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**Land East of Eakring Road,
Bilsthorpe, Nottinghamshire**
Archaeological Desk-based Assessment

Client: Keepmoat Homes Limited

Local Planning Authority: Newark and Sherwood District Council

Planning Reference: TBC

NGR: SK 64926, 61428

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Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.

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EXECUTIVE SUMMARY

Residential development is proposed on land east of Eakring Road, Bilsthorpe, Nottinghamshire. The development proposal includes residential units, public open space and attenuation pond, taking access off Eakring Road. Prospect Archaeology Ltd was commissioned by Keepmoat Homes Ltd to prepare a Heritage Assessment to accompany the planning application.

This report has been prepared to consider the archaeological and historical implications of the proposed development in support of the planning application. A map regression exercise and documentary search have provided background information about the history of the site. In addition a site visit was made to assess existing ground conditions and archaeological potential.

Five designated assets have been identified within the study area, none of which will be affected by the proposed development.

A further 21 undesignated assets have been identified, including undated cropmark enclosures and earthworks, prehistoric finds, a Roman road, the medieval church, an embankment and dam site of similar date, several post-medieval and modern buildings and the Bilsthorpe Colliery. None of these lie within the development site.

The site has been agricultural land since the medieval period. The presence of prehistoric and Roman material, as well as cropmark sites, in the vicinity suggests that the potential of the site to contain remains of these dates should not be discounted. Specifically, the Roman road is aligned on or close to the site.

As there had been no investigation within the Site geophysical survey was undertaken in March 2017 to assess the potential for archaeological remains. Evidence for medieval ridge and furrow cultivation was found over much of the site as well as a single boundary ditch, running approximately north-south, which does not coincide with any field boundaries on early maps.

The proposed development will not affect any designated assets and the site does not contain any known remains of archaeological significance beyond the remnants of medieval ridge and furrow and a single ditch of unknown date. Although the site lies within a busy prehistoric and Roman landscape, geophysical survey has revealed little of potential interest within the site boundary. It is therefore recommended that no further archaeological investigation is necessary.

1.0 INTRODUCTION

1.1.1 Prospect Archaeology Ltd has been appointed by Keepmoat Homes Ltd to prepare a desk-based assessment to assess the cultural heritage impact for a proposed residential development on land east of Eakring Road, Bilsthorpe, Nottinghamshire. This report considers the known and suspected built heritage and archaeological remains lying within and adjacent to the proposed development.

2.0 SITE DESCRIPTION

2.1.1 The site is located on land east of Eakring Road in Bilsthorpe parish, Nottinghamshire, centred at NGR SK 64926, 61428. The main site is bounded to the north by the cutting for the Bilsthorpe Colliery branch railway, the west by Eakring Road, the south by a concrete and wire fence and to the east by the railway embankment for the Colliery site. The site consists of a single arable field of c. 3.9 hectares.

3.0 GEOLOGY AND TOPOGRAPHY

3.1.1 The site is situated on Nottingham Castle Sandstone Formation, consisting of Mudstone, Siltstone and Sandstone. The very southern edges of the site touches on the Haigh Moor Rock Sandstone (bgs.ac.uk/geologyofbritain). The site sits about a half a mile east of the Rainworth Water at c. 70m OD.

4.0 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

4.1 Buried Heritage

4.1.1 The buried heritage (archaeology) has been considered through desk-based assessment, site visit and geophysical survey. A full list of referenced sources is provided and references are given. Staff at the Lincolnshire Historic Environment Record (who currently administer the Nottinghamshire HER) gave advice and information about known archaeological sites of interest in the vicinity of the study area, and where relevant, these were further investigated. Relevant primary and secondary sources held in the Nottinghamshire Archives have been consulted. Additional sources consulted included:

- information available on a variety of internet sites including, The National Archives (<http://discovery.nationalarchives.gov.uk/>) and the Archaeology Data Service (<http://ads.ahds.ac.uk/>); the Heritage Gateway (www.heritagegateway.org.uk); and

data from Pastscape (www.pastscape.org.uk). A full list of sites accessed can be found in the Bibliography section;

- cartographic sources held by the Ordnance Survey and Promap (www.promap.co.uk);
- A site visit was undertaken by Jim Bonnor on 21st February 2017.

4.1.2 The historical development of the Site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications :

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;
- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed;
- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

4.1.3 The concluding chapter of this document summarises the findings, and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

4.2 Built Heritage

4.2.1 Built heritage includes listed buildings, conservation areas, registered parks and gardens, and scheduled monuments. It also includes non-listed buildings of local architectural or historic interest which are included in the Historic Environment Record. All statutorily protected built heritage assets are of national importance.

4.2.2 The historic built environment is assessed in accordance with the procedures set out in Historic England Advice Notes. Of particular significance in this report is *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2015). Within this document a staged approach is proposed:

Step 1: identify which heritage assets and their settings are affected

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance

Step 4: explore the way to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes

5.0 BASELINE CONDITIONS

5.1.1 The assessment of existing conditions has been based on a 'study area' extending 1km from the boundary of the proposed development. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.

