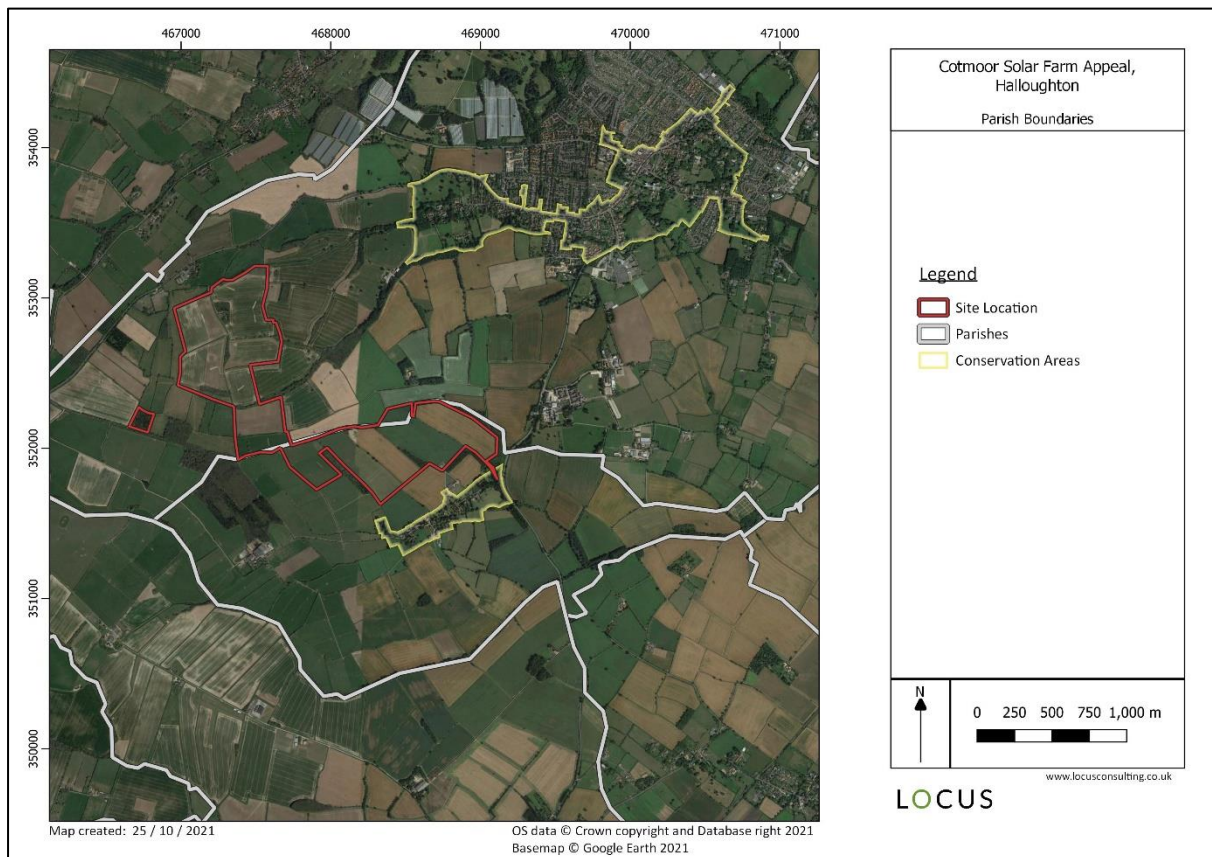


Figure 1: Map identifying the Site, parish boundaries and conservation areas

- 4.2.1 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 (G6).
- 4.2.2 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.

#### Designation Statement (G6)

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

#### Village Form

- 4.2.3 Halloughton is a small village of “considerable charm and special character”.
- 4.2.4 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”.

