

Heritage Statement.

Land at Winking Hill Farm, Ratcliffe-on-Soar, Nottinghamshire.

On behalf of RES Ltd.

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Document Management.

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Contents.

1. Introduction.....	4
2. Methodology.....	5
3. Site Description and Planning History.....	8
4. Policy Framework.....	11
5. The Historic Environment.....	13
6. Setting Assessment.....	21
7. Conclusions.....	23
Sources.....	24

Appendices contents.

Appendix 1: Gazetteer.....	27
Appendix 2: Figures.....	36
Appendix 3: Assessment Methodology.....	37
Appendix 4: Legislative Framework.....	43
Appendix 5: National Policy Guidance.....	44
Appendix 6: Relevant Development Plan Policies.....	50
Appendix 7: Designation Descriptions.....	53

Plates:

Plate 1: Site Location Plan.....	4
Plate 2: View south-west from the north-eastern extent across the site.....	8
Plate 3: View north-west from the south-eastern extent across the site.....	8
Plate 4: Winking Hill Farm buildings located to the south-west of the site.....	9
Plate 5: Extract from the Ratcliffe-on-Soar Tithe Map of 1850.....	15
Plate 6: Extract from the Ordnance Survey Map of 1884.....	16
Plate 7: Extract from the Ordnance Survey Map of 1900.....	16
Plate 8: Extract from the Ordnance Survey Map of 1921.....	17
Plate 9: Extract from the Ordnance Survey Map of 1949.....	17
Plate 10: Extract from the Ordnance Survey Map of 1973.....	18
Plate 11: Modern aerial image of the site.....	18

1. Introduction

- 1.1. Pegasus Group have been commissioned by RES Ltd to prepare a Heritage Statement to consider the proposed installation and operation of a Battery Energy Storage System at Winking Hill Farm, Ratcliffe-on-Soar in Nottinghamshire, as shown on the Site Location Plan provided at Plate 1.

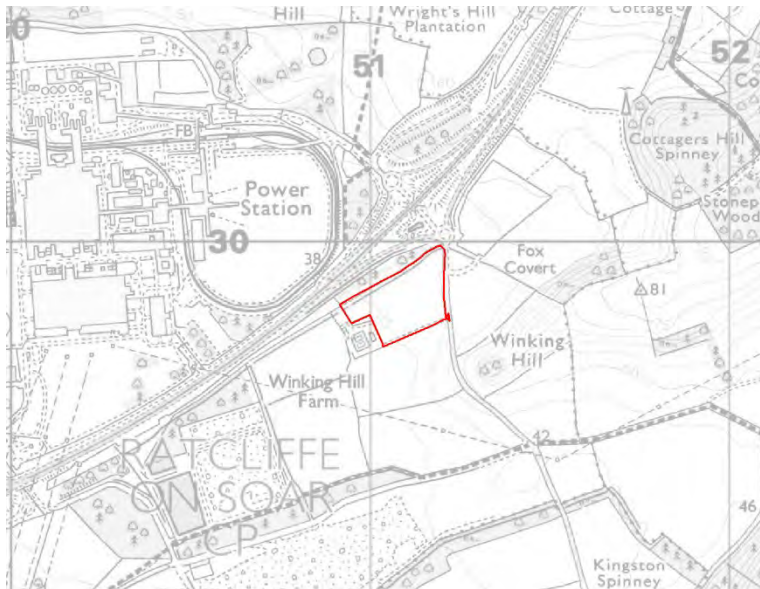


Plate 1: Site Location Plan

- 1.2. The site is approximately 4.5 ha in area and comprises a arable land parcel.
- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:
- "...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹***
- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following paragraphs 212 to 215 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.
- 1.5. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance".²*

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

² MHCLG, *NPPF*, para. 207.

2. Methodology

2.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

2.2. This assessment considers the archaeological resource and built heritage.

Sources

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

- The Nottinghamshire Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- The Nottinghamshire Archives online catalogue; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the

British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

2.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

2.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

2.6. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45o intervals from 0-360o, is provided in **Appendix 8**.

2.7. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

- 2.8. A site visit was undertaken by a Heritage Consultant from Pegasus Group during which the site and its surrounds were assessed.

Geophysical Survey

- 2.9. A geophysical survey was undertaken across the site in December 2023. The results of the survey are assessed in Section 5 and a full copy of the Geophysical Survey Report is included in **Appendix 8**.

Photographs

- 2.10. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 2.11. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment.*⁸

Consideration of Harm

2.12. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.¹⁰

2.13. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹¹

2.14. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 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."¹³

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ MHCLG, *NPPF*, paras. 214 and 215.

¹⁰ MHCLG, *NPPF*, para. 216.

¹¹ MHCLG, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

3. Site Description and Planning History

Site Description

- 3.1. As stated above, the site is approximately 4.5 ha in area and comprises an arable land parcel (Plates 2-3). Winking Hill Farm lies to the south-west of the site (Plate 4).



Plate 2: View south-west from the north-eastern extent across the site



Plate 3: View north-west from the south-eastern extent across the site



Plate 4: Winking Hill Farm buildings located to the south-west of the site

- 3.2. The northern boundary of the site comprises linear hedgerow and tree-planting, and the eastern boundary is made up of hedgerow and timber and post fencing. The southern boundary of the site is defined by a trackway and is open, whilst the western boundary is made up of hedgerow and tree planting.
- 3.3. The immediate surrounding landscape comprises of rising landform to the east and north, beyond Ratcliffe Power Station. There are substantial woodland blocks to the north, east and south with a lighter scattering of woodland blocks to the west of the site. The River Trent is situated to the north of the site, to the north of Ratcliffe Power Station.

Planning History

- 3.4. A review of Rushcliffe Borough Council's online planning application viewer has indicated the following applications within the site:
- 3.5. On the 29th August 2006, an application was submitted for a change of use from garage to office use (LPA ref: 06/01451/COU). The application was permitted on the 4th October 2006.
- 3.6. On 7th September 2006, an application was submitted for a single storey extension to Unit 3 and change of use of part of outbuildings to form Unit 6 (for office use) (LPA ref: 06/01450/FUL). This application was permitted on the 6th October 2006.
- 3.7. On 6th November 2013, an application was submitted for the construction of a new field access off West Leake Lane (LPA ref: 13/02216/FUL). This application was permitted (conditional) on 18th December 2013.
- 3.8. It is acknowledged that there are a number of applications within the vicinity of the application site, these include:
 - **23/01285/FUL** – Land off West Leake Lane, West Leake, Ratcliffe-on-Soar – Proposed Battery Energy Storage Facility. *Application Refused 18th March 2024, Appeal Lodged.*
- 3.9. The above application relates to land to the east of the site. The sole reason for refusal was not regarding the historic environment. Responses were received from the Planning Archaeologist, Ms Emily Gillott, on two occasions and she did not have any comments or

recommendations for further archaeological works. Responses were received from the Conservation Officer, Ms Sera Baker, on two occasions and she stated the following:

***“There are no designated heritage assets either within the site or within the vicinity which might have their settings impacted upon by the proposed development. The nearest Conservation Area is that of Thrumpton but by virtue of distance and the intervening landscape, I consider that its special interest would be preserved. I consider that the proposal therefore would not harm the significance of any heritage assets or their settings.*”**

- **22/01339/LDO** – Ratcliffe-on-Soar Power Station, Green street, Ratcliffe-on-Soar – Proposed Local Development Order for development at Ratcliffe-on-Soar Power Station. *Application Approved 19th July 2023.*

3.10. The above application relates to Ratcliffe-on-Soar Power Station to the north of the site, on the opposite side of the A543, and land immediately west of the site. The Power station has been decommissioned as of September 2024 and the development comprises the erection of buildings to accommodate the following:

- Energy Generation & Storage;

- Advanced Manufacturing & Industrial (Class E(g)(iii) & B2);
- Data Centre;
- Logistics (Class B8) up to a maximum of 180,000 m² (GFA) on the Northern Area only;
- Research & Development & Offices (Class E(g) (i) & (ii));
- Education (Skills and Training) (Class F1(a)), and;
- Community hub providing complementary services and uses primarily for the occupiers of the Site, including an active travel mobility centre, small scale retail (Class F2(a)), one café/bar (Class E(b)), one hot food takeaway (sui generis), one creche or children’s nursery (Class E (f)), one gym or fitness facility (Class E (d)) and one hotel not exceeding 150 beds (Class C1); as well as
- Ground mounted solar power generation.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁴
- 4.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁵ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁶
- 4.4. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 4.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2024. The NPPF is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁷ The *PPG* also contains the *National Design Guide*.¹⁸
- 4.6. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 4.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Rushcliffe Local Plan Part 1: Core strategy (adopted December 2014) and the Rushcliffe Local Plan Part 2: Land and Planning Policies (adopted October 2019).
- 4.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

¹⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁵ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

¹⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁷ Ministry of Housing, Communities & Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14th February 2024), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁸ Ministry of Housing, Communities & Local Government (MHCLG), *National Design Guide* (London, January 2021).

- 4.9. Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils are currently preparing the Greater Nottingham Strategic Plan which will replace the Core Strategy. No draft policies were available at the time of writing this assessment.

5. The Historic Environment

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

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix ENT and HER 'monument' numbers have the prefix MNT and are referred with their 'PrefRef' number which begins with an L or an M.

5.3. A gazetteer of relevant heritage data is included as **Appendix 1**. Designated heritage assets and HER records are illustrated on Figures 1–3 in **Appendix 2**.

Previous Archaeological Works

5.4. A geophysical survey was undertaken across the site in December 2023. The survey identified a north-east to south-west aligned ditch in the northern extent of the site which is not visible on historic mapping. A second ditch potentially abuts the first. Strong readings were induced by buried services and the sub-surface remains of a former pylon in the eastern extent of the site. A response was identified along the northern site boundary associated with the modern ditch. The full geophysical survey report is included in **Appendix 8**.

5.5. Previous archaeological works in the wider surrounds of the site are depicted on Figure 2 and comprise the following:

- A geophysical survey at Ratcliffe Proposed Quarry c. 315m north of the site in 2023 (ENT5120);
- A casual find of Roman pottery from Ratcliffe-on-Soar c. 460m north of the site in 1960 (ENT2443);
- A field observation of a possible moat c. 540m north of the site in 1975 (ENT2437);
- A field observation of an irregular enclosure c. 635m north of the site in 1975 (ENT820);
- A number of events have been recorded at the broad grid reference SK 5 3 c. 905m west of the site and include a historical report of machine-made lace in Beeston, reference to recorded Roman coins, reference to a prehistoric find and a historical report of Beeston, all of uncertain date (ENT1014, ENT2432, ENT2439, ENT819); and
- A Level Two Building Survey of Ratcliffe-on-Soar Power Station c. 990m west of the site in 2021 (ENT4870).

5.6. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

5.7. The site lies at approximately 40m aOD along the eastern extent and slopes down to approximately 35m aOD in the central and western extents of the site.

5.8. The solid geology of the site is mapped as Branscombe Mudstone Formation comprising mudstone formed between 228.4 and 201.3 million years ago during the Triassic period.¹⁹ No superficial geology is mapped across the majority of the site area. A band of Head comprising clay, silt sand and gravel formed between 2.588 million years ago and the present during the Quaternary period is mapped as extending into the north-eastern extent of the site and an area of Hemington Member comprising silt and gravel also formed during the Quaternary period is mapped as extending into the north-western extent of the site.

5.9. The soils within the site are characterised as slightly acidic, loamy and clayey with impeded drainage.²⁰

Archaeological Baseline

Prehistoric (pre-43 AD)

5.10. The HER identifies one HER entry associated with finds dating to the prehistoric period within the study area.

5.11. The findspot of a holed axehead of Neolithic to Bronze Age date was dredged from the River Trent and has been recorded by the HER at the generic grid reference SK 5 3, c. 905m west of the site (MNT5182, L5239, ENT2439). The exact location of the findspot is uncertain.

Romano-British (AD 43 – 410)

5.12. The River Trent, located c. 1.5km north of the site, has a long history of serving as a navigation route and formed part of the Roman water transport network. The name 'Trent' may have derived from the Romano-British word meaning 'great thoroughfare' or 'strongly flooding'.

5.13. The HER identifies two entries associated with finds dating to the Romano-British period within the study area.

5.14. The findspot of a scatter of Romano-British pottery was recorded by the corner of a road c. 465m north of the site (MNT5186, L5244, ENT2443).

5.15. A number of Roman coins have been identified in the wider surrounds of the site, although their exact location is uncertain, and the HER has given them the broad grid reference SK 5 3, located c. 905m west of the site at a generic grid reference (MNT5175, L5232, ENT2432).

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

5.16. The site was historically located in the parish of Ratcliffe-on-Soar and most likely formed part of the agricultural hinterland to the settlement, located over 1.5km south-west of the site, during the medieval period. The River Trent continued to be an important movement and transportation route into the early medieval period.

¹⁹ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

²⁰ Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

- 5.17. The HER identifies one entry associated with features dating to the early medieval to medieval period in the study area.
- 5.18. The site of a medieval moated manor lies c. 500m north of the site and was identified during a site visit in 1975 (MNT15632, M5237, MNT5180, L5237, ENT2437). The moated site was also recorded on aerial photographs of the area. The buildings within the moat have been destroyed and the site has since been excavated and is within the bounds of the Ratcliffe Power Station.

Post-medieval (1540 – 1750), Early Modern (1750 – 1901), Modern (1901 – present)

- 5.19. The site is depicted on the Ratcliffe-on-Soar Tithe Map of 1850 (Plate 5). The site comprised part of two land parcels which were under the ownership of the Right Honourable The Earl Howe and under the occupancy of representatives of Jno [sic] Hickenbotham consisting of the following:
- Land parcel 46 – Leys above the house; and
 - Land parcel 47 – Winking House and Homestead.
- 5.20. The Earl Howe and Hickenbotham who owned and occupied Winking Hill Farm located to the south-west of the site respectively (MNT25219, M17534) also owned and occupied a large proportion of land within the parish.