5.1.2 The source of the monuments (Figure 2; Tables 1 and 2) noted in the following text are from the Nottinghamshire Historic Environment Record (HER), and the National Heritage List for England (NHL) and have the prefixes HER or NHL. Known and suspected archaeological remains are summarised and discussed in the following sections.

5.2 Designated Heritage Assets

Step 1: Identification

5.2.1 There are 5 designated heritage assets within the study area, all situated in the historic core of Bilsthorpe. The most prominent of these is the Grade I listed church of St. Margaret (NHL1045616), around 800m southeast of the site, incorporating 12th to 17th century fabric,

and restored in 1873. The church is surrounded by a grade II listed boundary wall and steps (NHL1370128), which are 19th century. Nearby to the west of the church is Manor Farmhouse (NHL1045617), a timber framed building of 17th century date with 19th century brick additions. To the southeast and just shy of 1km from the site is 56 Kirklington Road (NHL1045618), a house of c.1720, built in brick and stone.

5.2.2 All except the latter sit within the Bilsthorpe Conservation Area, which reflects the traditional character of the historic core of the village.

Step 2: Assessment of contribution of setting

5.2.3 None of these assets share any views with the site, thus there is no contribution or detractor from the setting of these assets.

Table 1 Designated Heritage Assets within the Study Area

NHL No	Name / description	Grade
1045616	Church of St. Margaret	I
1045617	Manor Farmhouse	II
1045618	56 Kirklington Road	II
1370128	Boundary wall and steps at church of St. Margaret	II
	Conservation Area	CA

5.3 Undesignated Heritage Assets

Prehistoric Period (10,000BC – 43AD)

5.3.1 The study area contains two known assets of prehistoric date: stone axehead HER4061, c.800m northwest and the find of a flint blade (HER4062), about the same distance to the east. There are a couple of rectangular enclosures and associated linear features noted as cropmarks seen in aerial photographs (HER5100 & HER10585) which are classed as of unknown date but could belong to the later part of this period.

5.3.2 In the wider area there are further finds of flint artefacts, from late Mesolithic to Bronze Age and a flint awl from Farnsfield. An Iron Age hillfort sits on Camp Hill c.3.75km to the southeast and Iron Age pottery has been found south of Farnsfield.

Roman Period (43AD to 410AD)

5.3.3 There is one asset of this date within the study area as well as the cropmark sites referred to above, which might belong here. Asset HER5485 is a Roman road seen as cropmarks, field observation and trial trenching, as well as following established landscape features

and referenced in documentary sources as ‘The Street’. The course of the road is not certain, though its current alignment would take it very close, or indeed through, the site. There is certainly no shortage of Roman period assets in the wider area: a Roman marching camp has been located from aerial photographs southwest of Farnfield and a vexillation fort is known south of Kirklington. Further finds of coins and pottery are also known, representing a densely settled landscape.

Early Medieval & Medieval (5th – 16th centuries)

5.3.4 There are no known assets of early medieval date within the study area. Bilsthorpe is mentioned in the Domesday Survey of 1086 as *Bilstorp*, belonging to Ulf the Fenman before the Conquest and granted to Gilbert de Ghent by AD 1086. The name Bilsthorpe is derived from the old Norse personal name *Bildr* and the element *thorp*, meaning outlying settlement or farmstead. White’s Directory of Nottinghamshire for 1885-6 refers to the whole parish, except glebe land, as belonging to the Lord of the Manor, A.W. Savile.

Table 2 Undesignated Heritage Assets within Study Area

HER/NRHE No.	Name / description	Period / date
4059	Linear Earthworks	Unknown
4061	Polished Stone Axehead	Prehistoric
4062	Flint Blade	Prehistoric
4063	Robin Dam Bridge embankment	Medieval
5100	Rectangular Enclosure and Linear Feature	Unknown
5485	Roman Road	Roman
6194	Site of Bilsthorpe Colliery	Modern
7608	Linear Hollow and Mounds	Unknown
9316	Linear Earthwork	Unknown
10585	Enclosures and Linear Features	Unknown
10593	Earthworks	Unknown
17236	Robin Dam	Medieval to Post-medieval
22755	43 Kirklington Road	Modern
22756	Redcote Farmhouse	Modern
22796	Churchill House	Modern
22797	Rectory Farmhouse and Farm Buildings	Modern
23412	Labour in Vain Cottage	Post-medieval
24881	The Old Rectory	Modern

24905	Home Farmhouse	Modern
25737	Farm House	Modern
26387	Bilsthorpe War Memorial	Unknown – Modern

5.3.5 The focus of the medieval village was about 750m southeast of the site, around the church of St. Margaret (NHL1045616), a 13th century building with later additions and restored in 1873 and possessing 12th century elements, including a font on a possible Saxon cross shaft base. There are various earthworks in green spaces around the village core that are undated, but are likely to be from this or a later period: A linear hollow and mounds (HER7608) 200m west of the church; an area including tofts, trackways a bank and enclosure (HER10593) 100m southwest of the latter, which could be remains of the medieval settlement - an undated ditch was also found during a watching brief on a flood alleviation scheme (Sheppard, R & Howard, R, 2004); and a large linear hollow (HER4059), which, along with linear earthwork HER9316, have been thought to describe a moat with the church at its centre although this is not considered likely. A moat is recorded in White’s Directory ‘at the foot of the hill on which the church stands’ (White, W, 1886).