- 4.2.5 The enclosed and linear nature of the village gives the village entrances particular 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”.
- 4.2.6 The village contains very good examples of typical Nottinghamshire architectural vernacular in its building stock.
- 4.2.7 Five buildings within the Conservation Area are statutorily designated under Historic England’s Heritage List. These are Barn at Bridle Road Farm, Halloughton Manor Farmhouse, Barn at Manor House Farm, Pigeoncote, Granary and Stable Block at Manor Farm, and the Church of St James.
- 4.2.8 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.
- 1.1.2 The Designation Statement recommends 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
  - The clarity and definition of the entrances to the village
  - The clearly defined form of the village.

#### Additional Observations

NOTE: In the absence of a Conservation Area Appraisal, a number of additional observations, defined by Locus, are summarised below in order to supplement the information set out within the Designation Statement (G6) (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.

- 4.2.9 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 byway.

- 4.2.10 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 gently towards the west, where land rises up and out of the village, broadening into the wider rural landscape.
- 4.2.11 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 the parish's Tithe Map of 1841 (see Figure 14 of the HIA – Appendix 3) and remains legible today despite modest infill development in the second half of the 20<sup>th</sup> century.
- 4.2.12 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 periods, likely evidenced by abandoned plots (tofts and crofts) in the west of the village (see Figure 17 of the HIA– Appendix 3). The lack of any notable development or 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.
- 4.2.13 Where apparent, 20<sup>th</sup> 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.
- 4.2.14 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.

- 4.2.15 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.
- 4.2.16 Beyond, materials to traditional buildings of mainly late 18<sup>th</sup> and 19<sup>th</sup> century date are representative of the local vernacular with red brick and pantile predominating, forming a clear assemblage of domestic and agricultural buildings.
- 4.2.17 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 almost certainly constructed for the same estate, conveying a clear sense of consistency within the area's character that is reflective of the area's historical land ownership. This is corroborated by historical records (See Section 3 of HIA – Appendix 3)
- 4.2.18 The village experienced a prolonged period of prosperity due to improvements in techniques of agricultural production, leading up to and during the High Farming period or 'Golden Age' of the mid-19<sup>th</sup> century. The identifiable assemblage of agricultural features, such as threshing barns, stables, dovecotes, associated yards, farmhouses and other structures, form a core part of the village's character and are the result of a determined investment to embrace new farming techniques by the manor during the Agricultural Revolution. 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.
- 4.2.19 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'.
- 4.2.20 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

- 4.2.21 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding the village of Halloughton are set out in Section 2 of the HIA – Appendix 3.
- 4.2.22 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) (Nottinghamshire County Planning Department, 1972) 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 of the HIA– Appendix 3**Error! Reference source not found.**).
- 4.2.23 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).
- 4.2.24 Halloughton is the principal and only settlement within its parish and valley. All remaining land 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. 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.
- 4.2.25 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 experience. Ancient woodland at Halloughton Wood forms a conspicuous natural terminus on elevated ground at the western edge of the valley, and modern 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 a sense of seclusion and disconnect with the wider landscape.
- 4.2.26 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 prominent sylvan feature at the base of the valley.
- 4.2.27 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.
- 4.2.28 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, 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.