Plate 5: Extract from the Ratcliffe-on-Soar Tithe Map of 1850

- 5.21. The site is depicted on the Ordnance Survey Map of 1884 (Plate 6). The main approach to the main façade of Winking Hill Farmhouse, located to the south-west of the site, was to the north, with a track along the southern boundary of the site to the farm outbuildings. A gypsum mine was shown to the east of the site, although was disused at this point (MNT12454, M45, MNT45, L45).

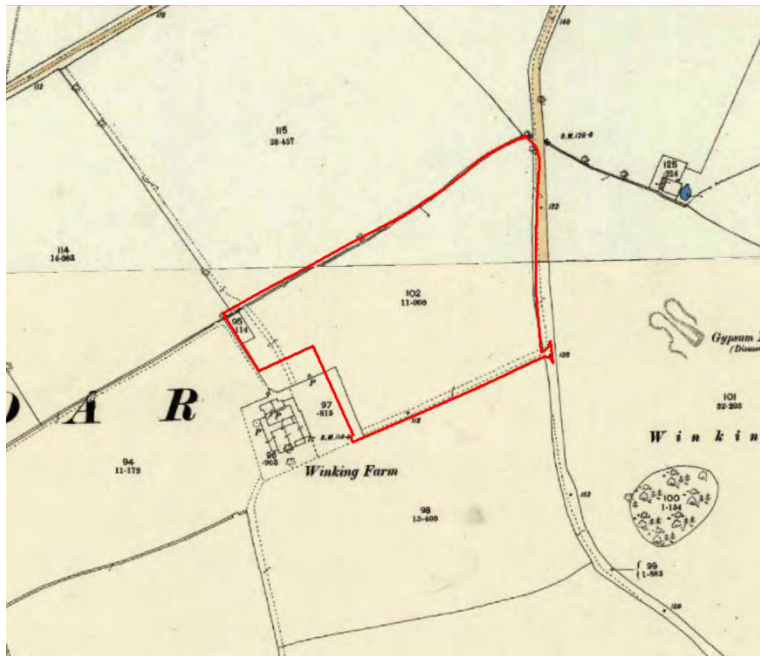


Plate 6: Extract from the Ordnance Survey Map of 1884

- 5.22. The site is depicted on the Ordnance Survey Map of 1900 (Plate 7). Winking Farm to the south-west of the site is now referred to as Winking House. A PRoW was shown across the field south of the site which connected Winking House with the road to the south-east.



Plate 7: Extract from the Ordnance Survey Map of 1900

- 5.23. The site is depicted on the Ordnance Survey Map of 1921 (Plate 8). Planting was shown to the north of Winking House, outside of the site boundary, potentially representing an area of orchard.

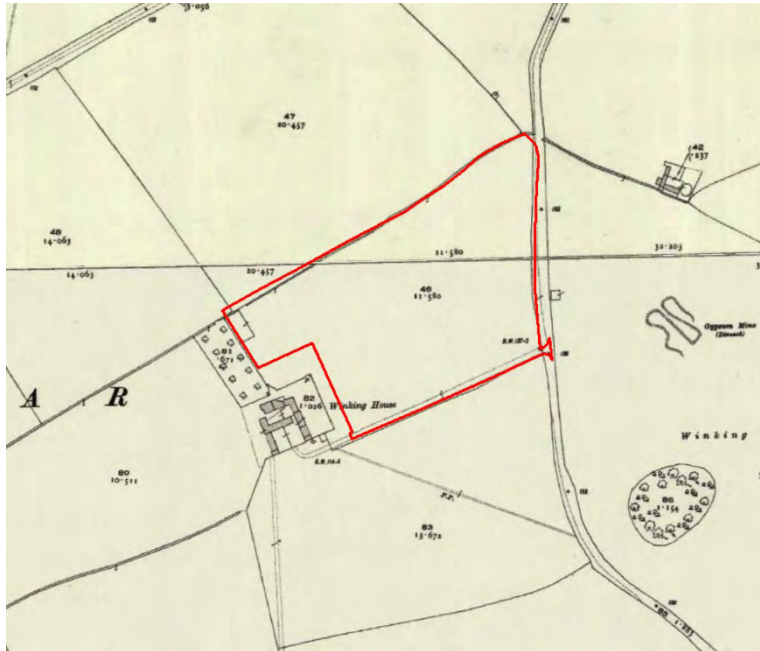


Plate 8: Extract from the Ordnance Survey Map of 1921

- 5.24. The site is depicted on the Ordnance Survey Map of 1949 (Plate 9). No major changes are shown on this mapping.

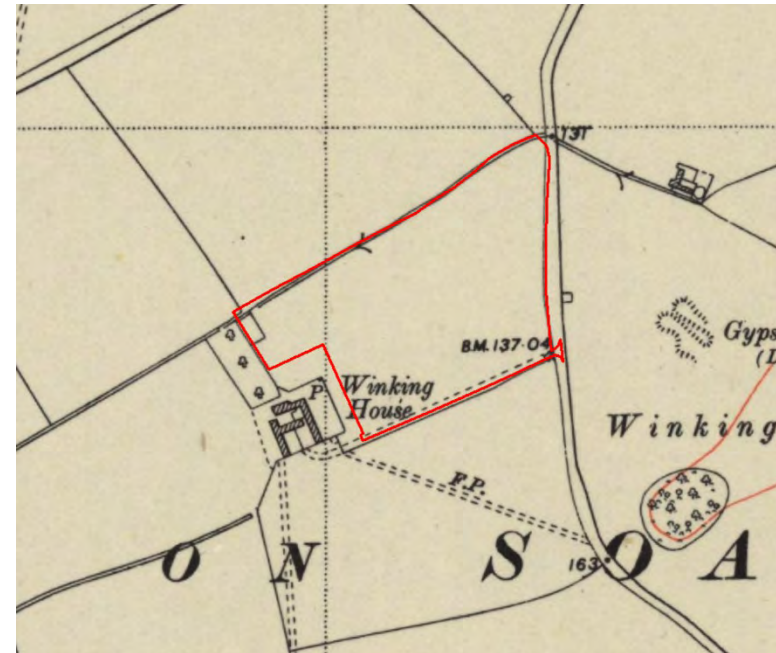


Plate 9: Extract from the Ordnance Survey Map of 1949

- 5.25. The site is depicted on the Ordnance Survey Map of 1973 (Plate 10). To the south-west of the site, further outbuildings were constructed at Winking Hill Farm. To the north of the site, the A648 was constructed, and an area of woodland was established to the north-west of the site. The Ratcliffe-on-Soar power station was under construction from 1963-1967 to the north-west of the site (MNT27464).

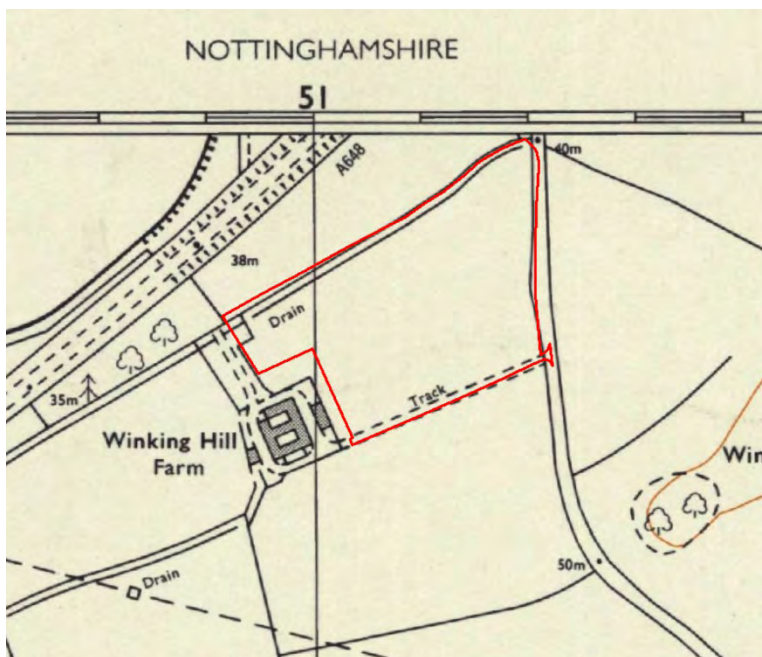


Plate 10: Extract from the Ordnance Survey Map of 1973

- 5.26. The site is shown on the modern aerial image of the area (Plate 11). During the geophysical survey, an unusual response was recorded along the northern edge of the site. This is thought to have been of modern origin, it is conjectured that this is associated with the modern ditch

that forms the northern boundary of the site, with magnetically depleted readings possibly reflective of a spread of subsoil extracted during its construction.

- 5.27. The roundabout to the north-east of the site was constructed by 2015.



Plate 11: Modern aerial image of the site

The wider area

- 5.28. The landscape park at Thrumpton Hall lies c. 675m north of the site (MNT26809). The parkland is associated with Thrumpton Hall, and the present hall was constructed during the early 17th century. Throughout the 18th century,

the gardens associated with the hall expanded, and planting was established.

- 5.29. A number of mines and quarries have been recorded in the wider surrounds of the site, which are shown on Figure 3.
- 5.30. An old mine shaft, most likely associated with gypsum was recorded c. 735m north of the site (MNT15635, M5249, MNT5191, L5249), with a further mine located c. 860m north-east of the site (MNT12924, M677, MNT674, L677).
- 5.31. A quarry at Stonepit Wood was recorded c. 910m north-east of the site (MNT12849, M598, MNT596, L598) and a second quarry was recorded on historic mapping at Stonepit Farm c. 940m south-east of the site (MNT12648, M258, MNT258, L258).
- 5.32. The location of a well was identified on historic mapping c. 955m north-east of the site (MNT12930, M683, MNT680, L683).

Undated

- 5.33. The geophysical survey within the site identified a north-east to south-west orientated ditch across the northern extent of the site. This ditch is not shown on historic mapping of the site and is therefore of uncertain origin. The survey identified a further ditch which potentially abutted the eastern edge of the feature.
- 5.34. An irregular enclosure was identified during a field observation in 1975 c. 535m north of the site, and was also noted on aerial photographs of the area (MNT426, L427, ENT820). The enclosure lies on a piece of land

between the higher ground of Wright's Hill to the north and a small local elevation to the south. Based on the form of the feature, it is suggestive of Iron Age to Roman date, but this is uncertain.

- 5.35. A number of features were identified as anomalies during the geophysical survey of the proposed quarry (ENT5120), comprising the remains of enclosure ditches or field boundaries c. 590m north of the site (MNT28423), circular anomalies indicative of pits or postholes c. 645m north of the site (MNT28424), a weak curvilinear anomaly which is suggestive of a possible ring ditch c. 635m north of the site (MNT28425) and an area of pitting most likely caused by extraction activity c. 660m north of the site (MNT28426).

Statement of Archaeological Potential and Significance

- 5.36. Activity of prehistoric date within the study area is scarce, and is limited to a single findspot of prehistoric date. There are features identified in the wider surrounds of the site which are currently of uncertain date, but their form is indicative of potential Iron Age date. The geophysical survey within the site did not identify any anomalies suggestive of activity of prehistoric date. On this basis, the potential for significant archaeological remains of prehistoric date within the site is considered to be low.
- 5.37. Activity of Romano-British date in the surrounds of the site comprises findspots of pottery and coins, as well as features of uncertain date, which may represent Roman activity. The geophysical survey across the site did not identify any anomalies suggestive of Roman activity. The potential for significant archaeological remains of

Romano-British date within the site is considered to be low.

5.38. The site is historically located in the parish of Ratcliffe-on-Soar and most likely formed part of the agricultural hinterland to this settlement during the medieval period. The geophysical survey within the site did not identify any anomalies indicative of features of medieval date. The potential for significant archaeological remains of medieval date within the site is considered to be low.

5.39. The site has been in use as a farmstead and arable land since the mid-19th century, and this has mainly continued into the 21st century, with the site now all comprising arable land. The geophysical survey identified modern features across the site which are not considered to be of sufficient interest to be considered heritage assets. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

Designated Heritage Assets

5.40. No designated heritage assets lie within or in the immediate vicinity of the site.

5.41. The closest designated heritage asset to the site is the Thrumpton Conservation Area, which lies c. 720m north

of the site. The Conservation Area includes 20 Listed Buildings, one of which is Grade I Listed, one of which is Grade II* Listed and the remainder are Grade II Listed Buildings.

5.42. The Scheduled Monument Roman site on Red Hill lies c. 1.2km north-west of the site (1003667).

5.43. The Grade II Registered Kingston Park Pleasure Gardens lies c. 1.46km south-west of the site (1001716). The Park and Garden includes the Grade II Listed Kingston Hall and three further associated Grade II Listed Buildings.

5.44. Two Listed Buildings are located at Ratcliffe-on-Soar to the west of the site and comprise the Grade I Listed Church of Holy Trinity c. 1.6km south-west of the site, and the Grade II Listed Manor Farmhouse c. 1.7km south-west of the site.