5.3.6 Beyond the village core, about 1km to the northwest of the site, was the site of Robin Dam (HER17236) constructed as part of a large reservoir used as a fishpond on the Rainworth Water. The Robin Dam bridge embankment (HER4063) takes Deerdale Lane over the river. Both are mentioned in 1637, but believed to have been constructed in the medieval period.

5.3.7 According to the Survey of the Manor of Bilsthorpe, 1751, the site was located in North field and contained a land ownership pattern consistent with ridge and furrow cultivation.

Post-medieval – Modern Periods (mid-16th – present)

5.3.8 Cartographic evidence shows that the site has remained undeveloped to this day. The HER records a number of buildings and monuments in the historic core dating to this period and later: Redcote Farmhouse (HER22756); 43 Kirklington Road (HER22755); Rectory Farmhouse and Farm Buildings (HER22797); The Old Rectory (HER24881), and the War Memorial (HER26387) being the closest at 400m south of the site. Over six hundred metres west of the site is Labour in Vain Farm (HER23412), established by 1774, and Featherstone Farm House (HER25737) another 200m further west.

- 5.3.9 It was not until the establishment of the Bilsthorpe Colliery (HER15994) in the early 1920s that the area around the site began to be developed and the site took on its current shape, the field boundaries being completely rearranged when the infrastructure for the colliery was established. The Bilsthorpe Colliery Branch of the LNER formed the northern border of the site and a further branch line formed the eastern border, though the site itself was not affected by the colliery save for a small section of rail track within the northeast corner.
- 5.3.10 With the establishment of the colliery the area to the west of the site developed rapidly, providing residential accommodation, and facilities including a school and a church, known locally as New Bilsthorpe.
- 5.3.11 The Colliery closed in 1997, the area converting to an industrial park.

5.4 Map Regression

Survey of the Manor of Bilsthorpe, A. Scot, 1751

- 5.4.1 This map shows the site divided between enclosed and unenclosed land. The north of the site lies within Northfield Close. A path, runs up the southern boundary of the close and out into North field and to the south, the central part of the site lies within Near Furlong of the North Field, divided into selions, or cultivation strips, running east-west and allotted to various individuals. The southern half of the site is then formed by two enclosed fields, both known as Crow Park.

A Plan of the Parish of Bilsthorpe, 1839 (Fig. 3)

- 5.4.2 This Tithe Map shows that Near Furlong has now been enclosed and Crow Park combined so that the site is now made up of four fields, the path now a defined road.

Ordnance Survey 1885, 1:2,500 (Fig 4).

- 5.4.3 The new road is labelled Northfield Lane.

Ordnance Survey 1900, 1:2,500 (Fig 5).

- 5.4.4 No significant change.

Ordnance Survey 1919, 1:2,500 (Fig 6).

- 5.4.5 No significant change.

Ordnance Survey 1939, 1:2,500 (Fig 7).

- 5.4.6 The Bilsthorpe Colliery has been established, as have the railway branch lines that run north and east of the site, effectively defining its new boundaries. The road to the west has been embanked and raised toward the northern end where the branch line runs under it. Northfield Lane has disappeared.

Ordnance Survey 1959, 1:2,500 (Fig 8).

- 5.4.7 No significant change other than increased development west of the road.

Ordnance Survey 1979-91, 1:1250 (Fig. 9)

- 5.4.8 There is no significant change within the site itself other than the appearance of a footpath along the line of Northfield Lane. Much of the railway infrastructure at the colliery site appears to have been removed/disused, including the track running along the embankment on the eastern boundary.

5.5 Site Visit

- 5.5.1 A site visit was undertaken on 28/02/17 by Jim Bonnor. The site presented as a flat former agricultural field, under grass. The northern boundary was formed by the sunken route of the former branch line running east-west and the eastern boundary by the wooded embankment of another branch line running north-south. The west of the site was bounded by the Eakring Road, raised to the north to accommodate the railway beneath. The southern boundary was formed by a metal mesh fence on concrete posts.

- 5.5.2 The Environment Agency LiDAR data does not cover this site. Satellite imagery from 2004 shows a dark wide cropmark representing the old Northfield Lane. There is also the suggestion of a similar mark running NNE-SSW, passing through the centre of the northern boundary of the site.