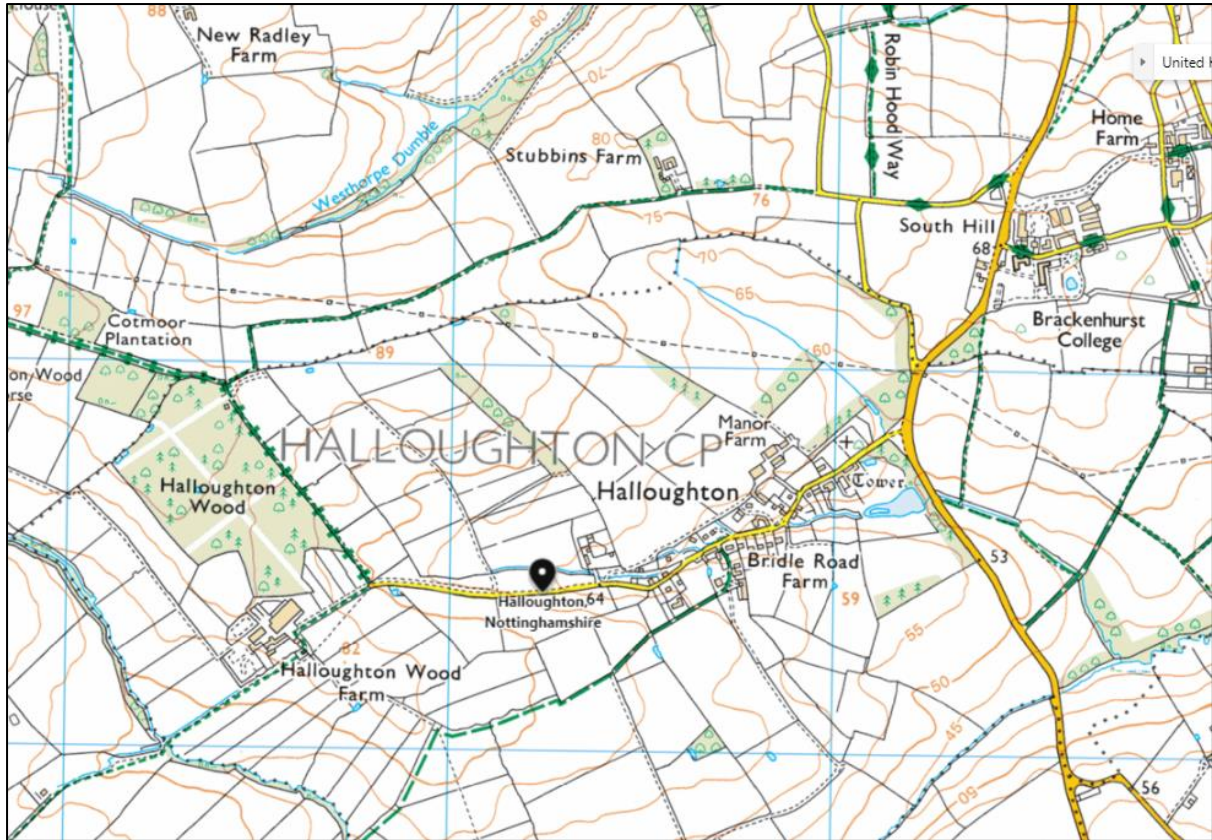


Figure 2 Ordnances Survey map of roads, byways and footpaths (courtesy of Bing mapping)

4.2.29 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, locating the village within an encompassing rural setting at the base of the shallow valley (Figure 3). 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 3: Views northwards from the southern parts of the conservation area around Bridle Road Farm*

4.2.30 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 dwellings<sup>1</sup>.

---

<sup>1</sup> Verified from the Manor House tower, the church yard, Bridle Road Farm yard and the garden plot at 'The Paddocks'.



*Figure 4: View out from the northern boundary of the conservation area towards the Site from the church yard of the Church of St James*



*Figure 5: Rural views northwards towards the Site from within the western parts of the conservation area*



- 4.2.31 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.
- 4.2.32 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.
- 4.2.33 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 denouement<sup>2</sup> within its landscape setting.
- 4.2.34 As defined by the Conservation Area Designation Statement (Nottinghamshire County Planning Department, 1972), the experience places great emphasis upon the entrances to the village.
- 4.2.35 As shown by Section 2 of the HIA (Appendix 3) the rural setting of the village has longstanding intimate and extant historical connections with the conservation area and the 13<sup>th</sup> century prebendal house and estate. The nature of the connections are primary, observed in terms of the buildings' and land's continuing ownership, management and agricultural use as part of the manorial estate. Although some property was sold in the mid-20<sup>th</sup> 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 13<sup>th</sup> century house and farming village set within its rural estate.
- 4.2.36 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 operations of the prebendal manor 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.
- 4.2.37 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

---

<sup>2</sup> 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.