5.45. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²¹
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was made as to whether any of the heritage assets present within or beyond the study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. The Thrumpton Conservation Area lies c. 720m north of the site. As an asset which includes Grade I and Grade II* Listed Buildings, it is considered to be a designated heritage asset of the highest significance. The Conservation Area principally derives its significance from the historic buildings and open spaces within it, including the parkland to the west of Thrumpton Hall. As well as this, the asset also derives some of its significance through setting. To the south, the wooded Wrights Hill reduces the visual impact of the power station and the surrounding landscape. The land within the site is not considered to contribute to the heritage significance of the Conservation Area or any of the buildings within it, through setting. There is no intervisibility between the land within the site and the proposed development site due to the low-lying nature of the site and the undulating intervening landscape. On this basis, the proposed development within the site will result in no harm to the heritage significance of the Thrumpton Conservation Area. This is in line with the response from the Conservation Officer for the adjacent proposed BESS scheme.
- 6.5. Designated heritage assets in the wider surrounds of the site have been excluded from further assessment on the basis of distance, and/or a lack of intervisibility due to the low-lying nature of the site and the wider surrounds, and/or an absence of historical functional relationships. This is in line with the response from the Conservation Officer for the adjacent proposed BESS scheme.
- 6.6. Winking Hill Farm lies to the south-west of the site. The farmstead has been identified as a 'monument' by the HER. The asset has not been identified as a Locally Listed Building, although Rushcliffe Borough Council do not appear to hold such a list. This has been considered in further detail below.

²¹ Historic England, *GPA:3*, p. 4.

Winking Hill Farm

- 6.7. Winking Hill Farm lies to the south-west of the site. The farm has been identified by the HER as a 'monument' and is described as a country house known as 'Winking House' which was apparent on mid-19th century mapping.
- 6.8. Winking Hill Farm is first depicted on the Rushcliffe-on-Soar Tithe Map from the mid-19th century, and the farmstead has undergone a number of changes, as shown in the historic map regression in Section 3. Some of the outbuildings at Winking Hill Farm have been converted and no longer have an association with the wider agricultural land. Due to the amount of change which has occurred to the buildings at Winking Hill Farm, the farmstead is not considered to be of a significance commensurate with a non-designated heritage asset.

- 6.9. The proposed development within the site will result in the construction of a BESS to the east of the farmstead and an attenuation basin to the north, on land which currently has an arable character. The hedgerow planting which denotes the boundary of the farmstead will be retained as part of the scheme. Whilst the BESS will represent a temporary change of character of this land, large-scale energy generation is not an unfamiliar or alien feature of this landscape, as the power station to the north attests. There is no longer any association between the land of the site and the buildings of Winking Hill Farm and therefore this temporary change of character is immaterial.

7. Conclusions

Archaeological resource

- 7.1. Activity of prehistoric date within the study area is scarce, and is limited to a single findspot of prehistoric date. There are features identified in the wider surrounds of the site which are currently of uncertain date, but their form is indicative of potential Iron Age date. The geophysical survey within the site did not identify any anomalies suggestive of activity of prehistoric date. On this basis, the potential for significant archaeological remains of prehistoric date within the site is considered to be low.
- 7.2. Activity of Romano-British date in the surrounds of the site comprises findspots of pottery and coins, as well as features of uncertain date, which may represent Roman activity. The geophysical survey across the site did not identify any anomalies suggestive of Roman activity. The potential for significant archaeological remains of Romano-British date within the site is considered to be low.
- 7.3. The site is historically located in the parish of Ratcliffe-on-Soar and most likely formed part of the agricultural hinterland to this settlement during the medieval period. The geophysical survey within the site did not identify any anomalies indicative of features of medieval date. The potential for significant archaeological remains of medieval date within the site is considered to be low.
- 7.4. The site has been in use as a farmstead and arable land since the mid-19th century, and this has mainly continued into the 21st century, with the site now all comprising

arable land. The geophysical survey identified modern features across the site which are not considered to be of sufficient interest to be considered heritage assets. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

Setting

- 7.5. No designated heritage assets lie within or in the immediate vicinity of the site. The proposed development within the site is not considered to result in harm to any of the designated heritage assets located in the wider surrounds of the site.
- 7.6. Winking Hill Farm lies to the south-west of the site and is not considered to be of a sufficient interest to be considered a non-designated heritage asset. The proposed development within the site will result in no harm to any non-designated heritage assets in the surrounds of the site.

Sources

Legislation
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Historic England, <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3</i> (2 nd edition, Swindon, December 2017).

Court and Appeal Decisions
Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.
Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).
Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.
Jones v Mordue [2015] EWCA Civ 1243.
Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).
Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Cartographic Sources	
1850	Ratcliffe-on-Soar Tithe Map
1884	Ordnance Survey Map
1900	Ordnance Survey Map
1921	Ordnance Survey Map
1949	Ordnance Survey Map
1973	Ordnance Survey Map

Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Record Type	Name
ENT1014	EVP	Historical Report: Machine-made lace in Beeston
ENT2432	EVU	Having heard of some Ro coins lately plowed up about Nottm, I procured a parcel of them, but they pr
ENT2437	EVS	Field observation at Ratcliffe-on-Soar by Seaman
ENT2439	EVS	Casual find from River Trent, Barton in Fabis
ENT2443	EVS	Casual find from Ratcliffe-on-Soar
ENT819	EVP	Historical report: Beeston Then and Now by Mellors
ENT820	EVS	Field observation in Ratcliffe-on-Soar by Seaman
ENT4870	EVS	Level Two Building Survey of Ratcliffe-on-Soar Power Station
ENT5120	EVS	Gradiometer Survey at Ratcliffe Proposed Quarry, Ratcliffe-on-Soar

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MNT12648	M258	Stonepit Farm, Gotham – stone quarry	STONE QUARRY?	Unknown
MNT12849	M598	Stonepit Wood, Gotham – possible quarry	STONE QUARRY?	Unknown
MNT12924	M677	Thrumpton Mines	GYPSUM MINE	Modern
MNT12930	M683	Well, Thrumpton	WELL	Unknown
MNT258	L258	Place name, Stonepit Farm, Gotham	PLACE NAME	Unknown
MNT596	L598	Stonepit Hill/Stonepit Wood, Gotham	PLACE NAME	Unknown
MNT674	L677	Thrumpton Mines – map depiction	MAP DEPICTION	Modern
MNT680	L683	Well, Thrumpton – map depiction	MAP DEPICTION	Unknown
MNT15632	M5237	Moated manor site?, Ratcliffe-on-Soar	MOAT?; MANOR HOUSE?; MOAT?	Medieval
MNT15635	M5249	Gypsum mine, Thrumpton	GYPSUM MINE?	Post Medieval to Modern
MNT426	L427	Irregular enclosure, Ratcliffe-on-Soar	ENCLOSURE; LINEAR FEATURE	Unknown
MNT5180	L5237	Moat?, Ratcliffe-on-Soar	MOAT	Medieval

MNT5186	L5244	Roman pottery scatter, Ratcliffe-on-Soar	ARTEFACT SCATTER	Roman
MNT5191	L5249	Old shaft, Thrumpton	MINE SHAFT	Post Medieval to Modern
MNT28423	MNT28423	Ditches at Ratcliffe Proposed Quarry, Ratcliffe-on-Soar		
MNT28424	MNT28424	Circular anomalies at Ratcliffe Proposed Quarry, Ratcliffe-on-Soar		
MNT28425	MNT28425	Ring ditch at Radcliffe Proposed Quarry, Ratcliffe-on-Soar		
MNT12454	M45	Gypsum mine, Ratcliffe-on-Soar	GYPSUM MINE	Modern
MNT45	L45	Gypsum mine, Ratcliffe-on-Soar - map depiction	MAP DEPICTION	Modern
MNT5175	L5232	Ro coins from Nottingham/Wilford	FINDSPOT; COIN HOARD	Roman
MNT5182	L5239	Holed axehead from the River Trent near Barton	FINDSPOT	Neolithic to Bronze Age
MNT28426	MNT28426	Pitting at Ratcliffe Proposed Quarry, Ratcliffe-on-Soar		
MNT25219	M17534	Winking Hill Farm	COUNTRY HOUSE	Modern
MNT27464	MNT27464	Ratcliffe-on-Soar Power Station		



MNT26809	MNT26809	Park at Thrumpton Hall	LANDSCAPE PARK	Post Medieval to Modern
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Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1087935	CRANFLEET LOCK	II	450191.64	331568.0008
1204307	CANAL BRIDGE AT SK 496 313	II	449681.671	331323.2188
1242043	GOTHAM PRIMARY SCHOOL	II	453309.5365	330227.0277
1242044	THE WELLHOUSE	II	453625.6024	330123.5656
1242045	STORE AT SOUTH NOTTINGHAMSHIRE BUS DEPOT	II	453545.8828	329947.5419
1242046	CHURCH FARMHOUSE	II	450277.3867	327806.1368
1242047	STABLE BLOCK AT KINGSTON HALL	II	450751.9376	327946.0102
1242064	21, 23, 25 AND 27, THE GREEN	II	450154.1692	327759.4465
1242065	PUMPHOUSE	II	450153.8869	327719.5515
1242066	CHURCH OF ST WINIFRED	I	450184	327742.3608
1242069	MANOR FARMHOUSE	II	449986	327689.3608
1242095	LODGE AND ATTACHED GATEWAY	II	450627	328101.3608

1242098	KINGSTON HALL	II	450692	327904.3608
1242106	1, 3, 5 AND 7, THE GREEN	II	450082.9935	327739.7845
1242149	STABLES AT MANOR FARM	II	450012.5182	327711.4716
1242163	CHURCH OF HOLY TRINITY	I	449483	328898.3608
1242164	MANOR FARMHOUSE	II	449424	328799.3608
1242237	PACKHORSE BRIDGE, REDHILL LOCK	II	449222	330320.3608
1242423	Church of All Saints	II*	450974	331162.3608
1242426	FONT IN CHURCHYARD OF CHURCH OF ALL SAINTS SINGLE METRE NORTH OF THE CHANCEL	II	450970	331171.3608
1242427	THE COTTAGE, YEW TREE COTTAGE	II	450979	331240.3608
1242428	THE OLD POST OFFICE	II	451009	331338.3608
1242429	THE GARDEN HOUSE	II	450966	331105.3608
1242430	BARN AT THRUMPTON HOUSE	II	450921	331185.3608
1242431	GATEHOUSE, GATEHOUSE COTTAGE	II	450957	331345.3608
1242433	WEST GATEWAY	II	450759	331284.3608

1242434	ICE HOUSE	II	450648	331060.3608
1242458	PAIR OF GATE PIERS AT ENTRANCE TO THRUMPTON HALL DRIVE 13 METRES SOUTH OF BARN AND OUTBUILDING AT THRUMPTON HOUSE	II	450937	331160.3608
1242459	ELM COTTAGE	II	450980	331345.3608
1242460	EAST GATEWAY	II	450827	331328.3608
1242464	THRUMPTON HALL AND ATTACHED RANGE OF OUTBUILDINGS	I	450730	331259.3608
1259985	K6 TELEPHONE KIOSK	II	450101.2275	327720.2015
1260022	BARN AND ATTACHED OUTBUILDING AT THRUMPTON HOUSE	II	450944	331187.3608
1260025	Redhill Tunnel North Portal	II	449529	330757.3608
1260040	CHURCH HOUSE	II	450961	331182.3608
1260041	LABURNUM COTTAGE	II	450977	331283.3608
1260042	CHURCH FARMHOUSE	II	451050	331101.3608
1260043	HALL GATES AND ADJOINING WALL, MANOR COTTAGE	II	450968	331344.3608
1260044	THE MANOR HOUSE	II	450871	331304.3608
1260045	PAIR OF GATE PIERS	II	450804	331160.3608

1260199	LYCHGATE AT ENTRANCE TO CHURCHYARD OF CHURCH OF ST WINIFRED	II	450192.1112	327711.9899
1260202	THE POST OFFICE	II	450058.889	327735.5108
1260206	CHURCH OF ST LAWRENCE	I	453632.77	330083.6121
1260207	THE MANOR	II	453675	330032.3608
1260208	PAVILION IN THE GARDEN OF KINGSTON HALL	II	450725.3204	327864.8802
1260209	9, 11, 15, 17 AND 19, THE GREEN	II	450117.7786	327756.1083
1260220	KINGSTON FIELDS FARMHOUSE AND WORKSHOPS	II	451683	328058.3608
1389453	THE OLD SCHOOLHOUSE	II	450366.8495	327863.1802
1417715	Redhill Tunnel South Portals (West SPC6 28 and East SPC6 28a)	II	449596.8068	330620.9239

Historic England Scheduled Monuments

List Entry	Name	Eastings	Northings
1003667	Roman site on Red Hill	449468.3125	330395.9504
1020821	Romano-British nucleated enclosed settlement and Roman villa complex at Glebe Farm	452732.7574	331688.3855