6.0 GEOPHYSICAL SURVEY

- 6.1.1 As there had been no investigation within the Site geophysical survey undertaken in March 2017 to assess the potential for archaeological remains. Evidence for medieval ridge and furrow cultivation was found over much of the site as well as a single slightly curving boundary ditch, running approximately north-south, which does not coincide with any field boundaries on early maps (Bunn, D, 2017.).

7.0 ASSESSMENT

7.1 Designated Assets

Step 3: Effects of proposed development

- 7.1.1 The proposal is for the construction of a new residential development including areas of open space, new roads and access off a roundabout on Eakring Road.

- 7.1.2 There are no designated assets affected by this proposal.

Step 4: Enhancement / Avoiding Harm

7.1.3 There are no recommendations.

Step 5: Conclusions

7.1.4 The development would have no impact on any designated heritage assets.

7.2 Archaeological Potential

7.2.1 There are no recorded assets within the site, except for the linear ditch identified during the geophysical survey which is of unknown date. The study area contains prehistoric finds and a Roman Road as well as undated cropmark sites and the wider area contains Iron Age and Roman camps, finds of prehistoric and Roman material as well as further cropmarks of potential settlement sites that are characteristic of the later prehistoric or Roman periods. The projection of the Roman road would take it close to, or through, the site, but no evidence was found during the geophysical survey.

7.2.2 The site also contains the remains of ridge and furrow which are of negligible significance.

8.0 CONCLUSIONS

8.1.1 The proposed development will not affect any designated assets and the site does not contain any known remains of archaeological significance beyond the potential remains of medieval ridge and furrow. Although the site lies within a busy prehistoric and Roman landscape, geophysical survey has revealed little of potential interest within the site boundary. It is therefore recommended that no further archaeological investigation is necessary.

9.0 REFERENCES

9.1 Published Documentary Sources

- Bunn, D, 2017 *Archaeological geophysical survey. Land to east of Eakring Road Bilsthorpe, Nottinghamshire.* Pre-construct Geophysics. Unpublished report.
- Martin, G, H & Williams, A, 2003 *Domesday Book, A Complete Translation,* Penguin Books
- Sheppard R & Howard R, 2004. *An Archaeological Watching Brief at Bilsthorpe, Nottinghamshire.* Trent and Peak Archaeological Unit [evaluation & assessment reports].
- White, W, 1886 *Directory of Nottinghamshire*

9.2 Cartographic / Archival Sources

Ordnance Survey 1:2,500 1885, 1900, 1919, 1939, 1959, 1979-91

A Survey of the Manor of Bilsthorpe, Scot, A, 1751

Plan of the Parish of Bilsthorpe, 1839

London and North Eastern Railway, Branch to Bilsthorpe Colliery from Rufford and south-east connection at Styrrup, near Harworth, 1923

9.3 Digital Sources

<http://ads.ahds.ac.uk/>

<http://environment.data.gov.uk/ds/survey/index.jsp#/survey>

<http://discovery.nationalarchives.gov.uk/>

<http://kepn.nottingham.ac.uk/map/place/Nottinghamshire/Bilsthorpe>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://www.heritagegateway.org.uk/gateway/>