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 6: View of Southwell Minster from the high ground north of Halloughton and east of Stubbins farm*

## Significance

- 4.2.38 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 13<sup>th</sup> century to the modern day.
- 4.2.39 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.
- 4.2.40 As identified by the Designation Statement (Nottinghamshire County Planning Department, 1972) (G6), it is possible that 'the visual quality of Halloughton is attributable more to its landscape, than to its buildings'.
- 4.2.41 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.
- 4.2.42 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 high historical illustrative value.

- 4.2.43 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.
- 4.2.44 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

- 4.2.45 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.
- 4.2.46 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 Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (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.
- 4.2.47 According to the Principles of Cultural Heritage Impact Assessment in the UK (IEMA et al, 2021) and Paragraph 200 of the NPPF the designated heritage asset can be considered to be of high if not of the highest importance.

#### Understanding Change

##### **Changes within the area**

- 4.2.48 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.
- 4.2.49 The access road will extend north and out of the conservation area along an existing linear clearing that passes through modern planting.
- 4.2.50 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**

- 4.2.51 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.

- 4.2.52 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.
- 4.2.53 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.
- 4.2.54 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.
- 4.2.55 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.
- 4.2.56 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), rendering them unavoidable features in an otherwise simple and undeveloped landscape that enjoys a high degree of historical integrity.
- 4.2.57 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).

4.2.58 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 <sup>2</sup>	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%

4.2.59 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.

4.2.60 Within the parish alone the schemes 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.

4.2.61 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

4.2.62 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.

4.2.63 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.

### Indirect

- 4.2.64 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.
- 4.2.65 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.
- 4.2.66 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.
- 4.2.67 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.
- 4.2.68 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 of the HIA – Appendix 3.
- 4.2.69 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.
- 4.2.70 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.
- 4.2.71 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.
- 4.2.72 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

4.2.73 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.

## 4.3 LISTED BUILDINGS WITHIN HALLOUGHTON CONSERVATION AREA

### HALLOUGHTON MANOR FARM HOUSE AND ASSOCIATED STRUCTURES



*Figure 7: 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)

## Description

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

### House

- 4.3.1 Halloughton Manor Farmhouse was originally the site of a prebendal house constructed in 13<sup>th</sup> century with some additions made in the 14<sup>th</sup> century. Further alterations were made in the late 16<sup>th</sup> century, and its transition to a farmhouse was made through alterations in the late-18<sup>th</sup> and early-19<sup>th</sup> centuries (Historic England, 1952).
- 4.3.2 Dressed coursed rubble, some ashlar and red brick. 13<sup>th</sup> 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).
- 4.3.3 The ground floor projects slightly from the first floor. 3 storeys, single bay. Arched doorway with 20<sup>th</sup> 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).
- 4.3.4 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).
- 4.3.5 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).
- 4.3.6 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).
- 4.3.7 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-18<sup>th</sup> century painted brick and plain tile wing (Historic England, 1952).
- 4.3.8 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).
- 4.3.9 Further left is an early-19<sup>th</sup> 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).
- 4.3.10 Interior, the original access to the first floor of the tower, covered by 16<sup>th</sup> century additions, is now exposed. 16<sup>th</sup> 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**

4.3.11 The threshing barn at Halloughton Manor Farm was constructed in the late 18<sup>th</sup> or early-19<sup>th</sup> 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).



*Figure 8 Barn at Halloughton Manor Farm viewed from the road side*

4.3.12 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**

4.3.13 The pigeoncote, granary and stable block at Manor Farm is late 18<sup>th</sup> 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).

4.3.14 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).

4.3.15 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).

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

### **Setting**

4.3.17 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding Halloughton Manor Farm House and associated outbuildings are set out in Section 2 of the HIA – Appendix 3.

4.3.18 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.

4.3.19 Halloughton is the principal and only settlement within its valley and parish, and the manor remains as the principal building within them. 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.

4.3.20 As set out in earlier sections of this Proof (Section 4.2), the character and appearance of the Halloughton Conservation Area clearly reflects the dominance of Halloughton Manor as the main landowner from the 13<sup>th</sup> century to the modern day.