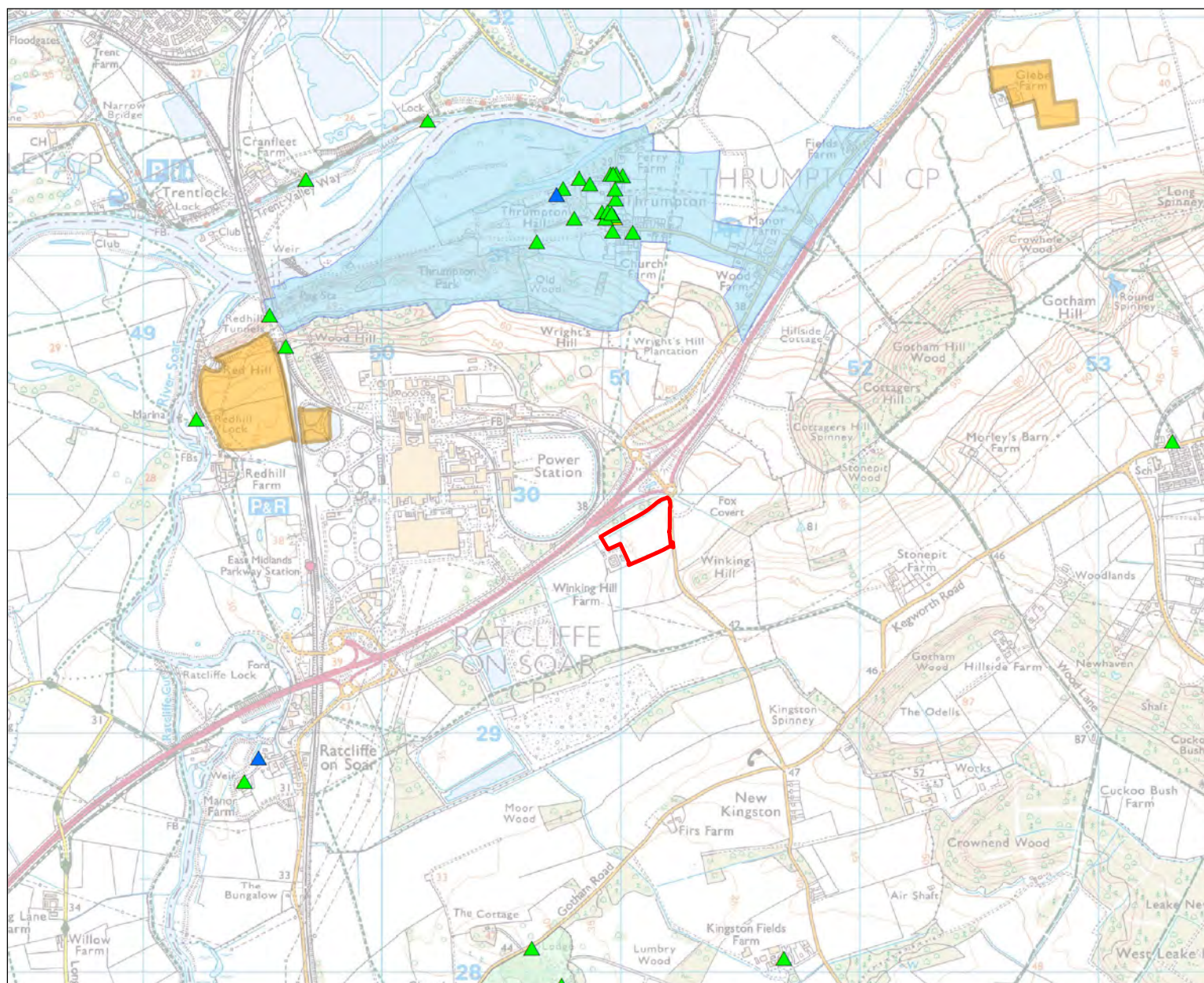


Historic England Registered Park and Garden

List Entry	Name	Grade	Eastings	Northings
1001716	KINGSTON PARK PLEASURE GARDENS	II	450699.4636	327786.3052



Appendix 2: Figures



KEY

- Site
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Park and Garden
- Thrumpton Conservation Area

Figure 1: Designated Heritage Assets

Land at Winking Hill Farm,
Ratcliffe on Soar,
Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

Drawn by: RW

Approved by: LG

Date: 31/10/2024

Scale: 1:25,000 @ A4

PEGASUS
GROUP

Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²²

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²³

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.²⁴ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁵

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²⁶

²² MHCLG, *NPPF*, Annex 2.

²³ Historic England, *GPA:2*.

²⁴ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁵ MHCLG, *NPPF*, Annex 2; DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-2019072.

²⁶ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁷

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁸

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”²⁹

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

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³⁰

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²⁷ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

²⁸ MHCLG, *NPPF*, Annex 2.

²⁹ MHCLG, *NPPF*, Annex 2.

³⁰ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³¹

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;³²
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³³ and

³¹ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

³² MHCLG, *NPPF*, para. 213 and fn. 75.

³³ MHCLG, *NPPF*, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.³⁴

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

Assessment of harm

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

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³⁵ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."³⁶

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

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.³⁷

³⁴ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁵ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁶ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁷ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *“Change to heritage assets is inevitable but it is only harmful when significance is damaged”*.³⁸ Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above. Fundamental to this methodology is a consideration of *“what matters and why”*.³⁹ Of particular relevance is the checklist given on page 13 of GPA:3.⁴⁰

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴¹

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴²

³⁸ Historic England, GPA:2, p. 9.

³⁹ Historic England, GPA:3, p. 8.

⁴⁰ Historic England, GPA:3, p. 13.

⁴¹ Historic England, GPA:3, p. 4.

⁴² Historic England, GPA 3, p. 8.

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴³

Benefits

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

As detailed further in **Appendix 5**, the NPPF (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴⁴

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁴⁵

The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

⁴³ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

⁴⁴ MHCLG, NPPF, paras. 214 and 215.

⁴⁵ Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); MHCLG, NPPF, paras. 214 and 216.

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.”⁴⁶***

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴⁶ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁷ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁴⁸

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but

should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”⁴⁹

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁵⁰

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵¹

⁴⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁴⁹ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵⁰ Jones v Mordue [2015] EWCA Civ 1243.

⁵¹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

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

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁵²

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁵³ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

⁵² MHCLG, NPPF, para. 11.

⁵³ MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing)."⁵⁴

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

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."⁵⁵

As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁵⁶

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."⁵⁷

Paragraph 210 goes on to state that:

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

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness."***⁵⁸

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the

⁵⁴ MHCLG, NPPF, Annex 2.

⁵⁵ MHCLG, NPPF, Annex 2.

⁵⁶ MHCLG, NPPF, Annex 2.

⁵⁷ MHCLG, NPPF, para. 208.

⁵⁸ MHCLG, NPPF, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁵⁹

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶⁰***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶¹***

Paragraph 215 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁶²

⁵⁹ MHCLG, NPPF, para. 212.

⁶⁰ MHCLG, NPPF, para. 213.

⁶¹ MHCLG, NPPF, para. 214.

⁶² MHCLG, NPPF, para. 215.

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶³

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶⁴

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

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

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may

⁶³ MHCLG, NPPF, para. 216.

⁶⁴ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

*still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."*⁶⁵ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

*"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."*⁶⁶

*"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."*⁶⁷

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."*⁶⁸

⁶⁵ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶⁶ MHCLG, NDG, para. 46.

⁶⁷ MHCLG, NDG, para. 47.

⁶⁸ MHCLG, NDG, paras. 48-49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission within Ratcliffe-on-Soar are currently considered against the policy and guidance set out within the Rushcliffe Local Plan Part 1: Core strategy (adopted December 2014) and the Rushcliffe Local Plan Part 2: Land and Planning Policies (adopted October 2019).

The Local Plan Part 1 contains the following relevant policy:

“Policy 11: Historic Environment

1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.

2. The elements of Rushcliffe’s historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced with further detail set out in later Local Development Documents. Elements of particular importance include:

a) industrial and commercial heritage such as the textile heritage and the Grantham Canal;

b) Registered Parks and Gardens including the grounds of Flintham Hall, Holme Pierrepont Hall, Kingston Hall and Stanford Hall; and

c) prominent listed buildings.

3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:

a) the use of appraisals and management plans of existing and potential conservation areas;

b) considering the use of Article 4 directions;

c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;

d) considering improvements to the public realm and the setting of heritage assets within it;

e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance; and

f) considering the need for the preparation of local evidence or plans.

4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.”

The Local Plan Part 2 contains the following relevant policies:

“Policy 28: Conserving and enhancing heritage assets

1. Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.

2. Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:

a) the significance of the asset;

b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;

c) whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;

d) whether the proposals would respect the asset’s relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;

e) whether the proposals would contribute to the long-term maintenance and management of the asset; and

f) whether the proposed use is compatible with the asset.”

“Policy 29: Development affecting archaeological sites

1. Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

2. Where archaeological remains of significance are identified permission will only be granted where:

a) The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or

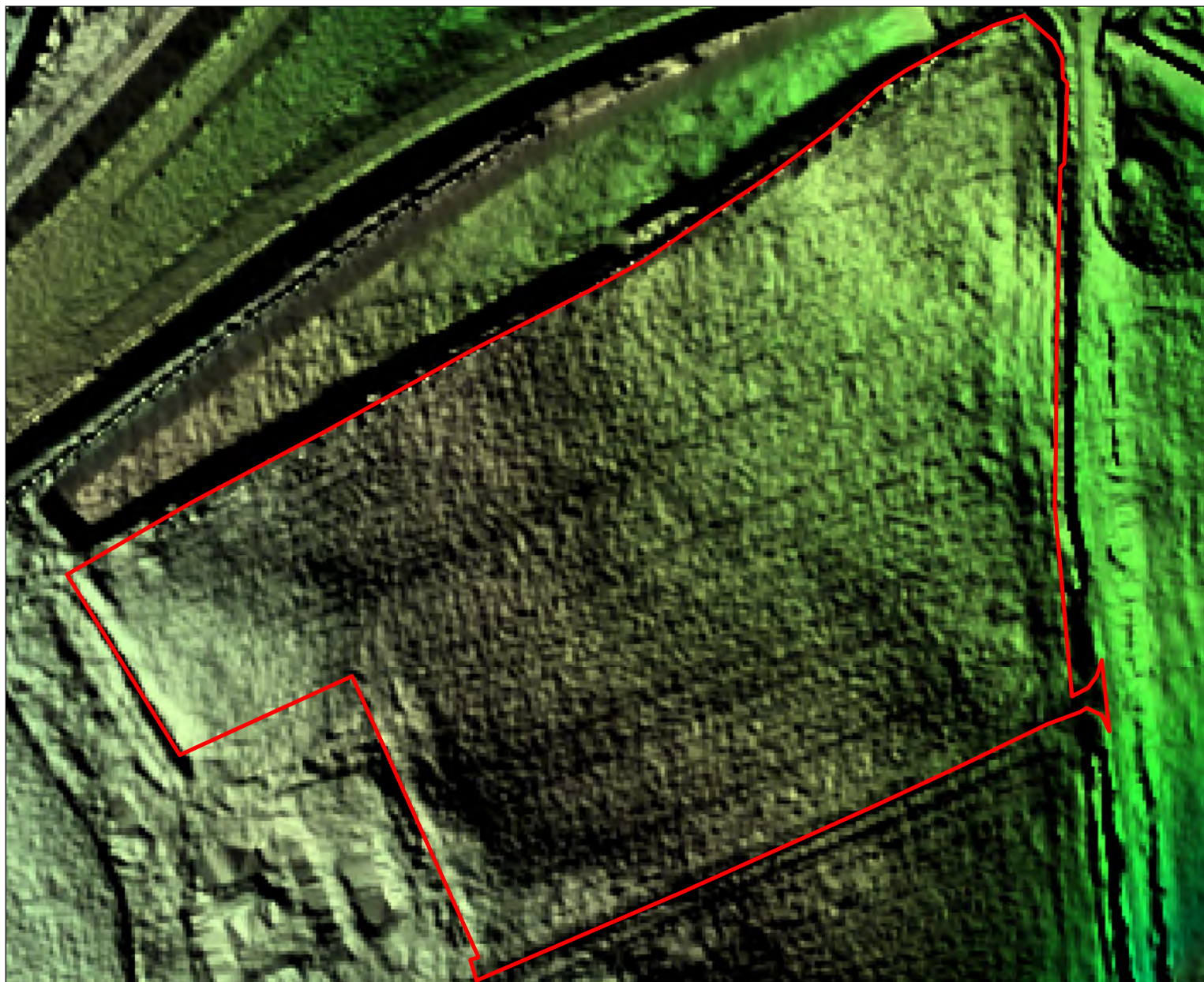
b) When in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation, recording and for the post-excavation analysis, publication, and archive deposition of any findings (to be undertaken by a suitably qualified party), provided that it can be clearly demonstrated that there are wider public benefits of the development proposal which outweigh




harm to heritage assets of archaeological interest in line with NPPF requirements.”



Appendix 7: LiDAR Data



KEY
 Site

LiDAR 45 degree interval

Land at Winking Hill Farm,
 Ratcliffe on Soar,
 Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

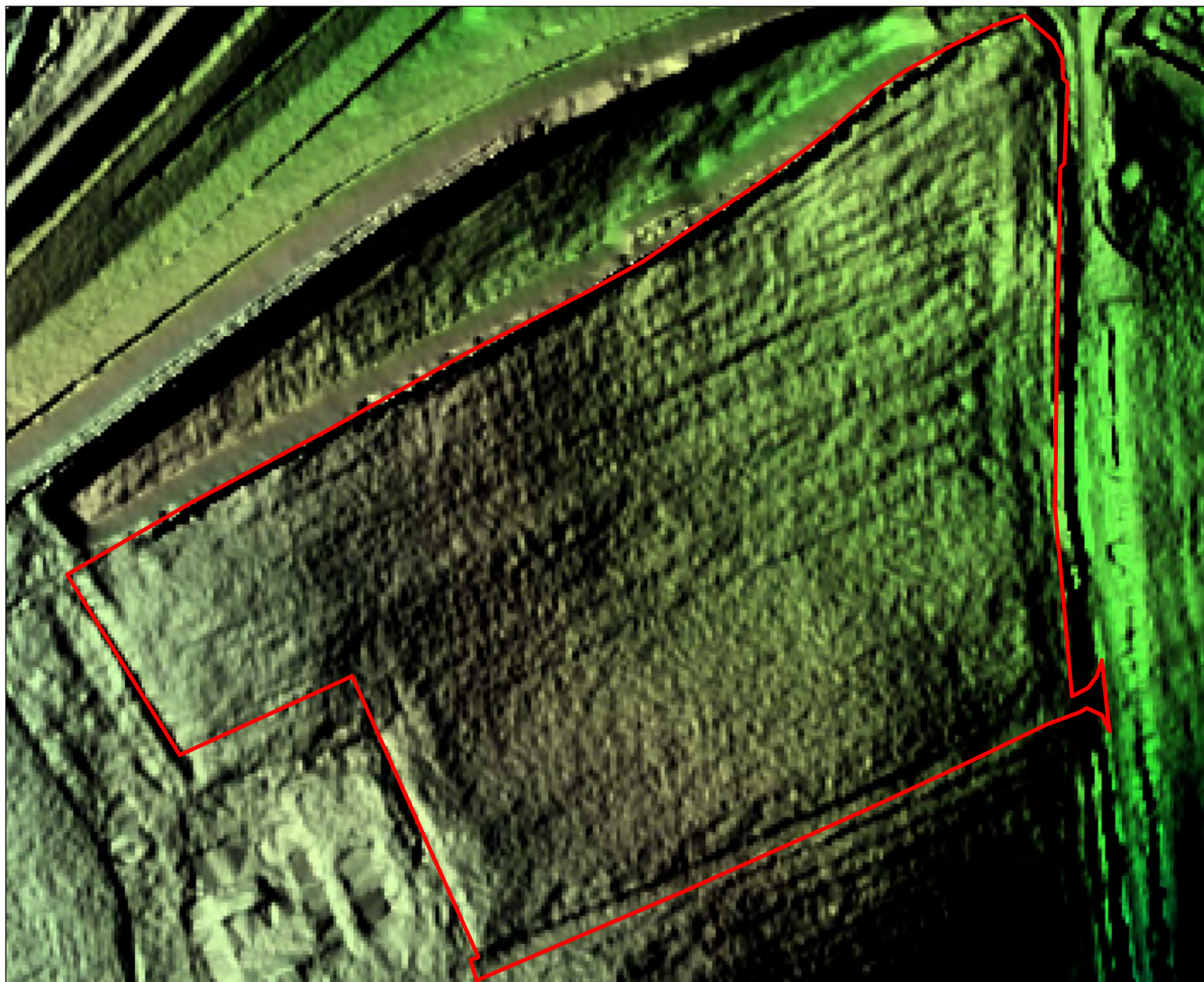
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Approved by: LG