<http://mapapps2.bgs.ac.uk/coalauthority/home.html>

<https://www.old-maps.co.uk>

www.pastscape.org/homepage/

<http://mapapps2.bgs.ac.uk/coalauthority/home.html>

<http://www.nottshistory.org.uk/Brown1896/bilsthorpe.htm>

<http://opendomesday.org/place/SK6560/bilsthorpe/>

Google Earth satellite imagery, 9/7/2004

10.0 FIGURES

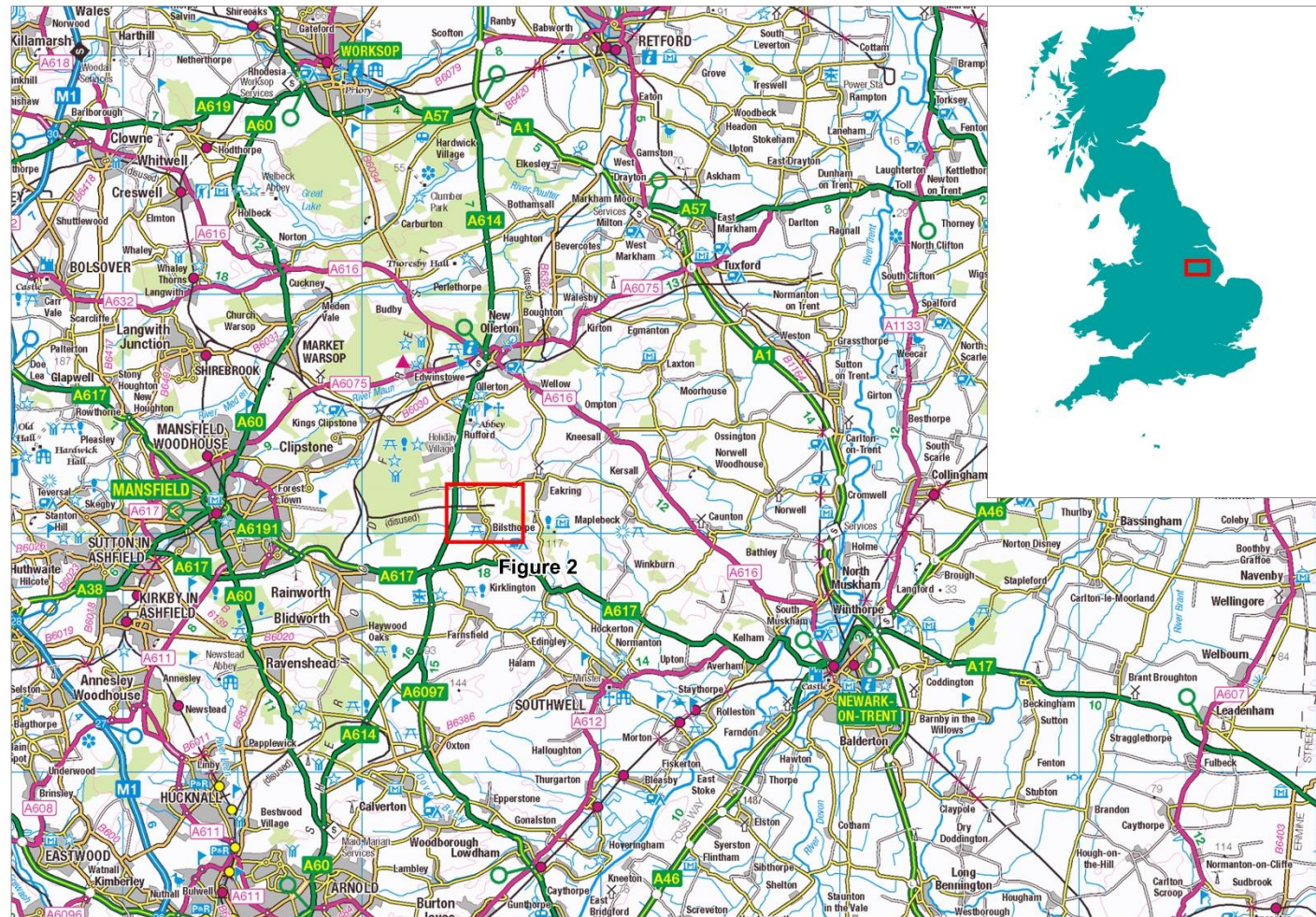


Figure 1 Site Location Map



Figure 2 Location Map showing Heritage Assets (information from Nottinghamshire HER)

