

Built Heritage Statement

Land east of Main Road, Brailsford, Derbyshire

On behalf of BSR Energy Ltd.

Date: 28/04/2026 | Pegasus Ref: P25-3159_HT_ROO1v3



Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
1	March 2026	Simon Britt IHBC MRTPI Associate Heritage Consultant	GS	
2	April 2026	Simon Britt IHBC MRTPI Associate Heritage Consultant		Minor amends
3	April 2026	Simon Britt IHBC MRTPI Associate Heritage Consultant		Minor amends

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1. Introduction

- 1.1. Pegasus Group have been commissioned by BSR Energy Ltd to prepare a Built Heritage Statement to consider the proposed application for Planning Permission for the **construction, operation and maintenance of an 55MW Solar PV Farm with supporting electrical infrastructure, including vehicular site access, internal access tracks, DNO Sub-Station, internal fencing, cable route to on-site point of grid connection, landscaping and biodiversity enhancements** ('proposed development') at land east of Brailsford, Derbyshire ('Site'), as shown on the Site Location Plan provided at Plate 1.

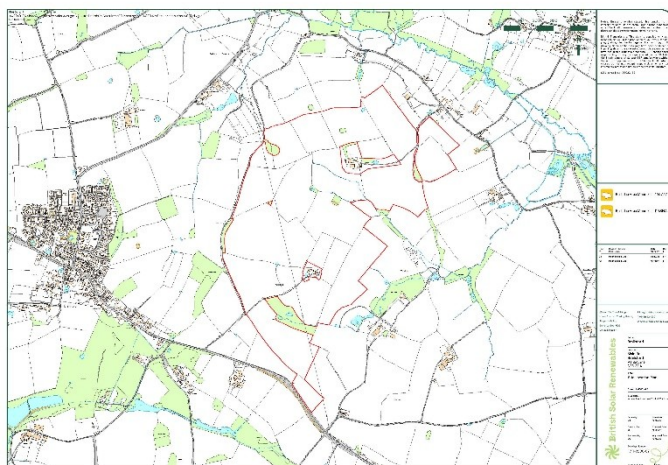


Plate 1: Site location plan.

- 1.2. The Site does not contain any designated heritage assets but is within the surrounds of several Listed Buildings, Scheduled Monuments and Conservation Areas.

- 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 proposed development in relation to impacts on the historic environment, following paragraphs 212 to 216 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.

- 1.6. A pre-application response (ref. 25/00952/PREAPP) was issued by Derbyshire Dales District Council on 4 February 2026.
- 1.7. It outlined the relevant statutory duties and planning policies and identified heritage assets in the vicinity of the Site that may be affected by the proposed development. More detailed commentary was provided specifically for Brailsford Conservation Area and Top Wild Park Farmhouse, summarised as follows:

"In 1996, part of the village of Brailsford was designated an area of special architectural and historic interest, 'the character or appearance of which it is desirable to preserve or enhance', under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Despite there being no Conservation Area Appraisal outlining the Area's key characteristics, documents contemporaneous with the designation state that it is 'important to retain the fields and spaces around the historic buildings, many of which are old field boundaries and may contain interesting earthworks'. These documents also state the Conservation Area 'has some of the village's oldest buildings (mainly farmsteads)' and 'is an area of possible Toft and Croft farming practices, a medieval form of enclosure'. It is therefore clear that the special character of the Brailsford Conservation Area exists not only in its buildings of historic and architectural significance, but also in their agricultural setting, medieval enclosures and 'low topography of undulating hills' through which the village developed.

As such, it is important that any development within the vicinity of the Conservation Area preserves the

Pre-Application

agricultural setting of the Area, as this characteristic contributes to the Area's character and overall significance. It is opined that the submitted proposal fails to preserve this characteristic, with development proposed in close proximity to the Conservation Area, and along the boundaries of the listed properties fronting the A52 (Brailsford House, Coach House at Brailsford House, Oaklands and the Coach House at Oaklands). In order to preserve the character and setting of the Conservation Area and the setting of the listed buildings along the A52, the development boundary should be amended to achieve further separation between the development and designated heritage assets to the south and west.

Equally, the Grade II listed Top Wildpark Farmhouse derives its significance not only from its architectural and historic interest, but also from its wider agricultural setting which contributes towards an understanding of the building, its historic use and illustrative historic value as a historic working farmhouse. The farmhouse is currently surrounded by modest gardens and a part-enclosed courtyard which would be completely subsumed/'landlocked' by the proposed development. As the wider agricultural landscape makes a major contribution to the significance of the heritage asset, it is opined that the development as currently proposed would be harmful to this significance. This potential impact is particularly evident in viewing the heritage asset from public rights of way, and the application has not demonstrated how the proposal has taken account of the significance of the heritage asset, including how the design and siting of the development impacts the setting and views away from and towards the heritage

asset as required by Policy PD2 of the Local Plan. A greater extent of the buildings open agricultural setting should be preserved in order to preserve and protect the significance of the listed Building. It is opined that the same level of public benefit can be secured without the above-mentioned levels of harm.