Date: 31/10/2024

Scale: 1:1,750 @ A4

PEGASUS
 GROUP



KEY

 Site

LiDAR 90 degree interval

Land at Winking Hill Farm,
Ratcliffe on Soar,
Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

Drawn by: RW

Approved by: LG

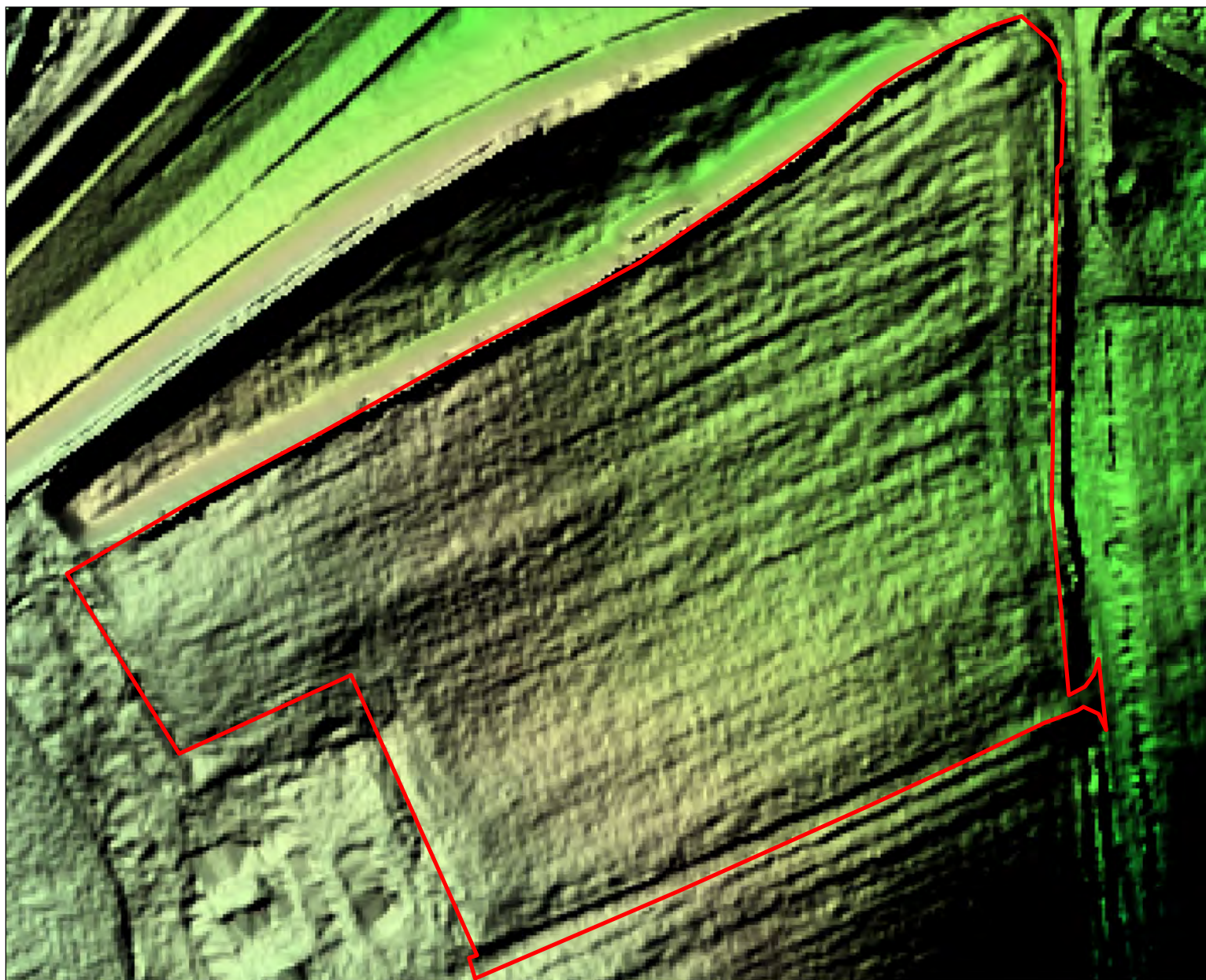
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PEGASUS
GROUP

0 35 Meters





KEY

Site

LiDAR 135 degree interval

Land at Winking Hill Farm,
Ratcliffe on Soar,
Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

Drawn by: RW

Approved by: LG

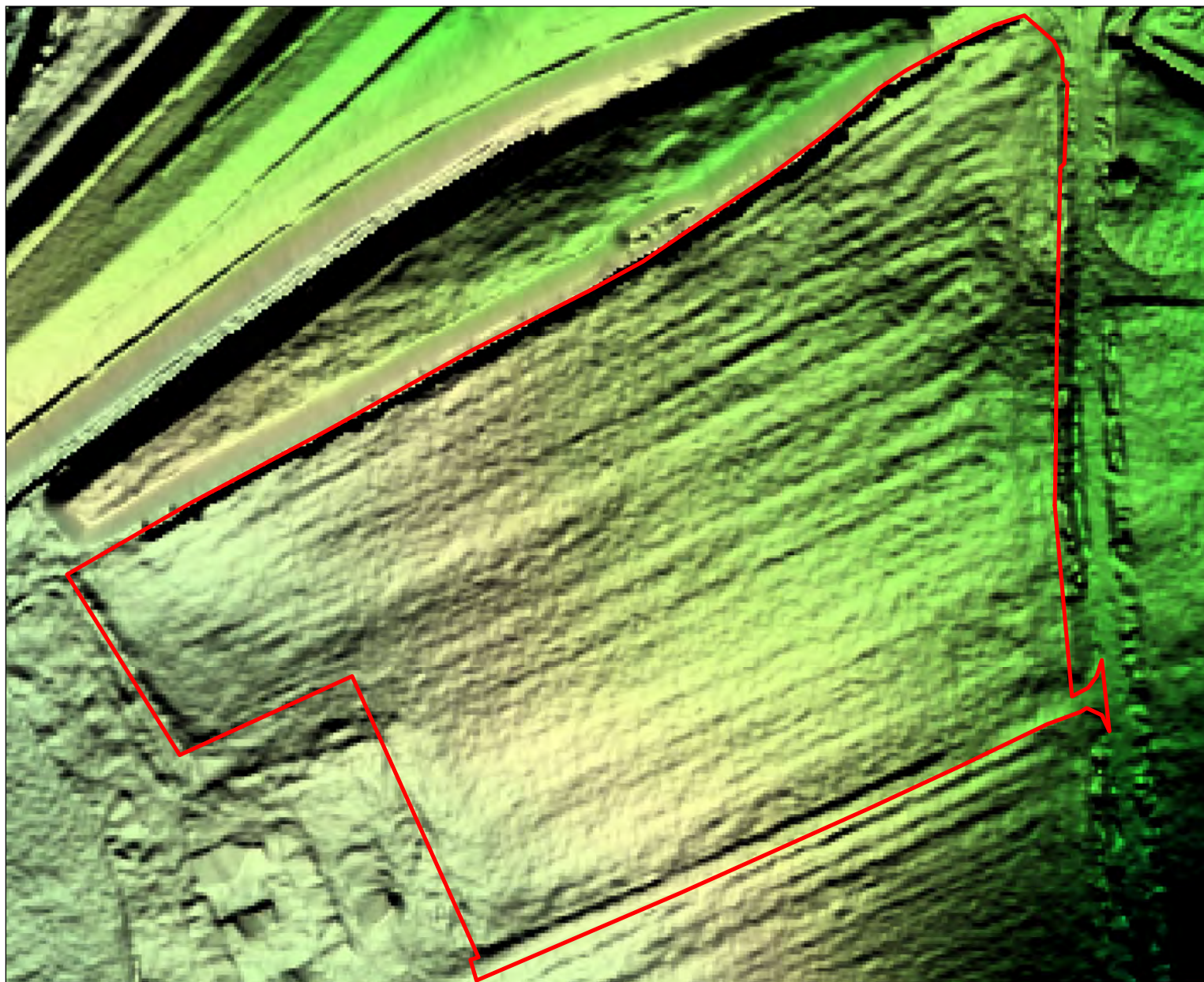
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PEGASUS
GROUP

0 35 Meters





KEY
 Site

LiDAR 180 degree interval

Land at Winking Hill Farm,
 Ratcliffe on Soar,
 Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

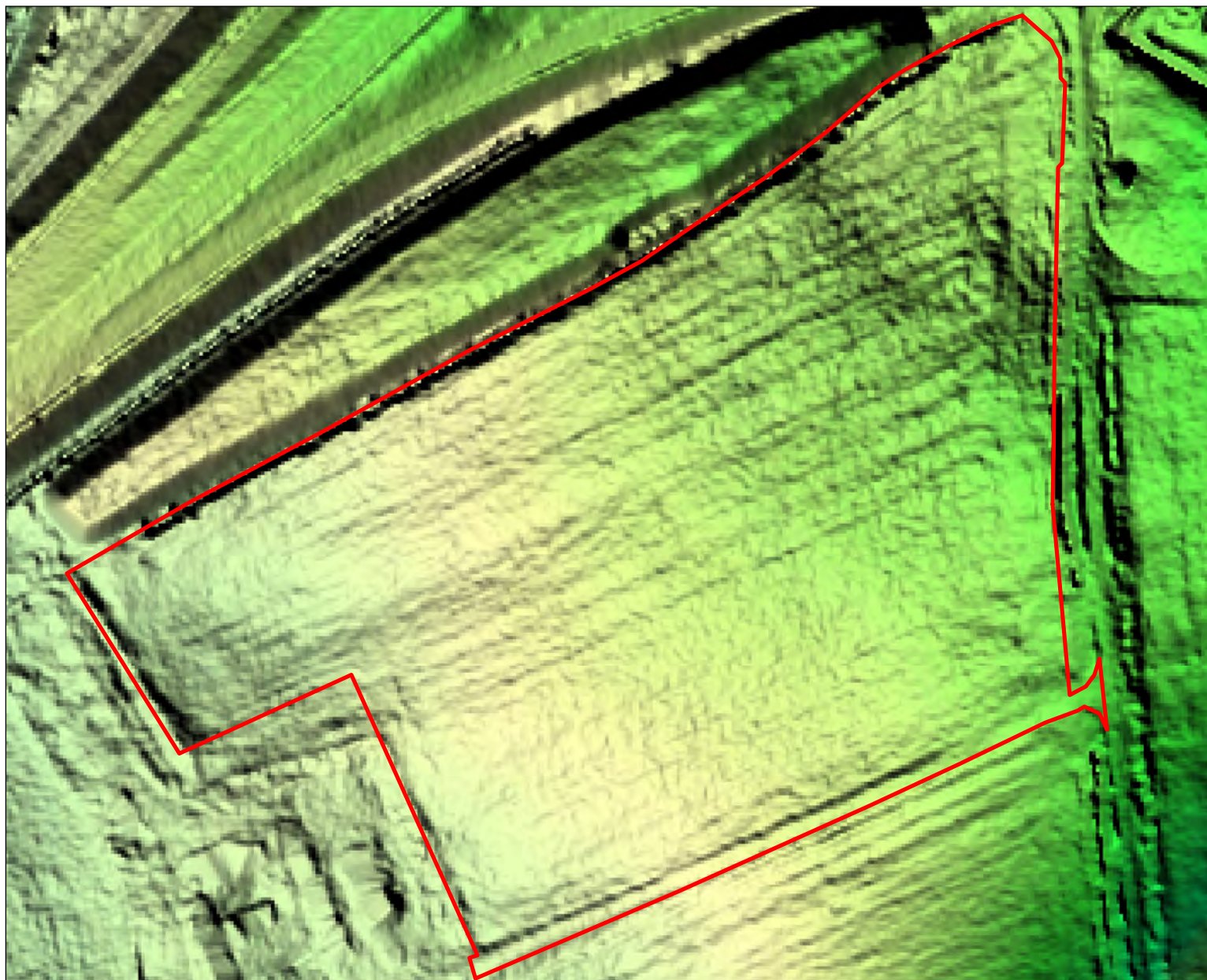
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Date: 31/10/2024

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KEY

Site

LiDAR 225 degree interval

Land at Winking Hill Farm,
Ratcliffe on Soar,
Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

Drawn by: RW

Approved by: LG

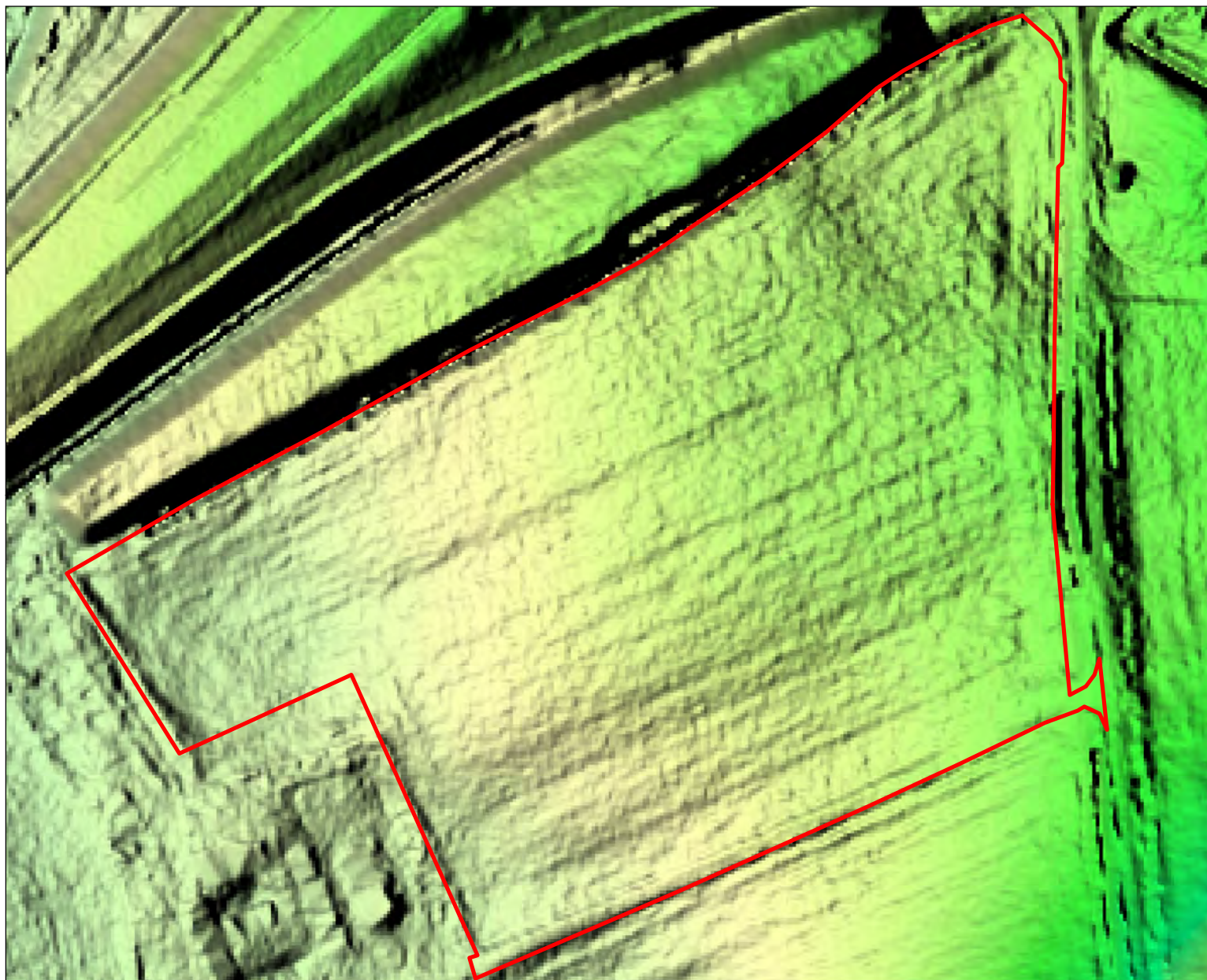
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0 35 Meters





KEY

Site

LiDAR 270 degree interval

Land at Winking Hill Farm,
Ratcliffe on Soar,
Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

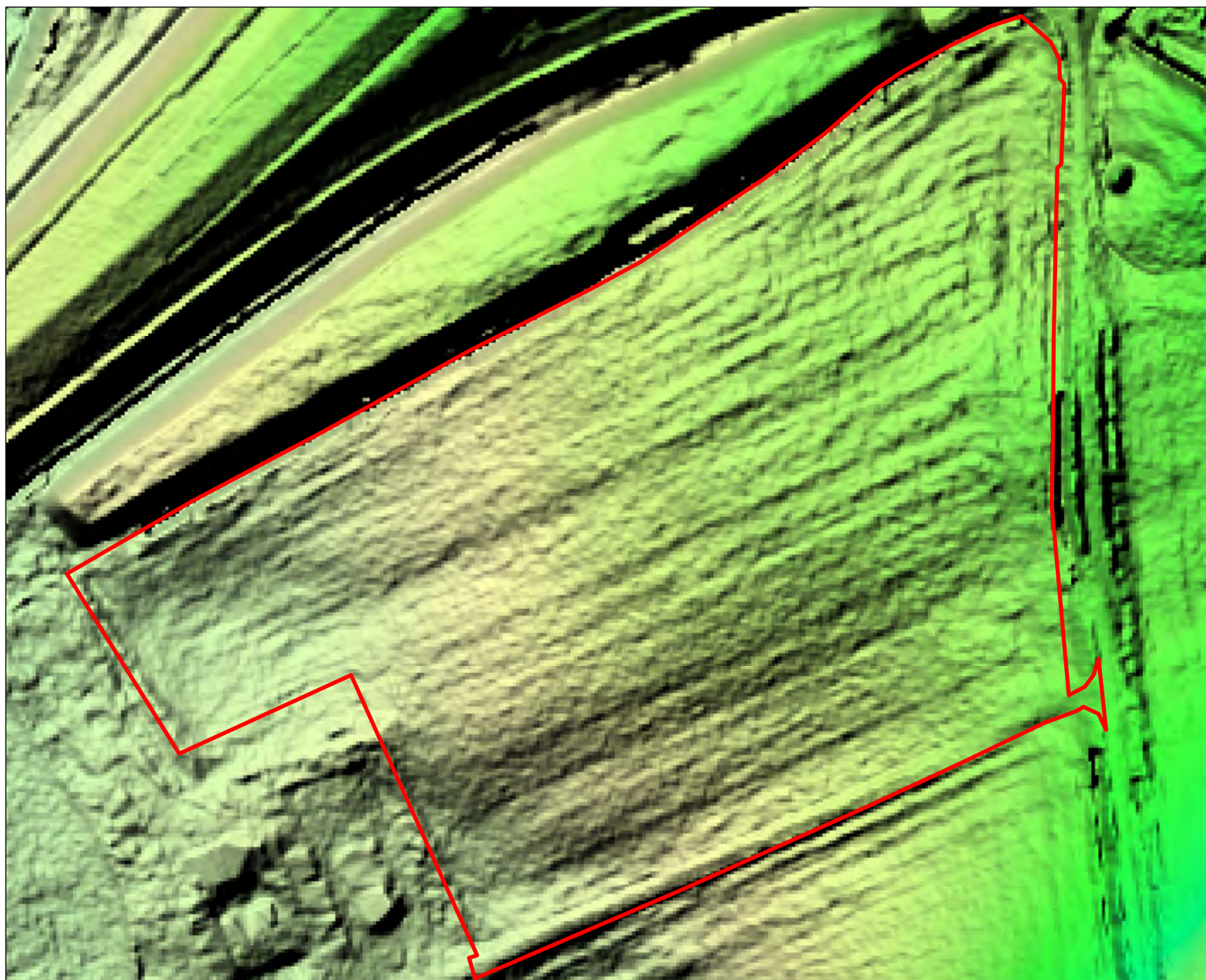
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Approved by: LG

Date: 31/10/2024

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PEGASUS
GROUP



KEY

Site

LiDAR 315 degree interval

Land at Winking Hill Farm,
Ratcliffe on Soar,
Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

Drawn by: RW

Approved by: LG

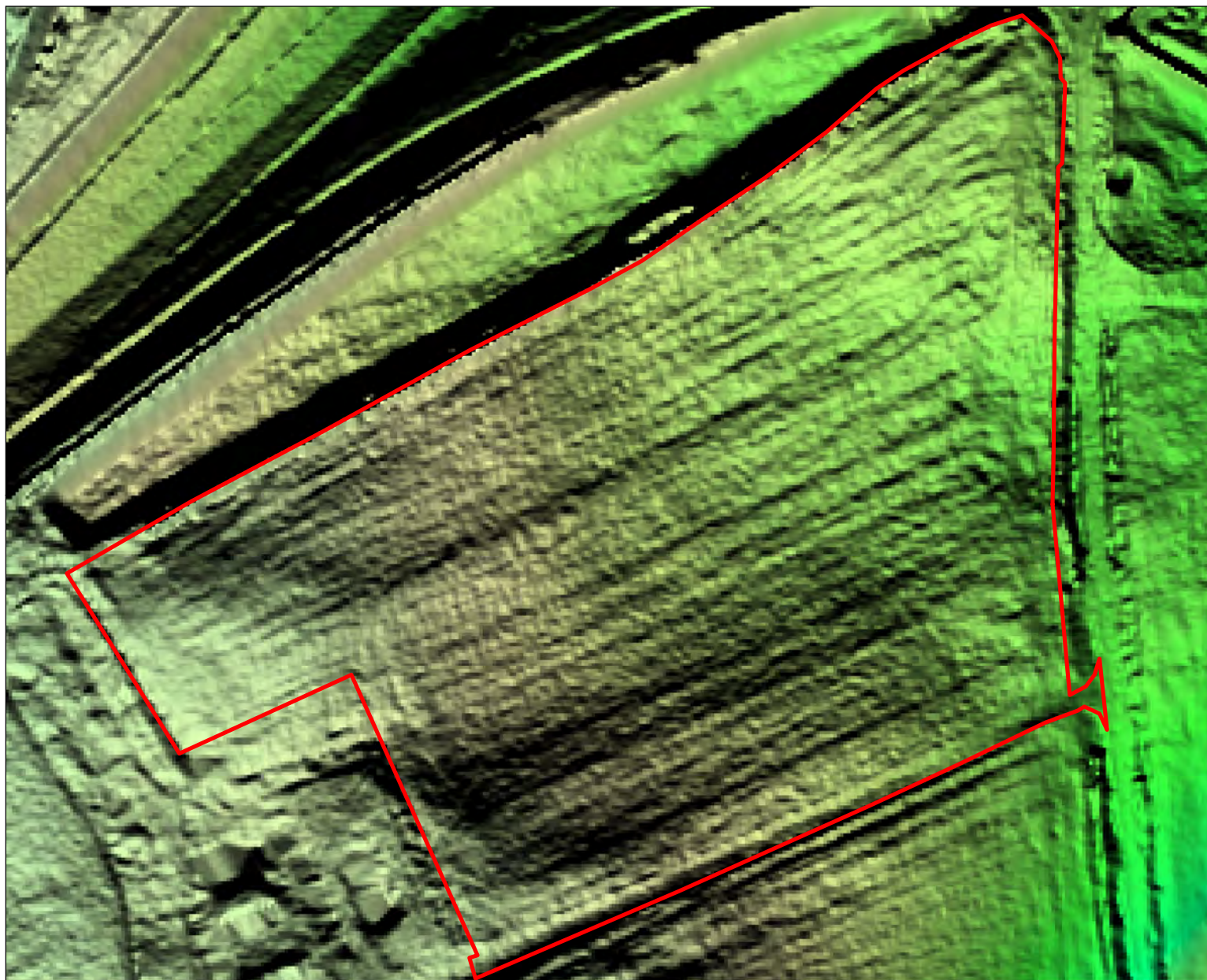
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PEGASUS
GROUP

0 35 Meters





KEY

Site

LiDAR 360 degree interval

Land at Winking Hill Farm,
 Ratcliffe on Soar,
 Nottinghamshire

Client: RES Ltd

DRWG No: **P23-1398_01** Sheet No: - REV: -

Drawn by: RW

Approved by: LG

Date: 31/10/2024

Scale: 1:1,750 @ A4

PEGASUS
 GROUP

0 35 Meters





Appendix 8: Geophysical Survey Report

pre-construct geophysics

archaeological surveys

GEOPHYSICAL (GRADIOMETER) SURVEY

PROPOSED BATTERY ENERGY STORAGE SYSTEM

WINKING HILL, RATCLIFFE ON SOAR

NOTTINGHAMSHIRE

NGR SK 51080 29820

REPORT PREPARED BY DAVID BUNN

ON BEHALF OF PEGASUS PLANNING GROUP

DECEMBER 2023

Contents

Non technical summary	1
1.0 Introduction	2
2.0 Location and description	2
3.0 Geology and topography	2
4.0 Archaeological context	2
5.0 Methodology	3
6.0 Results and discussion	4
7.0 Conclusions	4
8.0 References	5

Illustrations

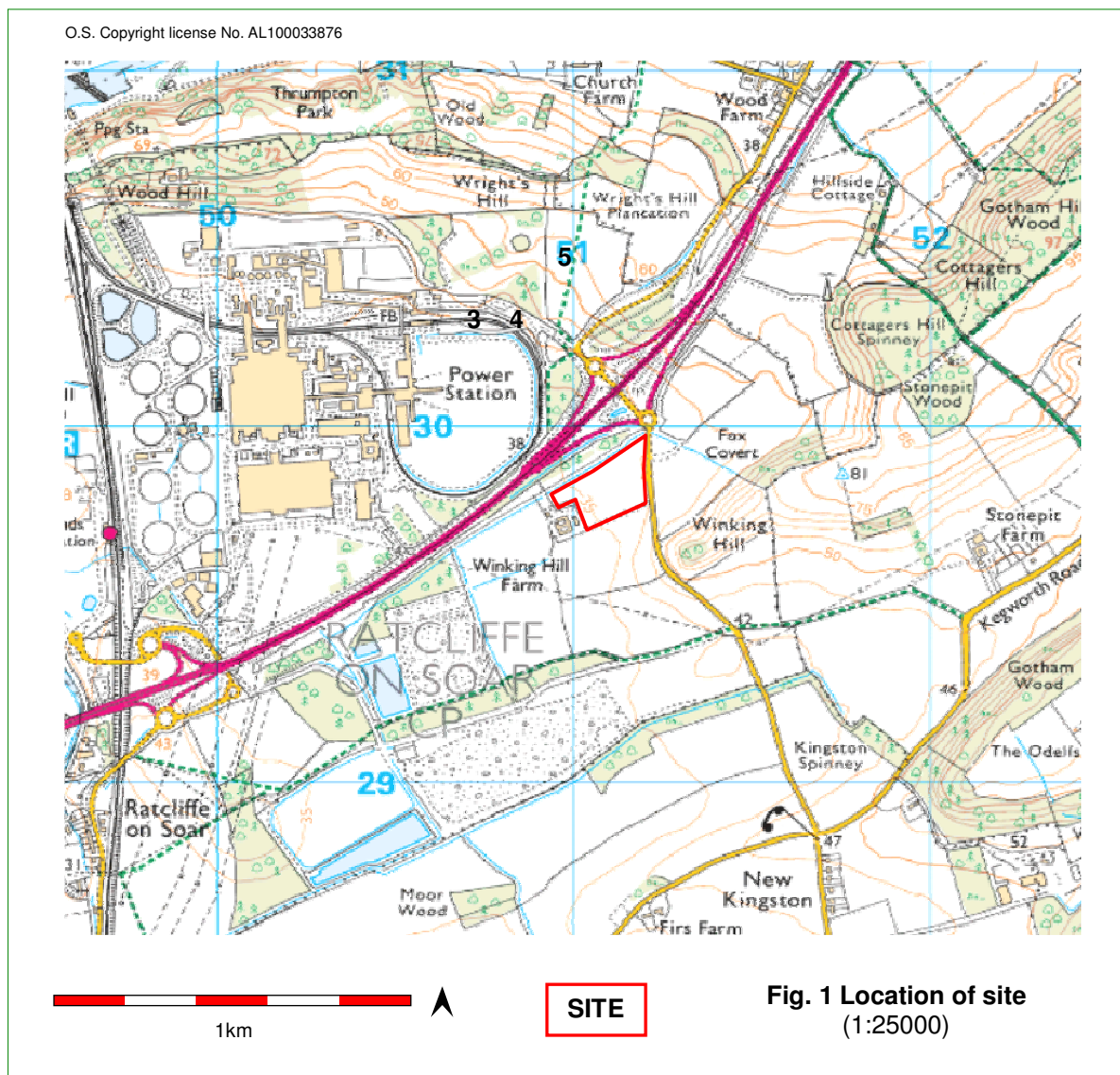
Fig. 1: Location of site	1:25000
Figs. 2 - 5: Greyscale, trace and interpretive images	1:2000

PRE-CONSTRUCT GEOPHYSICS LTD
47, MANOR ROAD, SAXILBY, LINCOLN, LN1 2HX
TEL: 01522 704900/07734958015

e-mail: pcgeophysics@outlook.net
www.geophysicalsurveying.uk

Non technical summary

- A fluxgate gradiometer survey undertaken on land adjacent to Winking Hill Farm, Ratcliffe on Soar, Nottinghamshire. The site is proposed as a *Battery Energy Storage System (BESS)*.
- *The survey recorded a low density of magnetic anomalies, in the form of at least one (or possibly two) potential ditches in the mid-northern region. This appears to predate the modern and recent agricultural landscape.*
- *Strong variation includes that reflective of a buried service, in situ remains of a pylon and spreads likely modern ferrous-rich deposits adjacent to the north-western edge of the site.*
- *With reference to the geophysical survey results it is concluded that the site has limited archaeological potential.*



1.0 Introduction

Pegasus Planning Group commissioned a geophysical survey on the proposed site of Winking Hill Battery Energy Storage System (BESS), Ratcliffe on Soar, Nottinghamshire (centred at SK 51080 29820).

The objective of the geophysical survey is to provide information relating to potential archaeological resources within the site, forming part of a heritage assessment designed to inform an anticipated forthcoming planning application for residential development and associated infrastructure.

This proactive pre-application approach is advocated by both the NPPF (2018, as revised) and accompanying PPG. Specifically in respect of heritage, this approach is advocated by Historic England in their *'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment'* (2015). Paragraph 6 of this guidance provides that:

'Both the NPPF... and the PPG... highlight early engagement and pre-application discussion. Where the proposal is likely to affect the significance of heritage assets, applicants are encouraged to consider that significance at an early stage and to take their own expert advice, and then to engage in pre-application discussion with the local planning authority and their heritage advisers to ensure that any issues can be identified and appropriately addressed. As part of this process, these discussions and subsequent applications usually benefit from a structured approach to the assembly and analysis of relevant information' (2015: 1).

2.0 Site Description (Fig. 1)

The c.4.6ha site encompasses a sub-rectangular arable field situated to the immediate south of the junction of A453 and West Leake Lane. It is bordered to the north-west by the A453, to the east by West Leake Lane, to the south by Winking Hall Farm, with open land to the south-west and south-east.

Ratcliffe on Soar Power Station lies to the west of the site, to the immediate west of the A453.

3.0 Geology and topography

The solid geology comprises Branscombe Mudstone Formation - Mudstone. Sedimentary bedrock formed between 228.4 and 201.3 million years ago during the Triassic period.

No superficial deposits are recorded, other than a small area of Head (clay, silt, sand and gravel) at the northern edge of the site. This was formed between 2.588 million years ago and the present during the Quaternary period.

The site is generally level and situated at a height of approximately 35m AOD.

4.0 Archaeological Context

Nottinghamshire HER, sourced online at Heritage Gateway¹ does not list any documented monuments within the proposed development zone.

Winking Hall lies to the immediate south of the site (HER Ref. M17534, Fig. 1: 1). The Hall originates from 1780 and later modernised.

A site of a post medieval gypsum mine lies to the immediate east of West Leake Lane (HER Ref. M25, Fig. 1: 2). The mine was closed in 1921, any extant remains levelled and the entire area reinstated as farm land.

A possible medieval moated manor site lay to 450m to the north-west (HER Ref. M5237, Fig. 1: 3). However, the buildings have been destroyed and the site deeply excavated within the bounds of Ratcliffe Power Station.

A scatter of Roman pottery was discovered on land in close proximity to the east of the manor site (by the corner of the road to Drypot Barn) (HER Ref L5244 Fig. 1: 4).

An irregular, undated (though possibly Iron Age or Roman origin) enclosure and other linear marks have been identified as cropmarks approximately 500m to the north of the site (HER Ref L427, Fig. 1: 5).

5.0 Methodology

5.1 The survey methodology used is based on relevant heritage industry guidance and best practice advice, including the *EAC Guidelines for the use of Geophysics in Archaeology* (Schmidt et al. 2016), and the '*Standard and Guidance for Archaeological Geophysical Survey*' (Chartered Institute for Archaeologists, 2014). A Written Scheme of Investigation was prepared prior to the commencement of fieldwork (Bunn, 2023).

5.2 Fluxgate Gradiometry is a non-intrusive scientific prospecting tool that is used to determine the presence/absence of some classes of sub-surface archaeological features (e.g. pits, ditches, kilns, and occasionally stone walls).

The use of magnetic surveys to locate sub-surface ceramic materials and areas of burning, as well as magnetically weaker features, is well established, particularly on large green field sites. The detection of anomalies requires the use of highly sensitive instruments; in this instance the Bartington 601 Dual Fluxgate Gradiometer. This is accurately calibrated to the mean magnetic value of each survey area. Two sensors mounted vertically and separated by 1m measure slight, localised distortions of the earth's magnetic field, which are recorded via a data logger.

It should be noted that this technique only records magnetic variation in relation to natural background levels, established by careful selection of magnetically 'quiet' zones where instrument sensors are calibrated to 0nT. As such, the magnetic response of archaeological remains will vary according to geology/pedology, with a possibility that buried features could remain undetected should their magnetic susceptibility closely match that of the surrounding soils. Additionally, some remains may be buried beyond the effective 1m - 2m range of the instrumentation; for example beneath alluvium. Back-filled shallow pits or ditches might also exhibit minimal variation.

The fieldwork was undertaken on December 12th 2023.

The zigzag traverse methodology was employed, with readings taken at 0.25m intervals along 1.0m wide traverses.

The survey grid was established by Global Positioning Satellite using a Leica GS015 RTX, to an accuracy of +/- 0.1m.

The data were processed using *Terrasurveyor V3*.

The raw data set are reproduced as a greyscale image on Fig. 2 (data clipped to +/-20nT).

The stacked trace plot image is presented on Fig. 3 (data clipped to +/-20nT).

A 'Despike' function was applied to reduce the effect of extreme readings induced by metal objects, and 'Destripe' to eliminate striping introduced by zigzag traversing. The data were clipped to +/-2.5T on the greyscale image of the processed data (Fig. 4).

Anomalies in excess of +/-10nT are highlighted pink and blue on the interpretive figure (Fig. 5). These are characterised magnetically as dipolar 'iron spikes', often displaying strong

positive and/or negative responses, which reflect ferrous-rich objects (particularly apparent on stacked trace plots). Examples include those forming/deposited along current or former boundaries (e.g. wire fencing), services and random scatters of horseshoes, ploughshares etc across open areas. Fired (ferro-enhanced) material, such as brick/tile fragments (often where the latter are introduced during manuring or land drain construction) usually induce a similar though predominately weaker response, closer to $c\pm 5nT$ (highlighted in pink/blue on the interpretive image). Collectively, concentrations of such anomalies typically indicate probable rubble spreads, such as backfilled ponds/ditches and demolished buildings. On a cautionary note, fired clay associated with early activity has the same magnetic characteristics as modern brick/tile rubble. As such, the interpretation of such variation must consider the context in which it occurs.

It should be noted that this technique only records magnetic variation (relative to natural background levels). As such, the magnetic response of archaeological remains will vary according to geology/pedology. Additionally, remains may be buried beyond the effective 1 - 2m range of the instrumentation.

The report will be submitted as a PDF. Digital, geo-referenced copies of the geophysical survey plans will be supplied to the client.

A digital archive of the geophysical data and report will be retained by PCG.

5.0 Results and discussion (Figs. 2 – 5)

The survey recorded a c. NE-SW aligned potential ditch in the mid northern part of the site (Fig.5: red line). Of uncertain origin, this is not depicted on early O.S. Maps². There are suggestions that a further ditch abuts its eastern edge (dotted red line).

Strong variation (pink and blue) was induced by a buried service that extends between West Leake Lane and Winking Farm buildings (blue line).

Strong readings were also recorded across sub surface remains of a former pylon in the eastern part of the site (**P**). A localised zone of moderate anomalies that was identified to its immediate north are probably associated with the pylon and deposited during its construction or removal. Extreme variation was also registered along the southern and western edges, with a zone of strong readings recorded 30 - 40m from the western boundary. All are considered to reflect modern/recent ferrous-rich deposits, the former within the confines of a small enclosed area (as depicted on late 19th century O.S. Maps²) and the others associated with the farm complex and access road from West Leake Lane.

An unusual response was recorded along the northern edge of the site. Clearly of modern origin, it is conjectured that this is associated with the modern ditch that forms the northern boundary of the site, with magnetically depleted readings possibly reflective of a spread of subsoil extracted during its construction.

Discussed anomalies were recorded against a relatively neutral backdrop of natural variation.

7.0 Conclusions

The survey recorded a low density of magnetic anomalies, in the form of at least one (or possibly two) potential ditches in the mid-northern region. This appears to predate the modern and recent agricultural landscape.

Strong variation includes that reflective of a buried service, *in situ* remains of a pylon and spreads likely modern ferrous-rich deposits at western edge of the site.

With reference to the geophysical survey results it is concluded that the site has limited archaeological potential.

8.0 Acknowledgements

Pre-Construct Geophysics Ltd. thanks Pegasus Planning Group for this commission.

9.0 References

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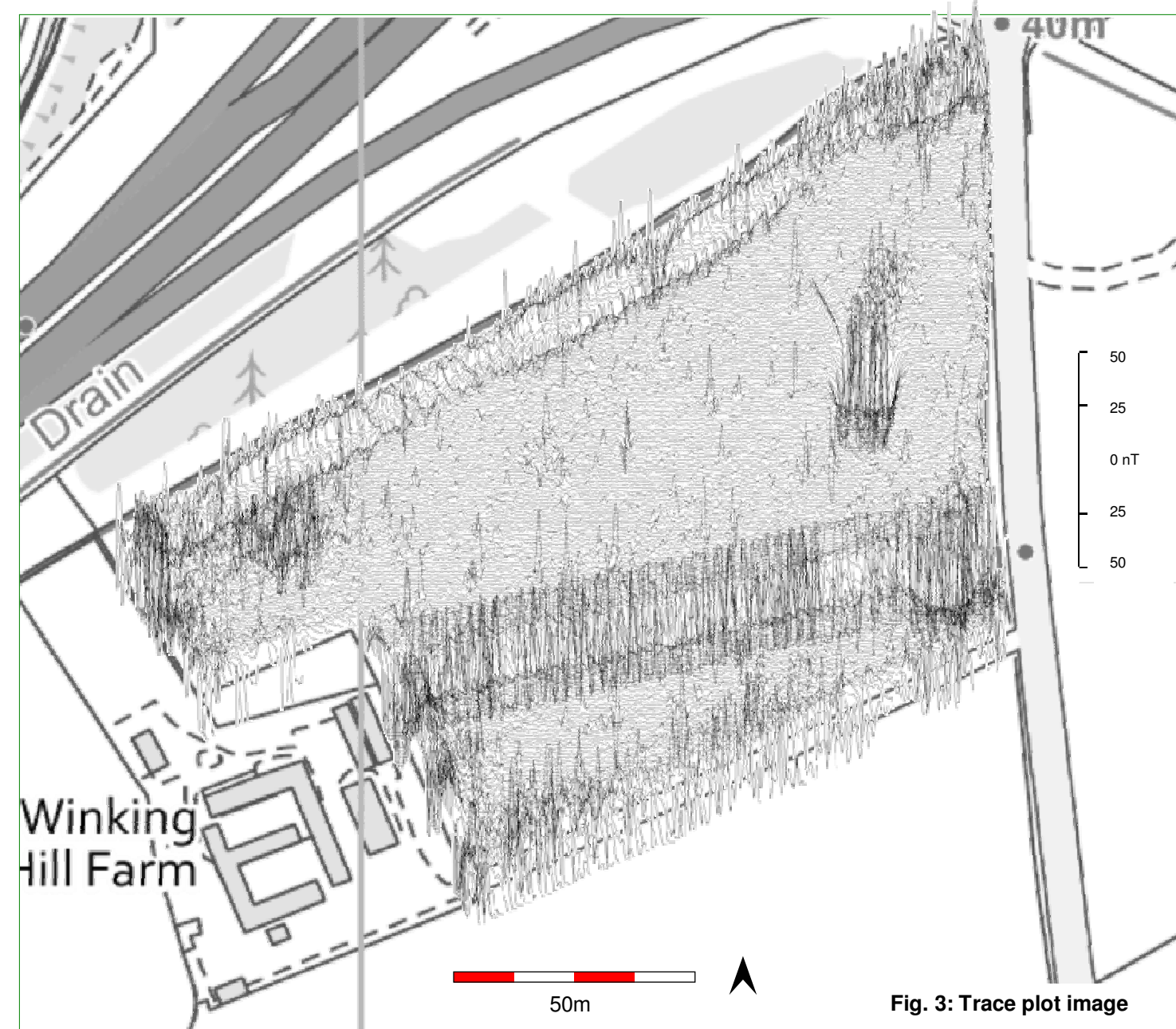
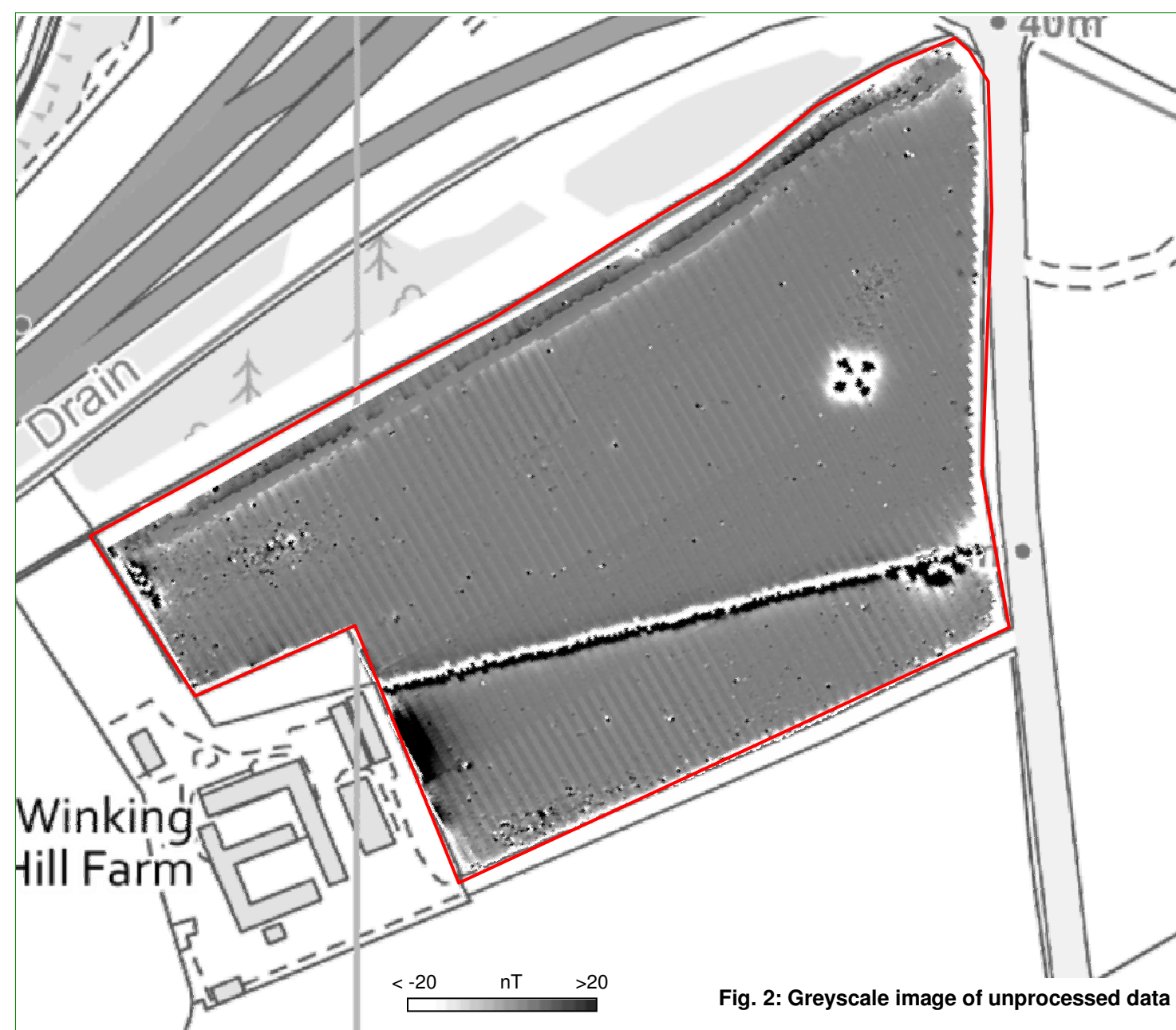
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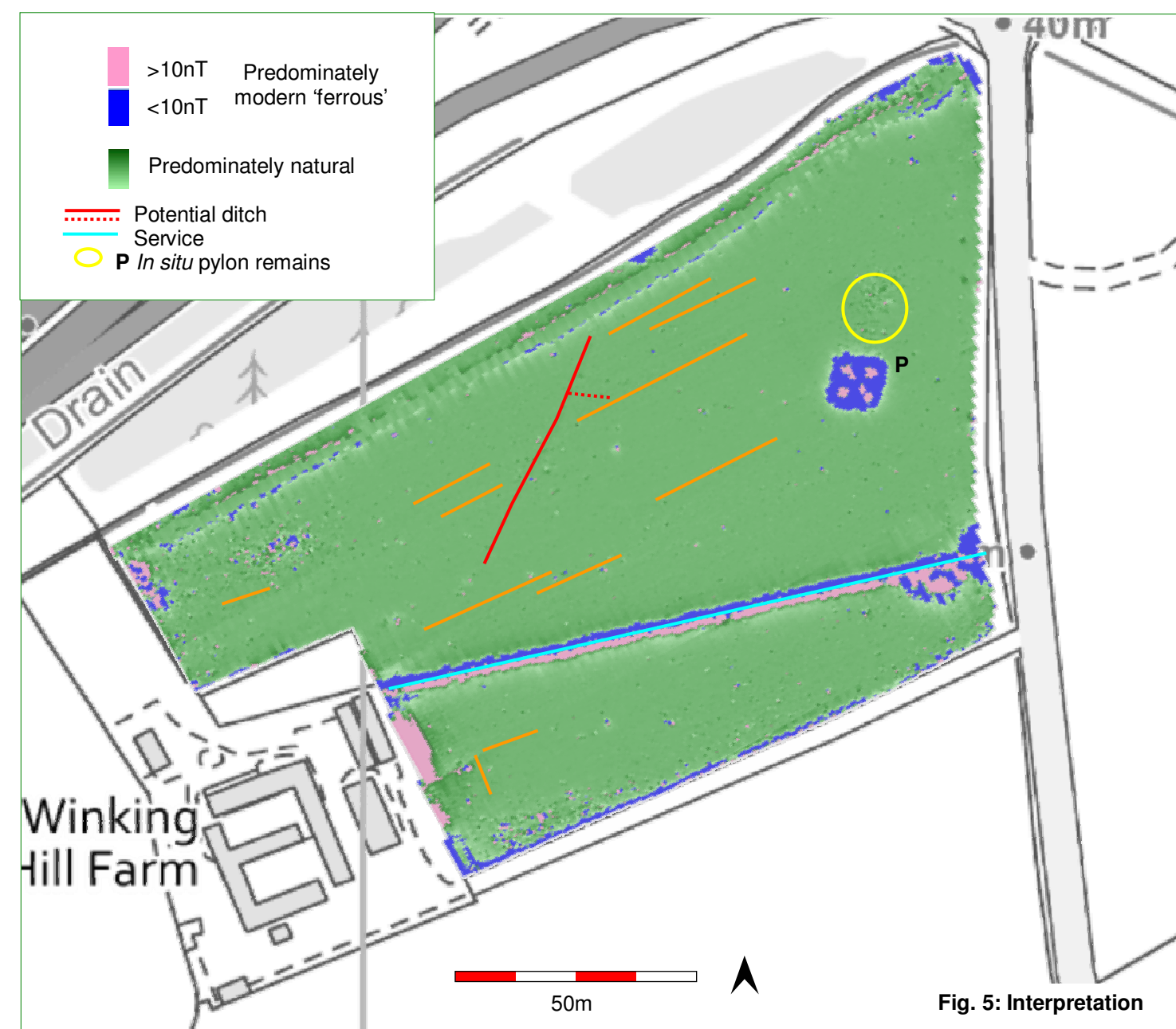
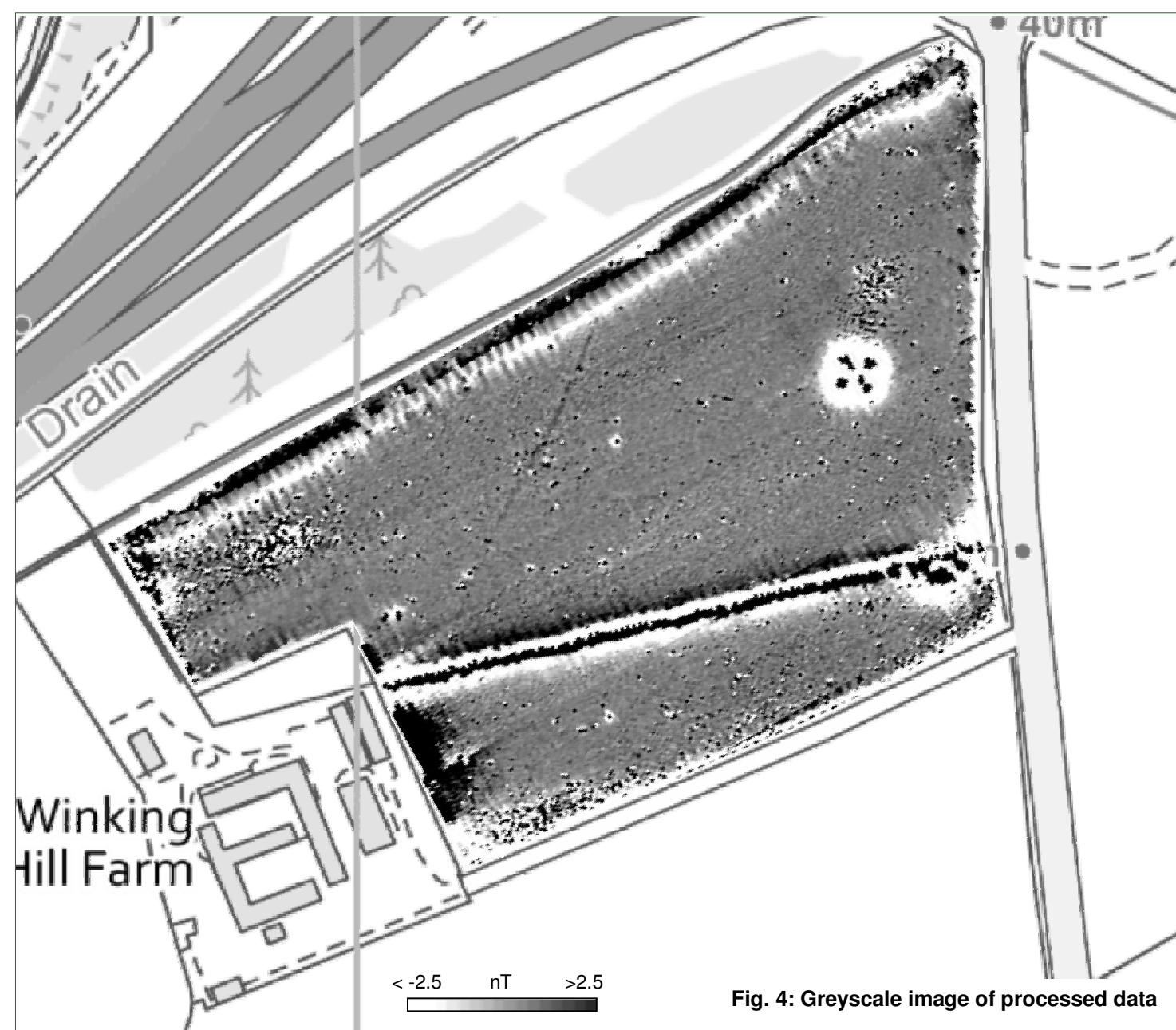
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¹www.heritagegateway.org.uk

²<https://maps.nls.uk>





Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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