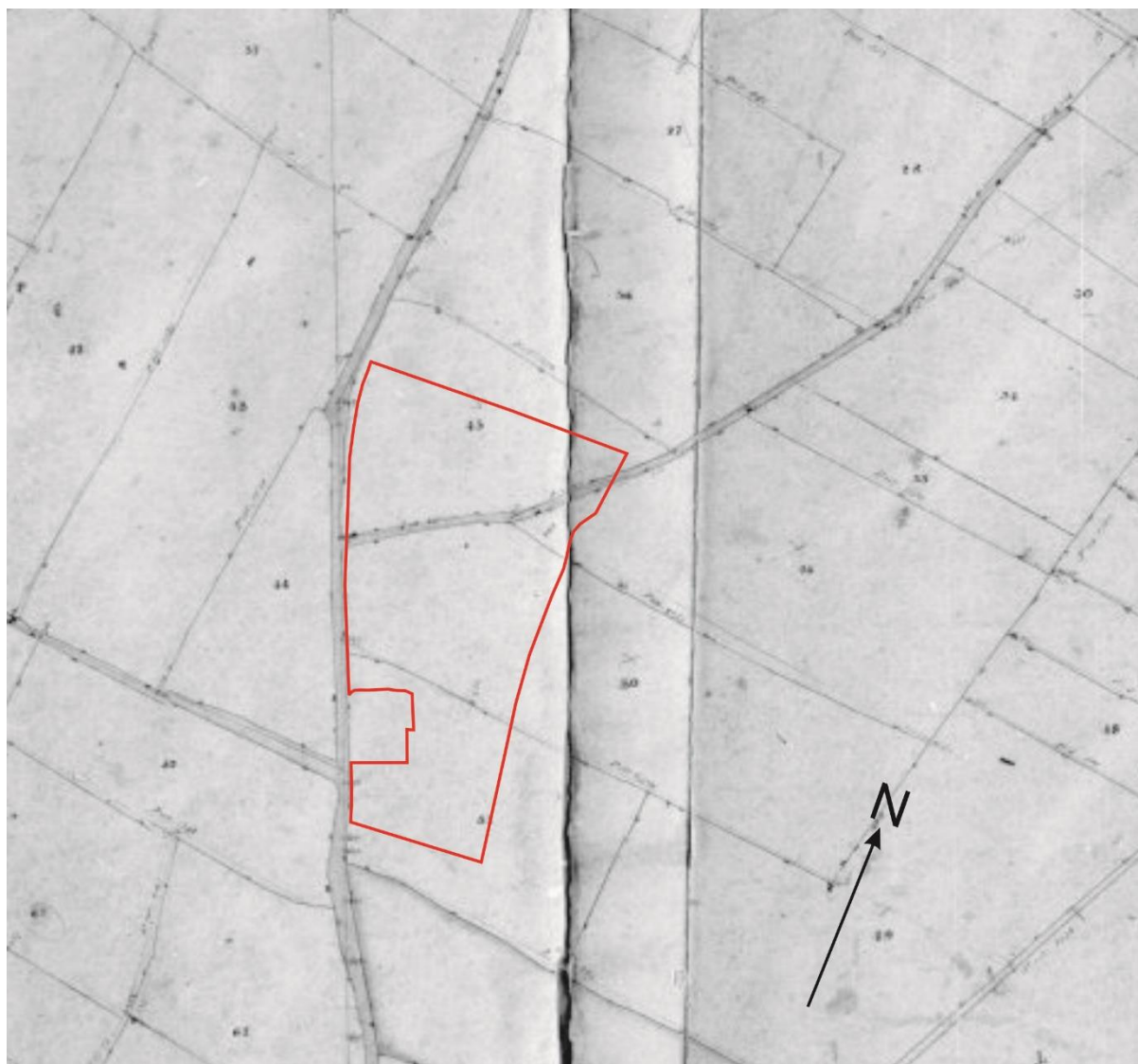


Figure 3 Tithe Map 1839 (Copyright National Archives)