At present, details of the design of the associated development to the Solar Park – which includes inverter/transformer units, substations, security fencing and CCTV poles – is yet to be submitted. Visually, these elements have the potential to have a negative impact on the agricultural and historic setting of the heritage assets and therefore their design, particularly in areas of close proximity to the heritage assets (Brailsford Conservation Area, listed buildings along the A52, Top Wildpark Farm, Hall Farmhouse and Barn and Attached Cowhouse at Hall Farm) will require careful design consideration. Equally, the metallic and reflective nature of the solar arrays will require careful consideration where in close proximity to the heritage assets. It is opined that appropriate visualisations will be essential to illustrate the potential impact of the proposal and how mitigation measures might reduce potential harm to the special character of the area and significant views of or from affected assets. This is particularly crucial in views from Hall Farmhouse and Barn and Attached Cowhouse at Hall Farm, views from Top Wildpark Farm, Views from the Conservation Area (and listed buildings along the A52), and views from public rights of way to Top Wildpark Farm. Note that assessment of the impact on the setting of a heritage

asset does not depend on there being public accessibility to experience the setting and can be derived from the understanding and/or use of the building alone. Also note that planting of hedgerows and trees for screening, while 'green', will not always be an appropriate mitigation solution and have the potential to negatively impact the setting of heritage assets in which the presence of open arable agricultural land contributes to their overall significance, or where a historic pattern of field boundaries exists and sensitive siting/layout/omitting areas of development may be the best mitigation strategy. The direct visual impact of these associated developments cannot be assessed without further information and appropriate visualisations.”³

- 1.8. A copy of the relevant extract from the pre-application response is provided at **Appendix 1**.
- 1.9. Since the pre-application response, the number of arrays and site area has been reduced ensuring greater separation from Top Wild Park Farmhouse reducing potential impacts on its setting.
- 1.10. The assessment methodology is presented at **Section 2** and suitably considers the pre-application response. Heritage assets that would not be affected by the development and have been scoped out of further detailed assessment are presented and discussed at **Section 5**. Section 5 of this Report also presents an assessment of the impact of the proposed development on identified heritage assets.

³ Derbyshire Dales Pre-application response (Ref:25/00952PREAPP), dated 4th February 2026.

2. Methodology

- 2.1. The aims of this Report are to assess the significance of the heritage resource within the 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 proposed development, along with the level of any harm caused, if relevant.

- 2.2. This assessment considers built heritage.

Sources

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

- The Derbyshire Historic Environment Record (HER) for information on the recorded heritage resource in the vicinity of the Site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Information held at Derbyshire Dales District Council and Amber Valley Borough Councils on heritage assets;
- The Derbyshire Record Officer online catalogue;
- Photomontages prepared by Tyler Grange; and
- Google Earth satellite imagery.

Site Visit

- 2.4. A site visit was undertaken by a Heritage Consultant from Pegasus Group on the 17th February 2026, during which the Site and its surrounds were assessed.

Photographs

- 2.5. 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 proposed development, 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

- 2.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 2**. However, for clarity, this methodology has been informed by the following:
- 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
- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment.⁸ and
- Historic England Advice Note 15– Commercial renewable energy development and the historic environment.⁹

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).

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

⁹ Historic England 2021 Commercial renewable energy development and the historic environment Historic England Advice Note 15. Swindon. Historic England.

3. Site Description, Planning History, and Site Development

Site Description

- 3.1. The Site comprises approximately 119.8 hectares of agricultural land formed of arable and pasture fields located north of the A52 and to the east of Brailsford. The fields are predominantly enclosed by hedgerows and trees, although a number of historic hedgerows have been removed since the 19th century amalgamating fields. Several public rights of way (PRoW) traverse the Site. The Site forms land around the Grade II Listed Building known as Top Wild Park Farmhouse, although the farmhouse itself lies outside the Site boundary.

Planning History

- 3.2. A search of the online records held by Derbyshire Dales District Council has not identified any planning history relevant to the Site.
- 3.3. Beyond the Site boundary immediately to its west an appeal for outline planning permission for up to 70 dwellings concluded that *“the proposal would have a neutral effect on the setting of the LBs and CA, and that no harm to significance would occur.”* When considering that the Site is at greater distance from Conservation Area this appeal is relevant to this application.¹⁰



Plate 2: Aerial view of the Site in 2025 (Source: Google Earth).

¹⁰ See appeal decision for Land off Throstle Nest Way, Brailsford – Appeal Ref: APP/P1045/W/25/3369008

Site Development / Map Regression

- 3.4. **John Speed – Map of Derbyshire, 1610:** The Site is not depicted in detail and lies within a rural landscape between Brailsford and Mercaston. Relief is shown pictorially by hill symbols, indicating undulating topography. No settlement or specific land use is identified at the Site location. Settlements such as Brailsford, Mercaston and Mugginton are shown schematically, represented by simple building symbols. Parkland is illustrated notably near Kedleston and north of Mercaston.



Plate 3: John Speed, Map of Derbyshire (1610; later facsimile) with approximately site area circled (Source: National Library of Scotland).