4.3.21 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 19<sup>th</sup> 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 13<sup>th</sup> century house set within its manorial estate.

4.3.22 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, illustrating their symbiotic relationship.

- 4.3.23 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.
- 4.3.24 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.
- 4.3.25 From the north, views of the manor and barn are generally limited those along the village's main street (see Figure 48 of the HIA – Appendix 3), 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.
- 4.3.26 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).
- 4.3.27 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 9 and View 1), as well as the south-eastern most corner of F2.



*Figure 9 View north east from the upper floor of the tower at Manor Farm House*

- 4.3.28 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.
- 4.3.29 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.
- 4.3.30 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 denouement<sup>3</sup> within its landscape and village setting.

---

<sup>3</sup> 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.

4.3.31 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

4.3.32 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.

4.3.33 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.

4.3.34 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.

4.3.35 The 18<sup>th</sup> century 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.

4.3.36 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

4.3.37 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.

4.3.38 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

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

4.3.40 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.

4.3.41 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.

4.3.42 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.

4.3.43 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 <sup>2</sup>	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%

4.3.44 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.

- 4.3.45 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.
- 4.3.46 Once decommissioned, elements of natural landscaping would remain alongside the substation.

### Assessment of Impact

- 4.3.47 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.
- 4.3.48 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.
- 4.3.49 Over its duration, the development will likely<sup>4</sup> 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.
- 4.3.50 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.
- 4.3.51 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.

---

<sup>4</sup> Access to the Site was not achieved, however reciprocal views of the Site were observed from the tower.

- 4.3.52 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 screening is unclear, and its removal would lead to a marked significant increase in the degree of adverse impact experienced by the manor.
- 4.3.53 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.
- 4.3.54 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.
- 4.3.55 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

- 4.3.56 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 high.



## CHURCH OF ST JAMES



Figure 10: Church of St James viewed from the south

### Description

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

- 4.3.57 Parish church, originally built in the 13<sup>th</sup> 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.
- 4.3.58 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).
- 4.3.59 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).
- 4.3.60 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).
- 4.3.61 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 13<sup>th</sup> century tall lancets with hood moulds and label stops. A sill band extends under (Historic England, 1961).

- 4.3.62 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).
- 4.3.63 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).
- 4.3.64 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. 19<sup>th</sup> century circular font. 14<sup>th</sup> 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 19<sup>th</sup> century (Historic England, 1961).

### **Setting**

- 4.3.65 The church lies wholly within the Halloughton Conservation Area, the character and appearance of which is described in detail in Paragraphs 4.2.1 and 4.2.4450 of the HIA – Appendix 3. In the interest of brevity, the information should be read in conjunction with the below.
- 4.3.66 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding the Church of St James are set out in Section 2 of the HIA – Appendix 3.
- 4.3.67 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.
- 4.3.68 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.
- 4.3.69 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.
- 1.1.3 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).
- 1.1.4 As set out in Paragraph 3.1.13 of the HIA – Appendix 3, 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.

4.3.70 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 11: View north from within the southern part of the graveyard*

4.3.71 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

4.3.72 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.

- 4.3.73 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.
- 4.3.74 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.
- 4.3.75 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 (HIA - **Error! Reference source not found.** - Appendix 3).
- 4.3.76 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 festival).
- 4.3.77 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.
- 4.3.78 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

- 4.3.79 The phasing of the Church of St James has a moderate to high degree of evidential value associated with early 13<sup>th</sup> century fabric and subsequent rebuild in the 19<sup>th</sup> century which may shed light in its early history, 700 years of use ,and the manner of its reconstruction.
- 4.3.80 Externally, the simple form and style of the church has modest designed aesthetic value.
- 4.3.81 Certain internal features, including the 15<sup>th</sup> 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 17<sup>th</sup> century chest, have an elevated degree of architectural value, demonstrating craftsmanship, and are illustrative of Christian imagery and ritual.
- 4.3.82 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 paragraph 3.1.32 of the HIA – Appendix 3).

- 4.3.83 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.
- 4.3.84 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 festival<sup>5</sup>.
- 4.3.85 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 4.4.64), local historian Philip Lyth, and Reverend Thomas Coates Cane, one-time vicar of the parish and builder of Brackenhurst Hall.
- 4.3.86 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 church. As such, where the church and surrounding rural landscape are appreciated together in views they are of high value.

#### Importance

- 4.3.87 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.
- 4.3.88 The church sits within a designated conservation area and contributes positively to the special character and appearance of the area.
- 4.3.89 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

- 4.3.90 The proposed development would result in no direct changes to the fabric of the Church. of St James.
- 4.3.91 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.
- 4.3.92 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

---

<sup>5</sup> Information given through conversation with local residents

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.

4.3.93 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 <sup>2</sup>	Percentage of Land within their Parishes
Halloughton Parish	4019126	100.00%
Refused Scheme in Halloughton Parish	468945	11.67%
Amended Scheme in Halloughton Parish (removing Field F5)	424945	10.57%
Halloughton Conservation Area	178488	4.44%

4.3.94 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.

4.3.95 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

4.3.96 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.

4.3.97 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.

- 4.3.98 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.
- 4.3.99 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.
- 4.3.100 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.
- 4.3.101 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.
- 4.3.102 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.
- 4.3.103 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.
- 4.3.104 Once decommissioned, the proposed development would have no impact upon the significance of the Church.

#### Weight of Impact

- 4.3.105 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 12: Barn at Bridle Road Farm

### Description

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

4.3.106 Late-18<sup>th</sup> 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

4.3.107 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 4.2.14.2.1 and 4.2.4450 of the HIA – Appendix 3. In the interest of brevity, the information should be read in conjunction with the below.

4.3.108 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 the HIA – Appendix 3.

4.3.109 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.



- 4.3.110 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.
- 4.3.111 As set out in earlier sections of this report (Section 4.2), 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 associations 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 Figures 45 & 47 of the HIA – Appendix 3).
- 4.3.112 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.
- 4.3.113 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.
- 4.3.114 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 13: Northwesterly view from the footpath south of the barn*

4.3.115 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.

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

4.3.117 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

4.3.118 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.

4.3.119 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

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

4.3.121 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

- 4.3.122 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.
- 4.3.123 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.
- 4.3.124 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.
- 4.3.125 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.
- 4.3.126 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).
- 4.3.127 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.
- 4.3.128 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

- 4.3.129 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.

- 4.3.130 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.
- 4.3.131 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.
- 4.3.132 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.
- 4.3.133 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.
- 4.3.134 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.
- 4.3.135 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

- 4.3.136 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.

## 4.4 LISTED BUILDINGS WITHIN THE BRACKENHURST COMPLEX AND SOUTH HILL HOUSE

### BRACKENHURST HALL AND ASSOCIATED STRUCTURES



Figure 14: 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)

#### Description

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

- 4.4.1 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)
- 4.4.2 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
- 4.4.3 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).

- 4.4.4 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).
- 4.4.5 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).
- 4.4.6 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).
- 4.4.7 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).
- 4.4.8 House interior has entrance hall, altered c1949, with a reused late-17th century oak gallery around 3 sides. Parquetted panelled covered ceiling with octagonal toplight. Reused late-17th century dogleg stair and panelling. Parquetted 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).
- 4.4.9 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).
- 4.4.10 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)

- 4.4.11 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).
- 4.4.12 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).
- 4.4.13 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**

- 4.4.14 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding the Hall and associated assets are set out in Section 2 of the HIA – Appendix 3
- 4.4.15 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.
- 4.4.16 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.
- 4.4.17 South and west, the immediate surrounds of the hall comprise a small area of informal parkland gardens which date to the early 20<sup>th</sup> century when the house was aggrandised by W.N. Hicking (see Figure 37 of the HIA – Appendix 3). At this point the lodge, railings and gate were installed formalising the main western entrance to the house which is retained to a degree.
- 4.4.18 Ordnance Survey 6" mapping of 1921 (see Figure 39 of the HIA – Appendix 3) 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.

- 4.4.19 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.
- 4.4.20 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.
- 4.4.21 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.
- 4.4.22 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.
- 4.4.23 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.
- 4.4.24 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 15: View from the top of Brackenhurst Hall Tower, looking across the Site towards Halloughton Wood Farm (1/60 sec. f/5 50 mm)

4.4.25 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 16 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)

## Significance

- 4.4.26 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.
- 4.4.27 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.

- 4.4.28 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.
- 4.4.29 The Hall has notable historic associative value as the birthplace of Field Marshal Edmund Henry Hynman Allenby, 1st Viscount Allenby, 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).
- 4.4.30 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.
- 4.4.31 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

- 4.4.32 The Hall and associated structures have, by national designation as Grade II listed buildings, been formally identified as having special architectural and historic interest.
- 4.4.33 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

- 4.4.34 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.
- 4.4.35 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.

- 4.4.36 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.
- 4.4.37 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.
- 4.4.38 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.
- 4.4.39 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).
- 4.4.40 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

- 4.4.41 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.
- 4.4.42 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.
- 4.4.43 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.
- 4.4.44 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.
- 4.4.45 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 experience by the hall and associated buildings.

- 4.4.46 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.
- 4.4.47 Accounting for the low magnitude of the impact and duration, with a selective number of views impacted upon, 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.
- 4.4.48 Once decommissioned, the proposed development would have no residual impact upon the significance of the hall or associated assets.

#### Weight of Impact

- 4.4.49 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.

## SOUTH HILL HOUSE



Figure 17: South Hill House viewed from the east

### Description

*Parts extracted and abridged from National Heritage List for England descriptions, courtesy of Historic England.*

- 4.4.50 Originally a farmhouse, now a residential dwelling, originally constructed c1800 (Historic England, 1992e).
- 4.4.51 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).
- 4.4.52 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 (see figure 14 of the HIA – Appendix 3) 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 (see figures 17, 19 & 21 of the HIA) as South Hill House as opposed to farm.
- 4.4.53 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.

- 4.4.54 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.
- 4.4.55 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 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 one or more crew yards. The outbuildings at South Hill House pictured on late 19<sup>th</sup> century mapping (see Figure 38 of the HIA – Appendix 3) lack the distinctive pattern or organisation, suggesting that it may not have been a farmstead.

### **Setting**

- 4.4.56 The physical characteristics and experiential qualities of the immediate and broader landscape surrounding the Hall and associated assets are set out in Section 2 of the HIA – Appendix 3.
- 4.4.57 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.
- 4.4.58 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.
- 4.4.59 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 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.
- 4.4.60 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.
- 4.4.61 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 18: View south west from the garden plot of South Hill House

4.4.62 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 19 Views of South Hill House from the footpath to the southeast of Bridle Way Farm. (f/5.6; 1/200 sec; 135mm)

## Significance

- 4.4.63 South Hill House is likely an example of an early 19<sup>th</sup> 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.
- 4.4.64 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.
- 4.4.65 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

- 4.4.66 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

- 4.4.67 The proposed development will make no changes to the built fabric of the building.
- 4.4.68 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.

- 4.4.69 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.
- 4.4.70 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.
- 4.4.71 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.
- 4.4.72 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.
- 4.4.73 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.
- 4.4.74 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

- 4.4.75 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.
- 4.4.76 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.
- 4.4.77 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, adversely impacting upon the experience of its architectural and historical interest as a small country dwelling over the duration of the scheme.
- 4.4.78 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.
- 4.4.79 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.

- 4.4.80 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.
- 4.4.81 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.
- 4.4.82 Once decommissioned, the proposed development would have no residual impact upon the significance of the house.

#### Weight of Impact

- 4.4.83 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.

# 5 CONCLUSIONS AND 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, radical and 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).

LOCUS

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