Figure 4: Ordnance Survey 1885, 1:2,500



Figure 5: Ordnance Survey 1900, 1:2,500



Figure 6: Ordnance Survey 1919, 1:2,500



Figure 7: Ordnance Survey 1939, 1:2,500



Figure 8 Ordnance Survey 1959, 1:2,500

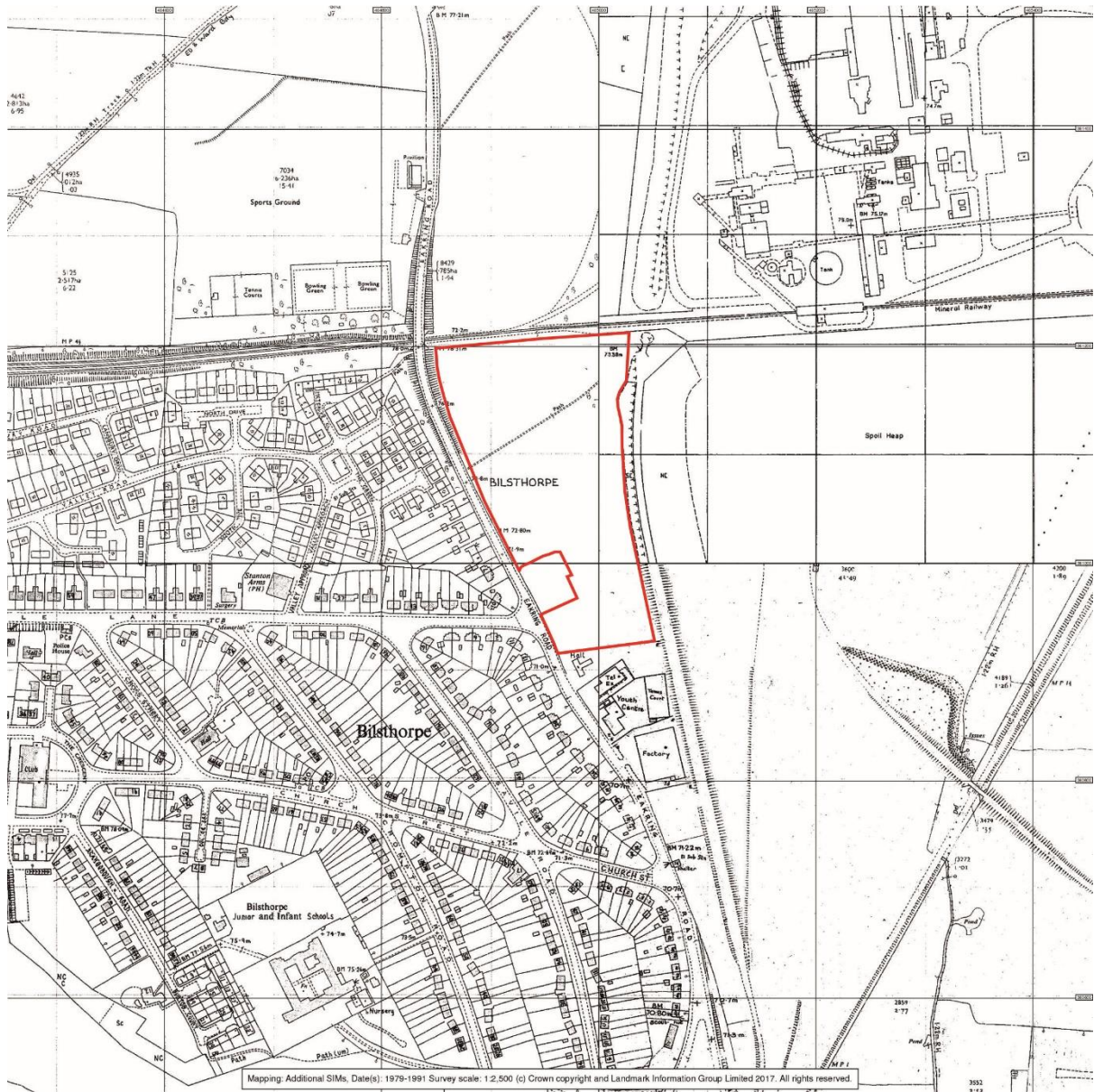


Figure 9 Ordnance Survey 1979-91, 1:2,500



Figure 10 Indicative Layout

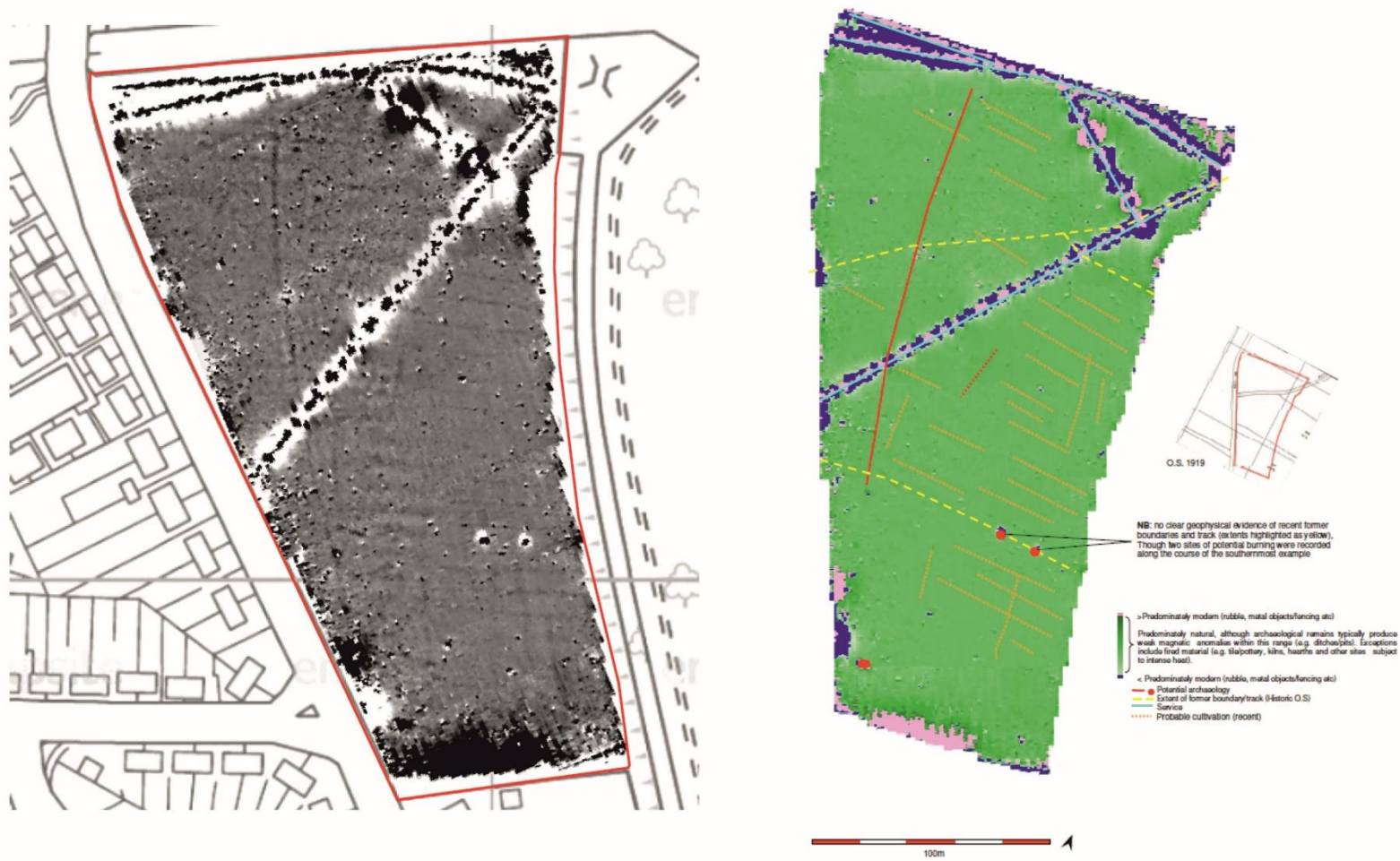


Figure 11 Geophysical Survey Results

11.0 PLATES



Plate 1 Looking north



Plate 2 Looking south



Plate 3 Old colliery branch railway, looking east

APPENDIX 1: LEGISLATION AND PLANNING POLICY CONTEXT

A.1 Legislative Framework

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

- 12.1.1 The Act is the primary legislation protecting archaeological remains within the United Kingdom. It identifies as a duty of the Secretary of State the need to compile and maintain a schedule of ancient monuments of national importance, to allow for their preservation, so far as possible, in their current (at the time of scheduling) state.
- 12.1.2 A statement setting out current Government policy on the identification, protection, conservation and investigation of nationally important (both scheduled and nationally important non-scheduled) ancient monuments was published in October 2013 (DCMS 2013).
- 12.1.3 Where works to scheduled monuments are proposed for development-related purposes, the Secretary of State has particular regard to the following principles:
- Only in wholly exceptional cases will consent be granted for works could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and
 - In cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013, para 20).
- 12.1.1 This legislative position is directly reflected in the National Planning Policy Framework (NPPF) which states that “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...” (NPPF, para 195), and “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” (NPPF, para 196).
- 12.1.2 Where consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument, conditions are expected to be imposed that provide for recording of information that adds to our understanding of the significance of that monument. Those conditions are likely to be designed to ensure that:

- the project design seeks to further the objectives of relevant international or national research frameworks;
- use is made of appropriately skilled teams with the resources to fully implement the project design to relevant professional standards (such as those published by the Institute for Archaeologists);
- the project design provides for the full analysis, publication and dissemination of the results, including the deposition of reports in the relevant Historic Environment Record (HER), to a set timetable; and
- provision is made in the project design for the conservation and deposition of the site archive with a local museum or other public depository willing to receive it (DCMS 2013, para 21).

Planning (Listed Buildings and Conservation Areas) Act 1990

12.1.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

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

12.1.4 In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

“With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The National Planning Policy Framework (NPPF) 2012

12.1.5 This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF 2012.

12.1.6 Section 16 provides policy on 'Conserving and enhancing the historic environment'. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 189 states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impacts of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

12.1.7 In paragraph 192, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

12.1.8 The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be ‘wholly exceptional’ (para 194). In all cases the harm must be weighed against the public benefit (para 195).

12.1.9 As a footnote to para 194 the NPPF 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.”

12.1.10 As is reflected in the DCMS 2013 statement on Government policy, it is made clear that undesignated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