- 3.5. **Burdett's Map of Derbyshire, 1791:** The Site lies east of Brailsford and is labelled in proximity to "Wild Park." It remains undeveloped and is shown as open countryside with routeways passing nearby. No structures are indicated within the Site area. The surrounding landscape is more legible than on Speed's map, with named settlements, turnpike roads and tracks. Kedleston Park is clearly depicted but the parkland north of Mercaston is no longer shown. Field-level detail remains absent.



Plate 4: Burdett's Map of Derbyshire (1791) with approximately site area circled (Source: National Library of Scotland).

- 3.6. **Ordnance Survey Map surveyed 1827–36; published 1863:** The map shows the Site occupying an area of gently undulating undeveloped countryside. Within the surrounds of the Site are several farms, including three labelled Wild Park (understood to have been Top, Middle and Low Wild Park farm); and New House Farm. The name ‘Wild Park’ implies land that may once have functioned as part of a former deer park landscape.”



Plate 5: Ordnance Survey map, surveyed 1827–1836, printed 1863.

¹¹ As included on the Derbyshire HER (MDR2788) ‘Wildpark or Wild Park (possible extent of), Mercaston’

- 3.8. **Tithe Map of the Township of Mercaston in Parish of Mugginton, 1848:** The Site is shown as a single plot (No. 1) but lacking any detail including field boundaries.



Plate 6: Tithe map of the Township of Mercaston in Parish of Mugginton 1848, (Source: The Genealogist).

3.9. The accompanying tithe apportionment for the Site area reads as follows:

Plot No.	Landowner	Occupier	Name	State of Cultivation
1	Edward Sacheverel Chandos Pole Esquire	Edward Sacheverel Chandos Pole Esquire and Others	Plantation Farm and Other Houses Outbuildings Yards Gardens Orchards Enclosures Roads River and Waste	Wood, Arable, Pasture and Meadow

Table 1: Apportionment details for the site area Township of Mercaston in Parish of Mugginton 1848.

3.10. Edward Sacheverel Chandos-Pole (1793–1853) was a Derbyshire landowner and Member of Parliament, who inherited the Radbourne Hall Estate. Radbourne Hall is a Grade I Listed Building situated c.5.3km to the southeast of the Site.

3.11. Maps of land owned by Edward Sacheverel Chandos-Pole, together with terriers from 1890, indicate that much of the Site continued to form part of the estate at that time.¹²

¹² Derbyshire Record Office Ref: D5557/9/10/1 and D5557/9/12/2

- 3.12. **Ordnance Survey, 1884:** The Site is depicted as farmland at this date. No buildings are present within the Site. Beyond the Site area there is limited expansion of the settlements. Roads and woodlands are clearly defined and minor landscape features i.e. hedgerows, watercourses are also accurately surveyed. The landscape remains predominantly rural.

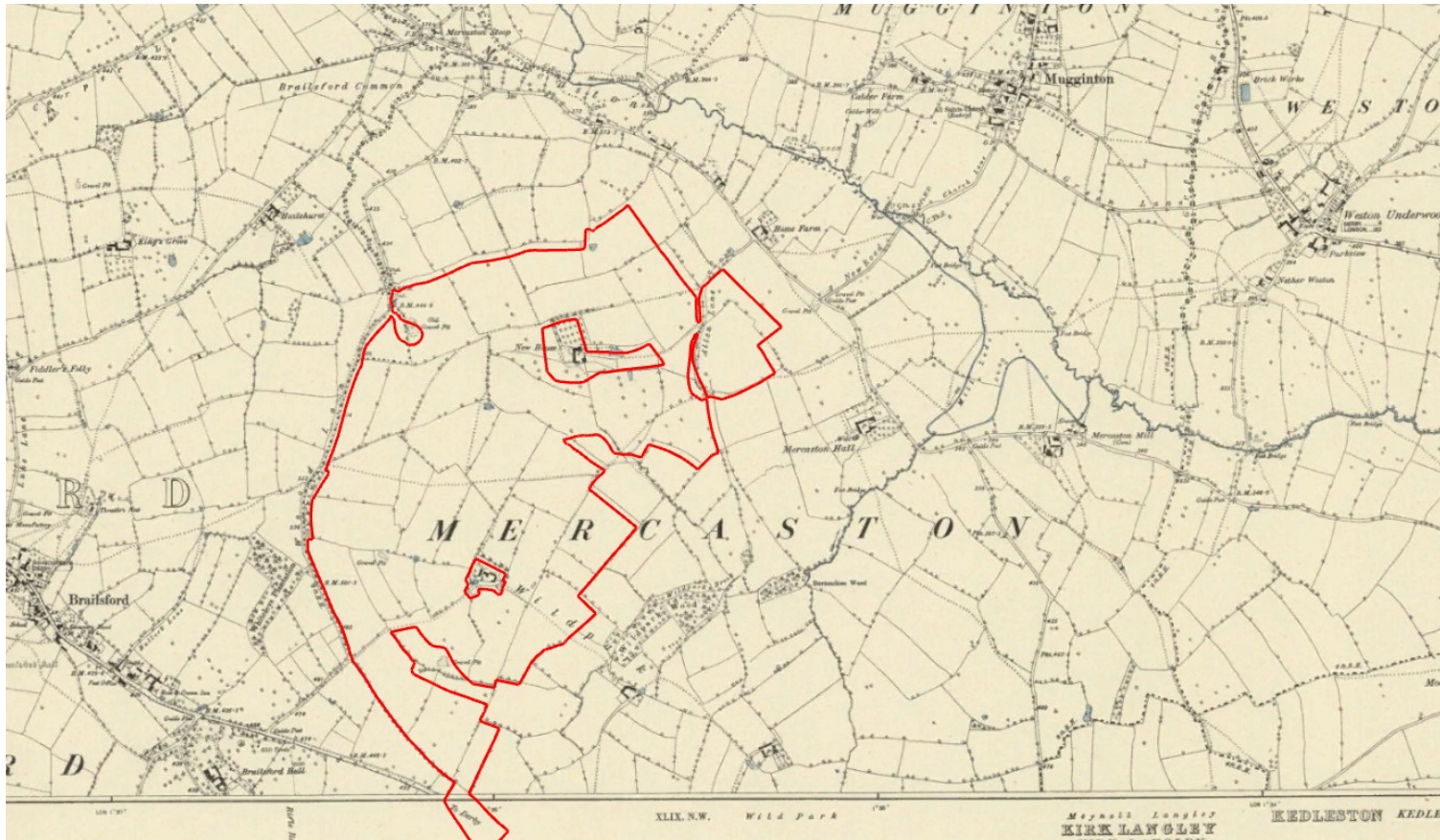


Plate 7: Ordnance Survey, 1884 (source: National Library of Scotland).

- 3.13. **Ordnance Survey, 1901:** No change is evident from the 1888 map. The Site remains undeveloped agricultural land with intact boundary patterns and with minimal development at surrounding settlements, including Brailsford, where the site remains separated from it.



Plate 8: Ordnance Survey, 1901 (source: National Library of Scotland).

- 3.14. **National Grid / Ordnance Survey, 1955:** The maps are near identical to the previous Ordnance Survey map, being based on earlier surveys. The Site remains open agricultural land.

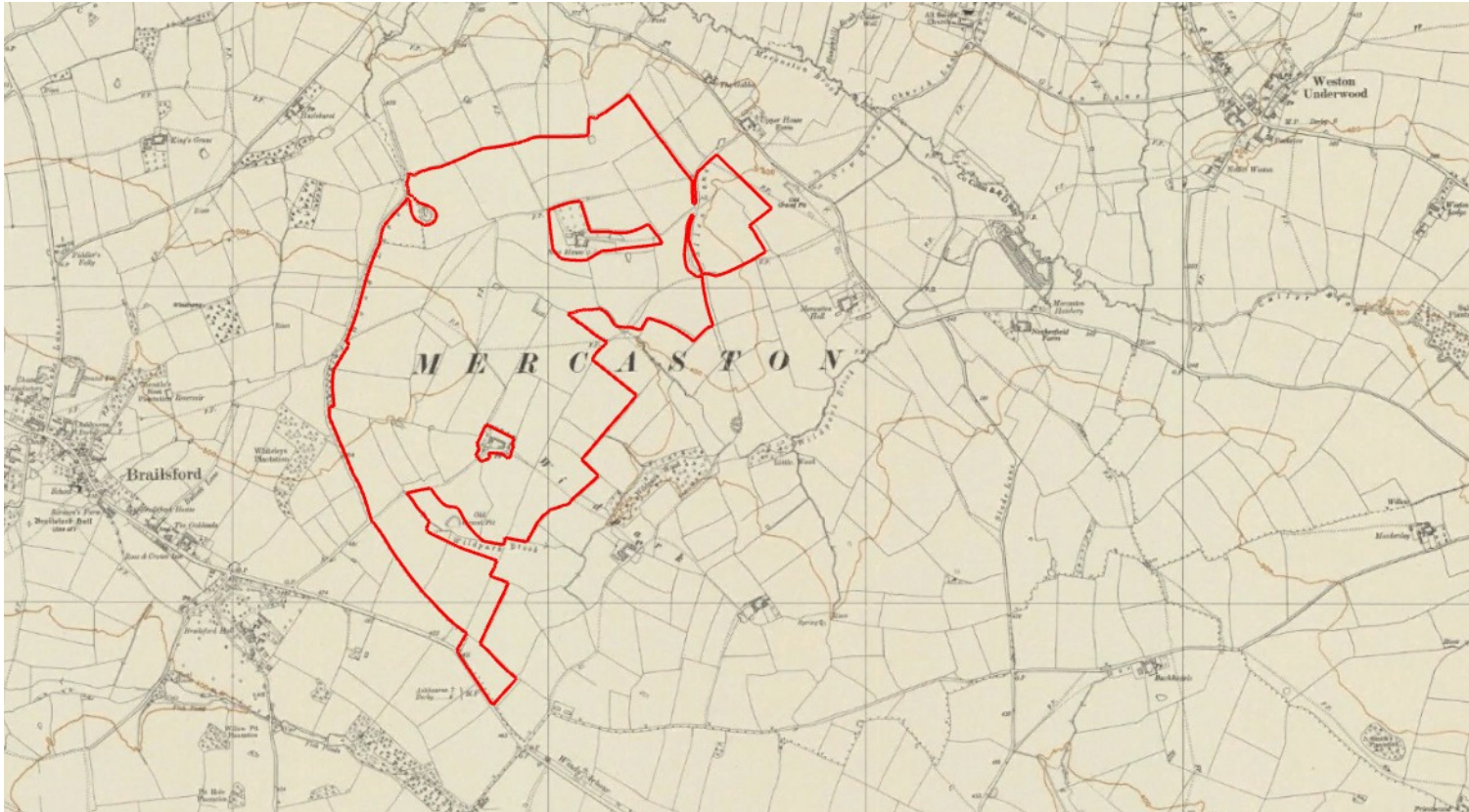


Plate 9: National Grid / Ordnance Survey, 1955 (source: National Library of Scotland).

- 3.15. **Aerial Photograph, 1999:** The Site is still clearly defined as a series of fields, bounded by established hedgerows and field boundaries although some fields have been amalgamated since the earlier mapping (see Plate 12 below). The wider landscape remains predominantly rural, characterised by arable and pasture fields, dispersed farmsteads, and small nucleated villages including Brailsford, and Mugginton. Settlement growth is evident at Brailsford but remains compact and clearly contained, with separation from the Site.



Plate 10: Aerial Photograph, 1999 (source: Google Earth).

- 3.16. **Aerial Photograph, 2025:** The Site remains in agricultural use. Field boundaries are largely unchanged from those visible on the 1999 aerial image. The wider landscape continues to be rural in character. Some incremental residential development is evident within Brailsford and surrounding villages, but does not extend into the Site, or encroach on its boundaries.



Plate 11: Aerial Photograph, 2025 (source: Google Earth).

- 3.17. **Removed field boundaries:** A comparison between the 1884 Ordnance Survey map and modern aerial imagery shows that several field boundaries have been removed during the 20th century because of field amalgamation.



Plate 12: Modern aerial imagery, illustrating the loss of several historic field boundaries (shown blue) through 20th-century field amalgamation, when compared to the 1884 map (source: Google Earth).

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act provides statutory protection for Listed Buildings and their settings, and for Conservation Areas. Under Section 66(1), decision-makers must give special regard to the desirability of preserving a Listed Building or its setting, or any features of special architectural or historic interest it possesses. Under Section 72(1), special attention must be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Importantly, the Act does not provide statutory protection for the setting of Conservation Areas, and therefore setting effects fall to be considered solely under national and local planning policy.¹³
- 4.2. 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, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁴
- 4.3. Scheduled Monuments are protected under the Ancient Monuments and Archaeological Areas Act 1979. Although

this Act does not specifically refer to the setting of Scheduled Monuments, national planning policy in the NPPF requires that development proposals affecting the significance of designated heritage assets, including Scheduled Monuments, must be assessed having regard to any contribution made by their setting, recognising that setting can form part of an asset's heritage significance.

- 4.4. Full details of the relevant legislation are provided in **Appendix 3**.

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 and amended in February 2025. 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.¹⁵ The PPG also contains the *National Design Guide*.¹⁶

¹³ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁴ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁵ Ministry of Housing, Communities and 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>.

¹⁶ Ministry of Housing, Communities and Local Government (MHCLG), *National Design Guide* (London, January 2021).

- 4.6. Full details of the relevant national policy guidance are provided within **Appendix 4**.

The Development Plan

- 4.7. Applications for Planning Permission are currently considered against the policy and guidance set out within:
- Derbyshire Dales District Council Local Plan 2017 – adopted December 2017.
- 4.8. Details of the heritage policy specifically relevant to the proposed development are provided within **Appendix 5**.

5. The Historic Environment and Setting Assessment

Identification of Heritage Assets Affected

- 5.1. The following Section provides an assessment of elements of the historic environment that have the potential to be impacted upon by the proposed development and assesses the impacts of the proposed development on the significance of heritage assets identified.
- 5.2. As set out in **Section 1**, the Site comprises fields to the east of Brailsford and does not contain any designated heritage assets.
- 5.3. With regards to other heritage assets within the surrounds of the Site, Step 1 of the methodology recommended by *GPA3* (see methodology), is to identify which heritage assets might be affected by a proposed development.¹⁷
- 5.4. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 5.5. It is however widely accepted (paragraph 220 of the *NPPF*) that not all parts of a heritage asset will necessarily be of equal significance.¹⁸ In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.
- 5.6. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds.
- 5.7. Consideration, based upon the ZTV, professional judgement, and on-site analysis, was therefore made as to whether any of the heritage assets present within the surrounding area may include the Site as part of their setting, whether the Site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed development as a result.
- 5.8. It has been observed that the following heritage assets have the potential to be sensitive to the proposed development and thus these have been taken forward for further assessment below:
 - **Top Wild Park Farm – a Grade II Listed Building.**
 - **Hall Farmhouse and Barn and attached Cowhouse at Hall Farm – Grade II Listed Buildings.**
 - **Fishponds 260m north west of Mercaston Hall Farm – A Scheduled Monument.**

¹⁷ Historic England, *GPA3*, p. 4.

¹⁸ MHCLG, *NPPF*, para. 220.

- **Church of All Saints, Mugginton – a Grade I Listed Building.**
- **Ravensdale Park Conservation Area**
- **Ravensdale Deer Park, Lodge, Mill and Fishpond – a Scheduled Monument.**
- **Mugginton Conservation Area**
- **Mugginton Medieval Settlement and part of an Open Field System – a Scheduled Monument**
- **Brailsford House– a Grade II Listed Building**
- **Coach House at Brailsford House – a Grade II Listed Building**
- **Oaklands– a Grade II Listed Building**
- **Coach House at The Oaklands – a Grade II Listed Building**
- **Brailsford Conservation Area**

5.9. A map of all designated heritage assets in 1.5km of the Site boundary is included at **Appendix 6**.

5.10. With regard to **other heritage assets in the vicinity** of the Site, assessment has concluded that the Site does not form any part of setting that positively contributes to overall heritage significance due to the nature of the asset and a lack of visual connections, spatial

relationships, separate distance, or historic connections. Accordingly, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of these assets. Other heritage assets have therefore been excluded from further assessment within this Report. A list of these assets is provided at **Appendix 7**.

Assessment of Impacts

5.11. This Section also addresses the heritage planning issues that warrant consideration in the determination of the application for Planning Permission in line with the proposed development set out within **Section 1** of this Report.

5.12. In addition to the duties of the Acts set out in **Section 4** above, the *NPPF* states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed Buildings, Conservation Areas and Scheduled Monuments.

5.13. It is also important to consider whether the proposed development 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*.¹⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.²⁰

¹⁹ MHCLG, *NPPF*, paras. 214 and 215.

²⁰ MHCLG, *NPPF*, para. 216.

5.14. 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.²¹

5.15. 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.²² 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."²³

5.16. This Section will thereby consider each of the heritage assets listed above; identify their significance; identify how the Site contributes to that significance; and assess the impact of the proposed development, whether that be harmful or beneficial to the significance identified above.

²¹ MHCLG, PPG, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

²² MHCLG, PPG, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

²³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

Top Wild Park Farmhouse – Grade II Listed Building

- 5.17. Top Wild Park Farmhouse was added to the National List at Grade II on the 12th of July 1985 (NHLE 1311459). The List Entry describes the building as follows:

"Farmhouse. Late C18 and early C19. Red brick with plain tile roof brick ridge stack and brick gable stack dentilled eaves band. Two storeys plus garrets late C18 part to south with early C19 extension to north. East elevation of four unequal bays. Left part has central doorway with segmental arch and plank door. To the left a 3-light small pane wooden casement window under a segmental arch. Similar window above, to the right a similar 2-light window, with a similar 3-light window above. Two iron S ties above. Two bays to the right, set forward, with a segmental arched doorway with 3-light window above. Smaller C20 windows. C19 lean-to attached to north. Irregular rear elevation with outshot to right containing the plain C18 staircase."

- 5.18. A full copy of the List Entry is included at **Appendix 8**.
- 5.19. Burdett's map of 1791 (Plate 4) indicates that a farm was already established by this date, while the early Ordnance Survey mapping of 1827–36 (Plate 5) depicts the farm and its surrounding access tracks in greater detail. Together, the cartographic evidence, along with the building's architectural style and materials, support a late-18th-century origin. Although no parliamentary enclosure plan or award has been identified for the Site itself, despite such records existing for surrounding areas,

the farm's isolated character and the regularity of the surrounding field patterns strongly suggest that it originated as an estate-sponsored parliamentary enclosure farm.

- 5.20. Maps of land belonging to Edward Sacheverel Chandos-Pole (1793–1853), together with the 1868 estate schedule²⁴ and earlier tithe plan, confirm that the farm formed part of the Radbourne Hall Estate.
- 5.21. The 1868 map and its accompanying estate schedule record Paul Archer as the tenant and list the names of all associated fields. The extent of the landholding in 1868, derived from this schedule, has been overlain onto modern aerial imagery of the Site, as shown at Plate 13 and shown on the original plan at Plate 14. The historic plot and field names from the schedule are reproduced at Table 2.
- 5.22. The farmhouse is orientated to the southeast, with its principal elevation overlooking the former stackyard. A range of barns, now converted to residential use, is arranged around this former working area. To the rear of the farmhouse and converted barns are enclosed gardens containing lawns, trees, and areas of woodland, forming part of their domestic curtilages. These barns, together with the yard and gardens, comprise the building's immediate setting, while the wider surroundings consist of agricultural fields and woodland.

²⁴ Derbyshire Record Office Ref: D5557/915 & D5557/9/12/2

- 5.23. Although historic maps show a series of tracks extending from the farm, it is now accessed solely via the driveway to the west, leading from Ashbourne Road.

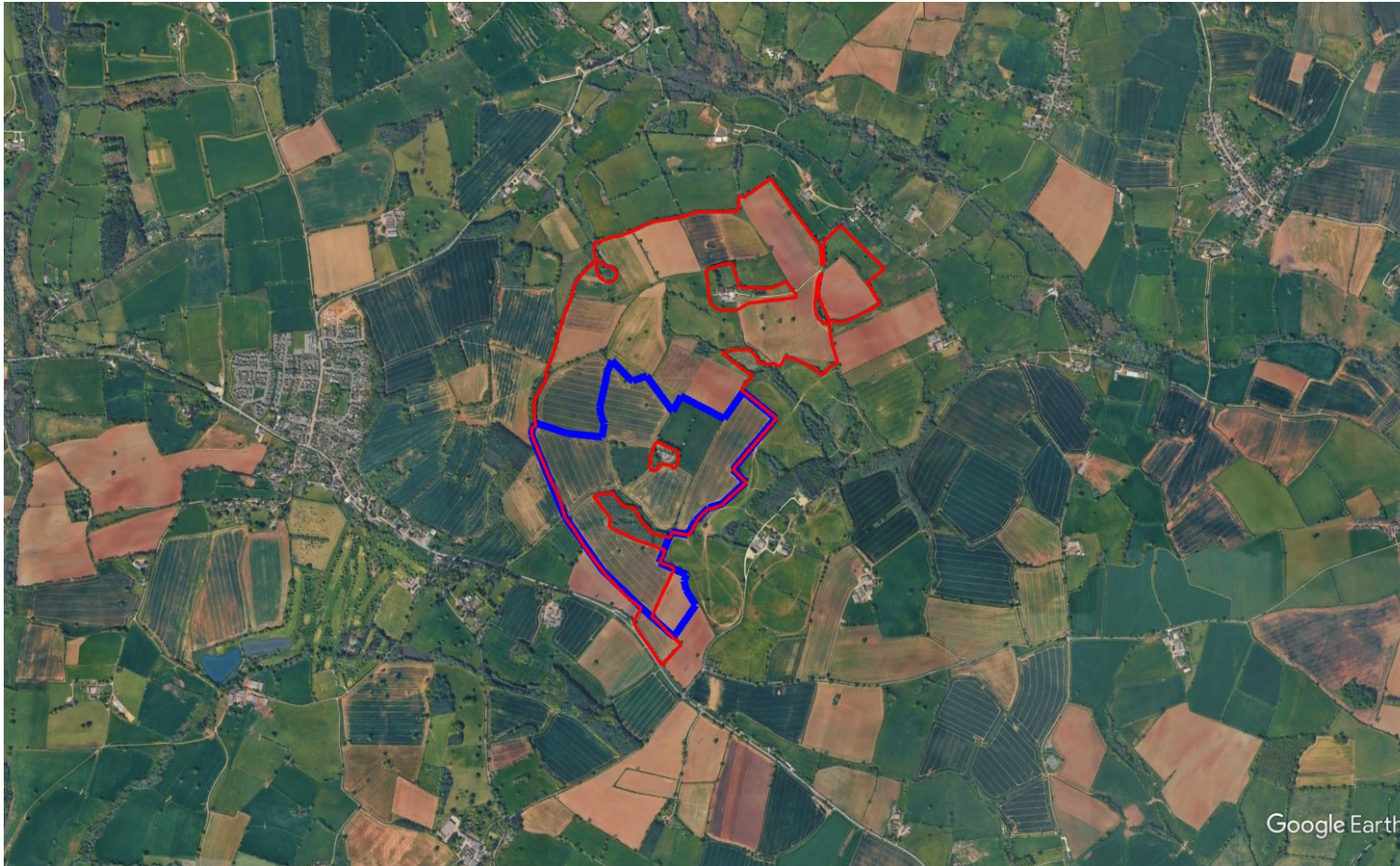


Plate 13: The extent of land associated with Top Wild Park Farm in 1869 according to the schedule of that year.



Plate 14: The extent of land associated with Top Wild Park Farm in 1869 (Courtesy of Derbyshire Record Office ref: D557/9/15).

Plot No.	Description	State
111	Little Court Close	Arable
112	Big Court Close	Pasture
113	Hassocks	Pasture
114	Orchard Meadow	Pasture
115	Gravel Pit Close	Pasture
116	Gravel Pit Close	Arable
117	Park Head	Arable
118	Further Park	Pasture
119	Near Park	Pasture
120	Saw Pit Park	Pasture
121	Well Meadow	Pasture
122	Homestead	—
123	Stackyard Close	Pasture
124	Goosey Close	Pasture
125	Beetons Close	Pasture
125a	Garden	—
126	Little Lambton(?) Close	Pasture
126a	Garden	—
127	Hurst Close	Arable
164	Little Dunelow	Arable
166	Turnpike Close	Arable

Table 2: The 1869 plot schedule for Top Wild Park Farm (Derbyshire Record Office ref: D557/9/12/2).

Top Wild Park Farmhouse – Views

- 5.25. The following pages illustrate how the Listed Building is experienced in views from within the Site. The farmhouse is private property and access to it has not been undertaken as part of this assessment, however it is anticipated that the Site would be visible from the farmhouse and its immediate curtilage, primarily from its southerly principal elevation, where tree screening is less substantial than to the rear and side elevations.



Plate 15: View across part of the Site from the northwest. Only the roof of the Listed Building is seen in heavily filtered views alongside modern electricity pylons. This view would have been more heavily filtered in the 19th century by field boundaries since removed, see Plate 12.



Plate 16: View across part of the Site from the west. Parts of the rear elevation of the Listed Building is seen in heavily filtered views alongside modern electricity pylons. This view would have been more heavily filtered in the 19th century by field boundaries since removed, see Plate 12.



Plate 17: View across part of the Site from the southwest. The rear and side elevation of the Listed Building is seen in heavily filtered views alongside modern electricity pylons, and the converted barns. This view would have been more heavily filtered in the 19th century by field boundaries since removed, see Plate 12.



Plate 18: View from the start of the entrance drive to the farmhouse. The building cannot be seen at this point.



Plate 19: View from midway on the entrance drive, the rear and side elevation of the farmhouse can be seen from this point onwards.



Plate 20: View from the north across likely post-medieval ridge and furrow within the Site, showing the heavily filtered side elevation of the farmhouse and the rear elevation of the converted barns.



Plate 21: View across the Site from the south and, through gaps in the hedge, towards the farmhouse's principal elevation and the associated converted barns.



Plate 22: View across the Site from the southern Site boundary, towards the farmhouse's principal elevation and the associated converted barns. The view of the farmhouse is filtered by intervening trees.



Plate 23: View across the Site from the east. The farmhouse and barn are heavily filtered by intervening trees.

Statement of Significance – Top Wild Park Farmhouse

- 5.26. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the NPPF.²⁵
- 5.27. **Architectural interest** is derived from its late-18th- and early-19th-century fabric, form and detailing. The building exhibits characteristic features of its period and region, including red brick construction, plain tile roof, segmental-arched openings, small-pane casements, dentilled eaves band, and brick ridge and gable stacks, all of which collectively express a modest but well-constructed vernacular farmhouse.
- 5.28. The farmhouse holds **historic interest** as physical evidence of late-18th-century estate agriculture within the Radbourne Hall Estate under the Chandos-Pole family, as confirmed by tithe records and the 1868 estate schedule. The farm was likely fully established by the time of Burdett's 1791 Derbyshire map and is clearly shown with associated trackways later on Ordnance Survey maps, indicating its maturity as a functioning farmstead within an organised landscape consistent with parliamentary enclosure.
- 5.29. The **setting** of the building also contributes to its significance, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are

considered to contribute to its heritage significance comprise:

- The former barns and working yard (stackyard): The barn range, now converted to residential use, forms the historic working core of the farm, enclosing the former stackyard which is directly overlooked by the farmhouse's principal elevation. Their grouping reflects the functional relationships typical of 18th- and 19th-century farmsteads.
- The surrounding enclosed fields, where historically associated and intervisible, many of which retain historic boundary lines traceable to the tithe maps and early Ordnance Survey mapping, which form the functional and visual setting in which the farmhouse was established. These allow the building to be understood as part of an enclosed agricultural landscape, reinforcing its historic role.

Contribution of the Site to the Significance of Top Wild Park Farmhouse

- 5.30. The immediate setting of Top Wild Park Farmhouse, including the historic barns, former stackyard, and domestic garden spaces, makes the strongest contribution to its significance, reflecting the functional and spatial relationships that define its character as a historic farmstead.
- 5.31. Beyond the immediate farmstead, it is the fields that were historically associated with the farmhouse, and

²⁵ MHCLG, NPPF, para. 213.

which are visible from or with it that make a **moderate positive contribution** to its significance.

- 5.32. Overall, not all parts of the Site make a contribution to the significance of Top Wild Park Farmhouse as a Listed Building. While the Site includes fields that historically formed part of the farm's landholding, only those areas where there is strong intervisibility or co-visibility with the farmhouse make any positive contribution to its heritage significance via setting. These visually connected fields, principally those to the south and east where tree cover is limited and the topography permits open views, reinforce an understanding of the farmstead's historic agricultural context.

Effect of the Proposed Development on the Significance of Top Wild Park Farmhouse

- 5.33. As established earlier, the farmhouse derives significance primarily from its historic fabric and from its relationship with:
- the former barn/yard group.
 - the surviving enclosure-era field system that historically formed part of its landholding, particularly where intervisible or co-visible with the farmhouse.
- 5.34. Thereby, only limited parts of the Site contribute to that significance, principally the fields in closest proximity to the farmhouse especially those that allow both filtered and clear intervisibility with it.

- 5.35. The proposed solar arrays, site compound/substation and associated infrastructure would introduce modern infrastructure into parts of this historic agricultural context. Although several field parcels are excluded from development, arrays would be introduced to land that forms part of the farmhouse's historic agricultural holding.

- 5.36. Views to and from the farmhouse would largely remain filtered, particularly to the west where the existing tree belts around the farmhouse in its curtilage are likely to be retained. The fields that offer the clearest views, such as those along the access drive, and to the east and south, are excluded from development, apart from one parcel temporarily affected during construction. Any views that would be interrupted are not associated with designed or planned views connected to the farmhouse. Its immediate setting, comprising the barns, yard, and the closest field enclosure, would remain unchanged.

- 5.37. Although the change in character of the Site from farmland to solar arrays will change the long-established appearance of the farmhouse's wider surroundings, agricultural land will remain between the Listed Building and the development, and the understanding of its wider agricultural setting would not be entirely lost due to the retention of field boundaries, ditches and woodland, and the ground beneath the panels will ensure that it is