“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 affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (para 197);”

12.1.11 In addition, para 187 states that:

“Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).”

12.1.12 Among the core planning principles, provision is made to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” (CLG 2012, para 17).

12.1.13 Section 12 provides policy on ‘Conserving and enhancing the historic environment’. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 128 states: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impacts of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

12.1.14 In paragraph 131, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the

positive contribution that a new development could make to local character and distinctiveness.

12.1.15 The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. A distinction is made between ‘substantial’ and ‘less than substantial’ harm. Where substantial harm or loss to is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be ‘wholly exceptional’ (para 132). In all cases the harm must be weighed against the public benefit (paras 133 & 134).

12.1.16 As is reflected in the DCMS 2013 statement on Government policy, it is made clear that undesignated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

“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 affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (para 135);

“Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets” (para 139).

National Planning Practice Guidance (2014)

12.1.17 The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled ‘Conserving and enhancing the historic environment’ sets out information with respect to the following:

- the recognition of the appropriate conservation of heritage assets forming one of the ‘Core Planning Principles’ that underpin the planning system;
- what the main legislative framework for planning and the historic environment is (Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient

Monuments and Archaeological Areas Act 1979; and Protection of Wrecks Act 1973);

- a definition of ‘significance’;
- why significance is important in decision-taking;
- the considerations of designated and non-designated assets;
- the identification of non-designated heritage assets; and
- the considerations for when applications for planning permission are required to consult or notify English Heritage.

Non-Statutory Guidance

12.1.18 English Heritage Conservation Principles Policies and Guidance (EH 2008) defines the setting of historic assets as:-

“...the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape...”

12.1.19 EH draws a distinction between ‘setting’ and ‘context’ (paragraphs 76 and 77) and the document makes it clear that whereas ‘setting’ involves a localised area, ‘context’ is a wider concept involving “any relationship between a place and other places, relevant to the values of that place”.

12.1.20 Heritage values are considered under four main headings

- Evidential Value derives from the potential for a place to yield evidence about past human activity
- Historical Value derives from the ways in which past, people and events can be connected through a place to the present
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

12.2 Local Policy Guidance

12.2.1 Policy 14 of the Newark and Sherwood Local Development Framework details their approach to the Historic Environment:

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

- The continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, including Scheduled Monuments and other archaeological sites, Registered Historic Parks and Gardens, Listed Buildings and buildings of local historic importance, Conservation Areas and other cultural assets of significant value;
- The preservation of the special character of Conservation Areas - including such character identified in Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD; and
- The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported.