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Archaeological Services

**An archaeological desk-based assessment for land to the north of Ashland Road,  
Sutton-in-Ashfield, Nottinghamshire**

**NGR: SK 47867 59512**



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**Site Name:** Ashland Road, Sutton-in-Ashfield, Nottinghamshire

**Grid Ref:** SK 47867 59512

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**Client:** Bellway Homes

**Planning Ref.** Pre-determination

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## **An archaeological desk-based assessment for land to the north of Ashland Road, Sutton-in-Ashfield, Nottinghamshire (SK 47867 59512)**

Leon Hunt

### **Summary**

*An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land to the north of Ashland Road, Sutton-in-Ashfield, Nottinghamshire (SK 47867 59512). The assessment was commissioned by Bellway Homes (East Midlands) in advance of the proposed development of the land for new housing.*

*The assessment area consists of two arable fields currently under grass at the urban edge of Sutton-in-Ashfield and Huthwaite to the south of a country park.*

*The Ashfield area was heavily wooded during the past and little early human activity is known from the area, although there is some evidence for Neolithic, Bronze Age and Roman activity in the wider area. The Historic Environment Record (HER) for Nottinghamshire indicates that there are very few known archaeological sites within a 1km radius of the assessment area. Most sites recorded on the HER are associated with Sutton-in-Ashfield and Huthwaite's later industrial past, with brickworks, mineral railways, hosiery factories and collieries being represented.*

*The assessment area lies outside the Conservation Area of Sutton-in-Ashfield and outside the village core of Huthwaite. There is also only one listed building nearby, which is the Huthwaite War Memorial.*

*Therefore, there is low potential for archaeological remains of all periods to be discovered during any new development, and there is unlikely to be any impact on the setting of historic buildings or historical landscapes.*

### **Introduction**

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document is an archaeological desk-based assessment for land to the north of Ashland Road, Sutton-in-Ashfield, Nottinghamshire (NGR: SK 47867 59512).

University of Leicester Archaeological Services (ULAS) have been commissioned by Bellway Homes East Midlands to carry out a desk based assessment for a new residential development on the site.

The assessment area consists of a wedge-shaped area of farmland consisting of two fields lying to the direct north of the urban fringes of Sutton-in-Ashfield and Huthwaite, in the Ashfield District of Nottinghamshire (Fig.1).

The Historic Environment Record for Nottinghamshire shows few known archaeological remains in the area. Most of the entries are for modern features associated with the area's industrial past.

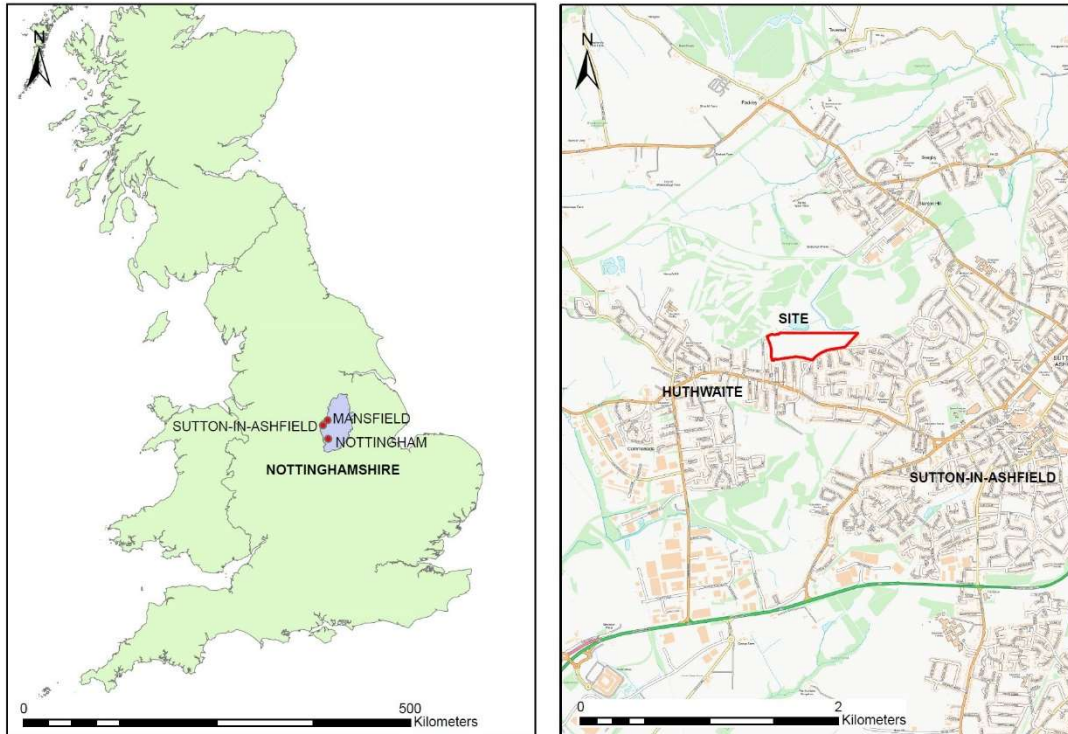


Figure 1: Site Location

Contains Ordnance Survey Data

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## Planning background

This desk-based assessment has been prepared to inform a planning application for a residential development that will be submitted in due course. It provides information on the significance of the historic environment, to fulfil the requirement of NPPF para 189 of which requires applicants:

*‘to describe the significance of any heritage assets affected, including any contribution made by their setting.’*

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

## National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs).

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) was published on the July 2018 (Department for Communities and Local Government 2018). Section 16 ‘Conserving and enhancing the Historic Environment’ provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

*189. 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 asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.*

*193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*194. 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*

## **Aims**

The aim of this desk-based assessment is to present information on the extent, character, date, integrity, state of preservation and significance of cultural heritage assets present within the study area. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers both archaeology and built heritage (buildings and landscapes).

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

All work follows the Chartered Institute for Archaeologist’s (CIfA) *Code of Conduct* (rev. 2014) and adheres to their *Standard and Guidance for Archaeological Desk-based Assessments* (rev. 2014). Guidance on significance and setting is provided by Heritage England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and *Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets* (2015; GPA3).

## Methodology

This report has been prepared based upon information current and available as of 16/05/2019. Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

The following sources have been consulted to assess previous land use and archaeological potential.

- Designated Heritage Asset data, downloaded from English Heritage's online National Heritage List for England;
- Archaeological records (Historic Environment Record (HER) for Nottinghamshire, Nottinghamshire County Council)
- Previous Ordnance Survey and other maps of the area (Nottinghamshire Archives, Castle Meadow Rd, Nottingham NG2 1AG) and Edina Digimap Website (digimap.edina.ac.uk).
- Geological maps (ULAS Reference Library and British Geological Survey website)
- Environment Agency LiDAR data where available
- Historic England Archives digital data from Historic England
- Online digital sources e.g. Heritage Gateway, Pastscape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS
- Historical background material (ULAS Reference Library and University of Leicester Library and local libraries).

A site visit was 10/05/2019 in order to examine the area. Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains.

The study area comprises a 1km radius of the site boundary although a wider area was assessed for designated heritage assets as deemed appropriate to provide context. The site visit focused on the site itself, although selected designated heritage assets in the vicinity were assessed from publicly accessible rights of way.

### ***Significance of Heritage Assets***

Within NPPF guidance, 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 (Annex 2).

Para 190 states

*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.*

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below (Table 1).



The likely magnitude of the impact of the proposed development is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale of High, Medium, Low and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development.

Table 1: Assessing significance (value)

<b>Very High</b>	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
<b>High</b>	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
<b>Medium</b>	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
<b>Low</b>	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
<b>Negligible</b>	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing impact

<b>High</b>	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
<b>Medium</b>	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
<b>Low</b>	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
<b>Negligible</b>	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset

### **Setting**

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 (Historic England

2015b, 3). 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 (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

1: identify heritage assets and their settings

2: assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.

3: assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

### ***Benefits***

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

### **Site Location, Geology and Topography**

Sutton-in-Ashfield lies in the Ashfield District of Nottinghamshire around 4 miles west of Mansfield and 12 miles north of Nottingham. The assessment area lies to the north of Ashland Road to the north of the urban areas of Huthwaite and Sutton-in-Ashfield, with Brierley Forest Park lying to the direct north of the site.

The assessment area consists of a wedge-shaped area of land comprising two fields, partially separated by a narrow hedgeline running approximately north to south. The total area of the land is around 10.137 hectares, with the larger western field around three times the size of the smaller eastern one (Fig. 2).

The land falls quite sharply from the south-western edge to the north so that the northern part of the land appears largely flat. The land lies at a height of between 175m aOD falling to around 160m in the north-east corner.

The British Geological Survey website indicates that the underlying geology of the assessment area is likely to be Cadeby formation dolostone (previously known as Magnesian Limestone), with some Head and Coal Measures (mudstone) to the north-west.



Figure 2: Plan of assessment area. Provided by client. Scale 1: 2500

## Historical and Archaeological Background

### *Previous archaeological Work*

No known archaeological work has been carried out within the assessment area or the vicinity of the site.

### *Historical Background*

There is little evidence around the Ashfield area for early human activity. Historically the Ashfield area is considered to have been a remote wooded area of little interest to early settlers, however the lack of prehistoric discoveries may be the result of limited excavation in the area rather than a lack of evidence. When foundations were being dug at St. Michael's Street in Sutton, eight skeletons were discovered, most likely Neolithic in date. The scheduled monument at Hamilton Hill to the east of the town has been described as a Bronze Age barrow although there is no clear evidence of this date (Bonser 1949).

There is some Roman settlement evidence on the nearby magnesian limestone ridge but other than isolated finds, including a hoard discovered in 1849 of 300-400 Roman silver coins, there is little evidence of substantial Roman occupation in the Ashfield area .

The place-name of Sutton is a common one throughout England and merely derives from the Old English for 'settlement to the south'; in this case to the south of Mansfield (Mills 2003). The suffix 'in Ashfield' is a reference to the town lying in the Ashfield area of Nottinghamshire, named due to the abundance of ash trees in the area. The underlying geology of magnesian limestone allows good soils for the ash, and ash trees were prolific in this part of the country.

In the Domesday Survey of 1086 it is recorded as 'Sutune' and along with Hochenale Houthweit (modern Huthwaite) and Skegeby were hamlets within Mansfield, which was King Edward the Confessor's land prior to the Conquest and afterwards King William the Conquerors (Throsby 1790).

The entry is recorded thus in the entry for Mansfield:

*In Mansfield and the outliers Skegby and Sutton King Edward has 3 carucats and 6 bovats of land taxable. Land for 9 ploughs. The King has 2 ploughs in lordship. 5 Freeman with 3 bovats of this land; 35 villagers and 20 smallholders with 19 ½ ploughs. 1 mill and 1 fishery 21s; meadow, 24 acres; woodland pasture 2 leagues long and 2 wide; 2 churches and 2 priests'.*

By the late 12th century part of the Manor became under the ownership of Walter de Sutton. Part of the Manor remained with the Sutton family until the early 16th century when it passed to the Greenhalgh family of nearby Teversal. The manor eventually passed to the Countess of Shrewsbury and the Cavendish family who exchanged it for other estates with the Duke of Portland in the 18th century.

There is a documentary reference to an assart from 1208; an assart being the permission given to convert Crown forest land into arable land for farming (see below). Until the 14th century the area is either described as 'waste' (not used) or forest, but by 1358 there were several fields and the area is clearly beginning to be utilised for farming. However, little is known about the development of the town throughout the medieval period.

By the 17th century much of the land had been turned over to farming and also around this time the town became associated with the hosiery trade, with frames being set up

inside houses. By 1740 the Unwin family had set up their first mill in the town and the population grew to the extent that large slums developed, which were eventually cleared in the 1930s. The hosiery trade continued to grow into the 20th century, with other family firms following in the Unwin's footsteps, who left the town for good in the 1840s after falling foul of the Chartists and the death of Mr. E Unwin in 1841.

Further later industries in the town included brick making, pottery, lime kilns and, most significantly, coal mining. The local collieries included Sutton Colliery to the north of the town (also known as Brierley Pit; now within Brierley Forest Park). The coal mining brought prosperity and growth to the town, which then deteriorated after the pits were closed in the 1980s and 1990s, but new industries have replaced the heavy industries in recent years (Sutton in Ashfield Church and Market Place Conservation Area Appraisal 2015).

Since 1974 Sutton-in-Ashfield, along with nearby Huthwaite, Kirkby-in-Ashfield and many others have comprised the Ashfield District.

### ***Archaeological Background***

#### *Designated Heritage Assets*

No designated heritage assets (World Heritage Sites, Scheduled Monuments or Listed Buildings) are located within the site. The nearest Scheduled Monument is the Skegby Manor House, immediately south-east of Pond Cottage, which lies 2km north-east of the assessment area.

The nearest Conservation Area is the Sutton-in-Ashfield Church and Market Place, which lies around 1km south-east of the assessment area.

The Sutton-in-Ashfield Church and Market Place Conservation Area has two distinct areas. That to the north which includes the medieval parish church and the residential area of Church Street and the Market Place to the south with its commercial buildings. With exception of the church the built form is predominantly late Victorian and early 20th century although the street pattern undoubtedly has much older origins (Sutton in Ashfield Church and Market Place Conservation Area Appraisal 2015).

#### *Non-Designated Heritage Assets*

There are no World Heritage Sites or battlefields within 1km of the site. There are two non-designated Parks and Gardens in the vicinity. These are the Huthwaite Welfare Grounds, which lie 400m south-west of the site and the cemetery at Sutton-in-Ashfield that lies 700m to the south-east.

The Historic Environment Record (HER) for Nottinghamshire indicates that there are a few known archaeological sites in the vicinity of the assessment area. A summary of these within a 1km radius of the assessment area is described below. The full list is shown in the Appendix and illustrated on Fig. 3. The HER reference numbers are shown in bold in the text.

There are no known prehistoric, Roman or medieval material remains recorded within a 1km vicinity of the assessment area. Both Sutton-in-Ashfield and Huthwaite have medieval origins. The assessment area lies around 300m outside the historic village core of Huthwaite.

### Medieval

The only medieval entry on the Historic Environment Record (HER) for Nottinghamshire for the area the documentary evidence for the assart at Sutton-in-Ashfield. This was from 1208 when Godfrey Spigurnell was to pay the King 12 pence a year to farm an area called ‘Alwalthweit’ between Skegby and Huthwaite (MNT15014/ MNT3949).

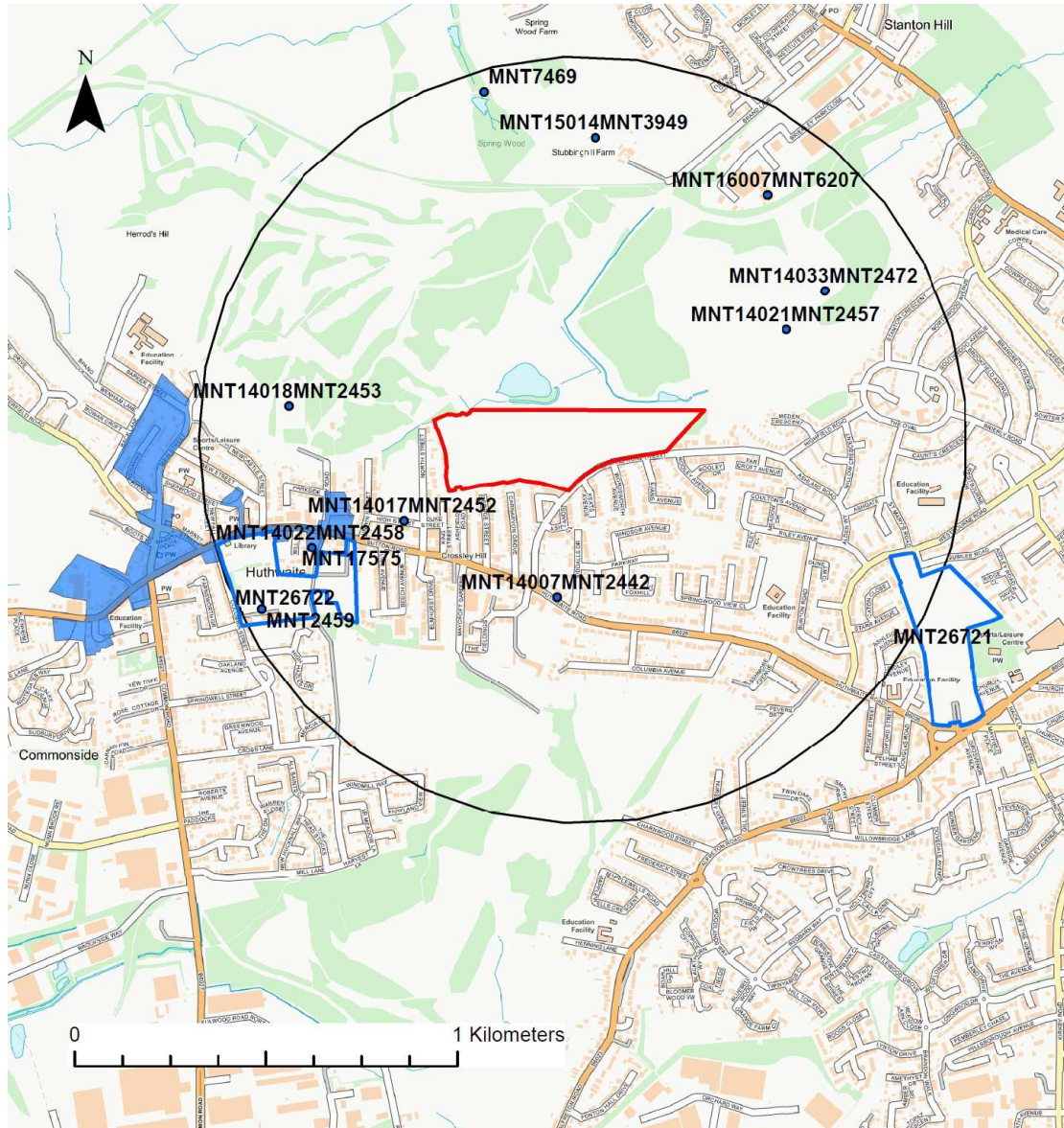


Figure 3: Plan of known archaeological sites (blue line) and historic village core (solid blue) in the vicinity of assessment area (red) listed on Historic Environment Record for Nottinghamshire. Data provided by Nottinghamshire County Council

### Post-Medieval-Modern

Most of the entries for known archaeological remains listed on the HER for Nottinghamshire for the area are associated with the town's industrial past. These include the former line of a tramway, associated with the New Hucknall Colliery, 400m to the south of the assessment area (MNT14007/ MNT2442). There is another former tramway located 600m to the north-east of the assessment area (MNT14033/ MNT2472), leading from the Sutton Colliery or Brierley Pit (MNT16007/ MNT6207).

Brierley Pit was so named as many of the miners came from the Brierley Hill area of Staffordshire.

There is an old clay pit located 440m north-east of the assessment area (MNT14021/ MNT2457). A former brickworks is located 430m to the west of the assessment area (MNT14018/ MNT2453).

There is a windmill noted on early maps at the junction of Mill Lane and Hucknall Lane, 400m south-west of the assessment area (MNT14022/ MNT2458). This lies at the edge of the Huthwaite Welfare Grounds (MNT26722). An old quarry pit lies nearby (MNT2459).

The former CWS (Co-operative Wholesale Society) hosiery factory lies along North Street and part of High Street, Huthwaite, 200m south-west of the assessment area. Built in 1907 on land given by the Unwin Land Society to promote further industry in the town, it has passed through many hands over the years before being demolished in 2016 (MNT14017/ MNT2452).

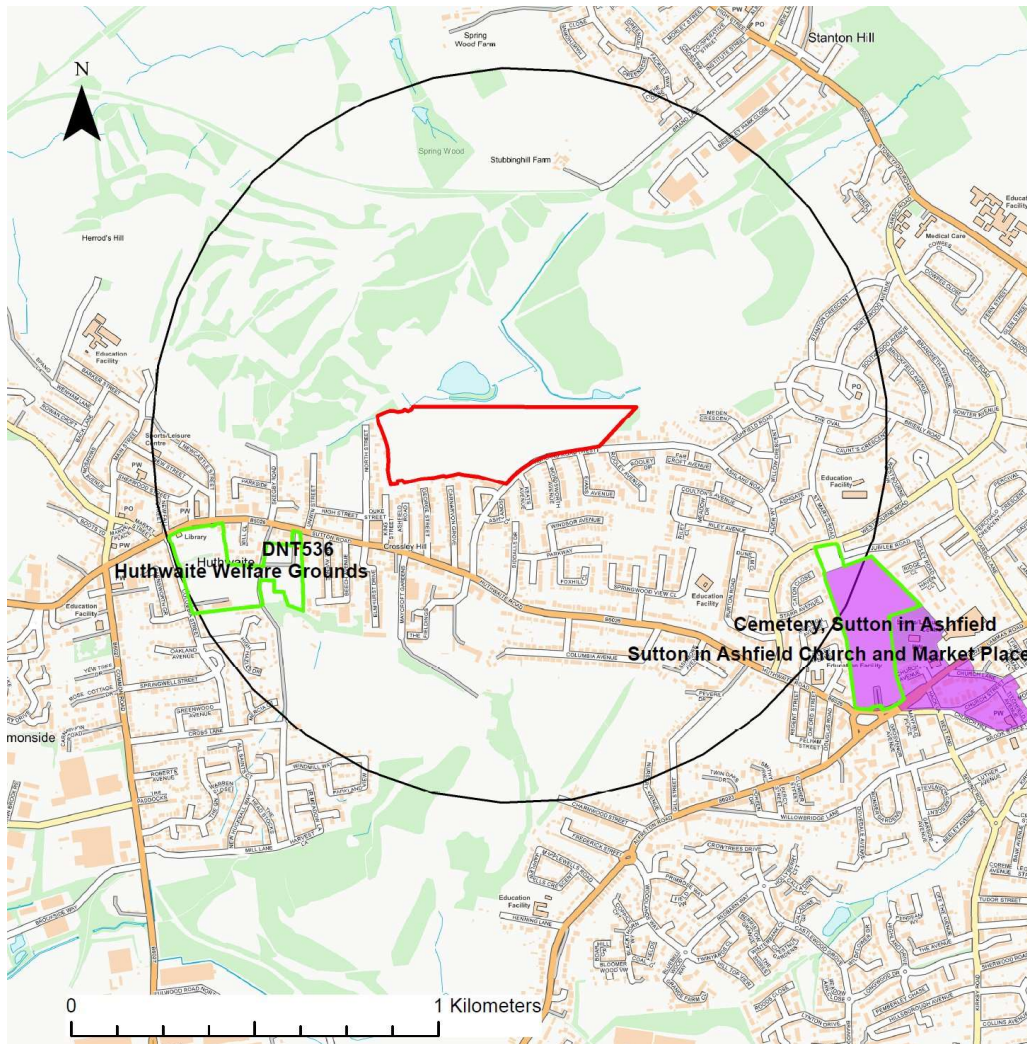


Figure 4: Plan of historic buildings (blue), Conservation Area (lilac) and Unregistered Parks and Gardens (green) in the vicinity of assessment area (red) listed on Historic Environment Record for Nottinghamshire

Data provided by Nottinghamshire County Council

## Historic Buildings

There is only one listed building within a 1km radius of the site. This is the Huthwaite War Memorial, built 1920 (MNT17575) (Fig. 4).

## LiDAR Data

There is Light Detection and Ranging Data (LiDAR) available for the assessment area. This shows very little features across the area apart from the modern hedgeline and underlying geological features. There are parallel lines running from east to west across the eastern field, which are most likely modern ploughmarks.



Figure 5: 1m DSM LiDAR data for Sutton/ Huthwaite area, with assessment area highlighted.

Open Source data from Environment Agency



## Cartographic Evidence

The earliest available map of the area is William Senior's 1610 map of the Manor of Sutton-in-Ashfield belonging to William Lord Cavendish (Fig. 6). This shows the assessment area as lying within a wooded region tenanted by 'Roughley'.

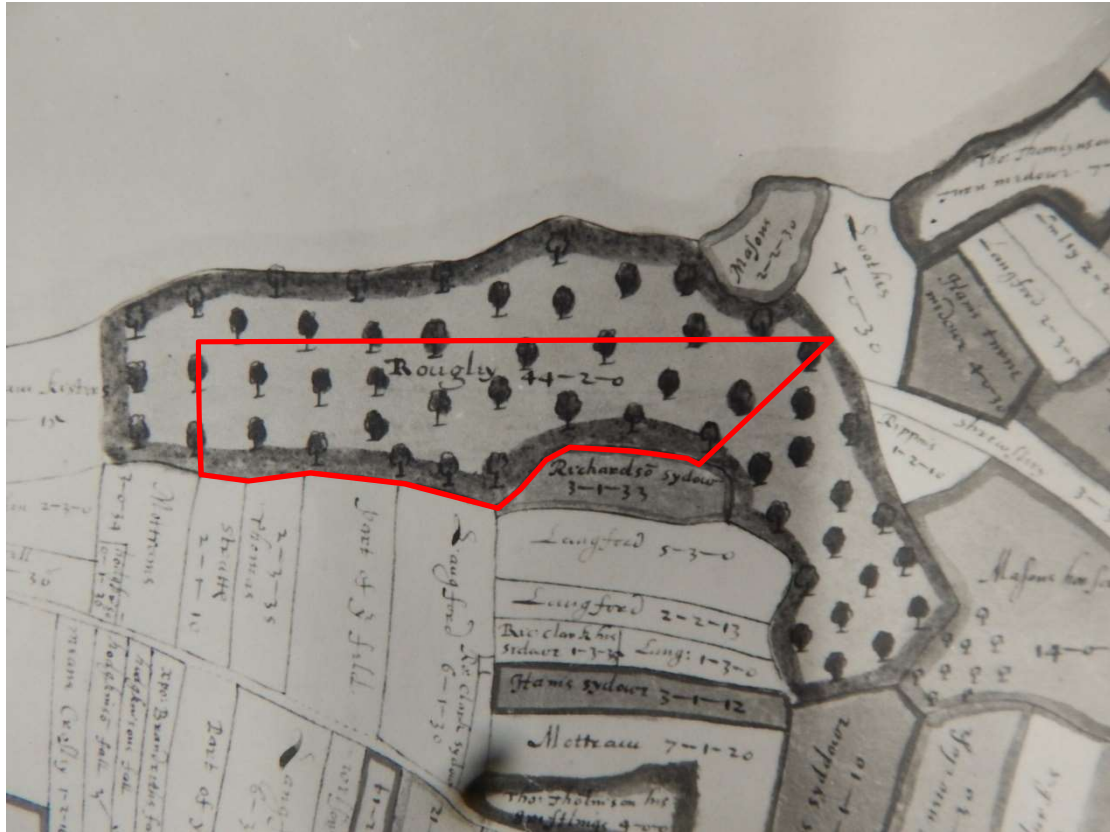


Figure 6: Detail of William Senior map of 1610, with assessment area highlighted.  
Scale Unknown

The second available map is the late 18th century map (post 1794) of Sutton-in-Ashfield drawn by James Dowland. The map, now very faded, is very accurate and detailed, although it has no information on land ownership. Ashland Road West did not exist at this stage, although there is a broken trackway along part of the southern border. Interestingly, there is a slight angular 'kink' close to what is now the south-west corner of the land. It is unclear what this is and why it is that shape (Fig. 7). The assessment area lies across a number of individual enclosures, with their hedgelines running north to south.

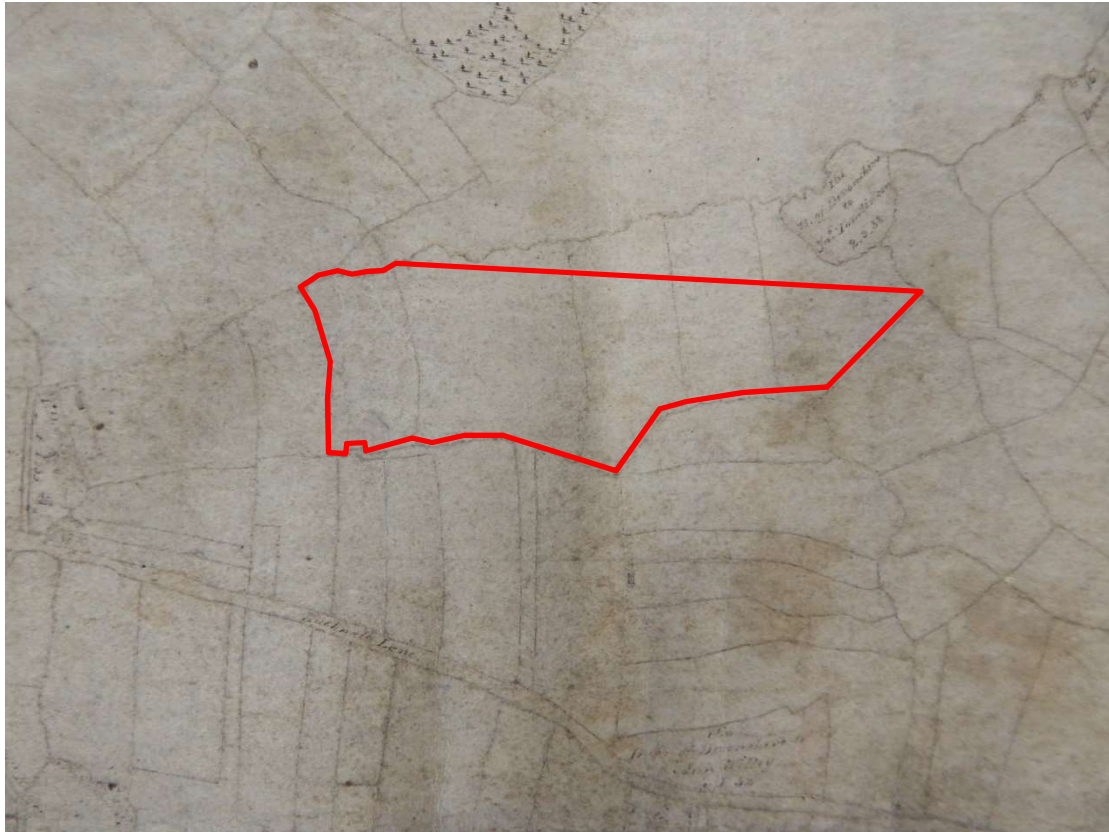


Figure 7: Detail of James Dowland map post-1794, with assessment area highlighted. Scale 40 chains to an inch



Figure 8: Detail of first edition Ordnance Survey map of 1879, sheet XXVII.2, with assessment area highlighted. Scale 25 inch to 1 mile

The first edition Ordnance Survey map of the area, dated 1879 shows a very similar scene to the post 1794 map and shows the accuracy of the earlier map. The parish boundary is shown running up the field boundary that forms the western edge of what is now the assessment area and following the stream along to the north-east. The enclosures seen on the earlier map have been further sub-divided and the assessment area now consists of parts of seven enclosures.

A trackway leads up from the south from Siddal's Farm and leads into a partial track to enter the fields close to where the current entrance into the field still lies (Fig. 8).

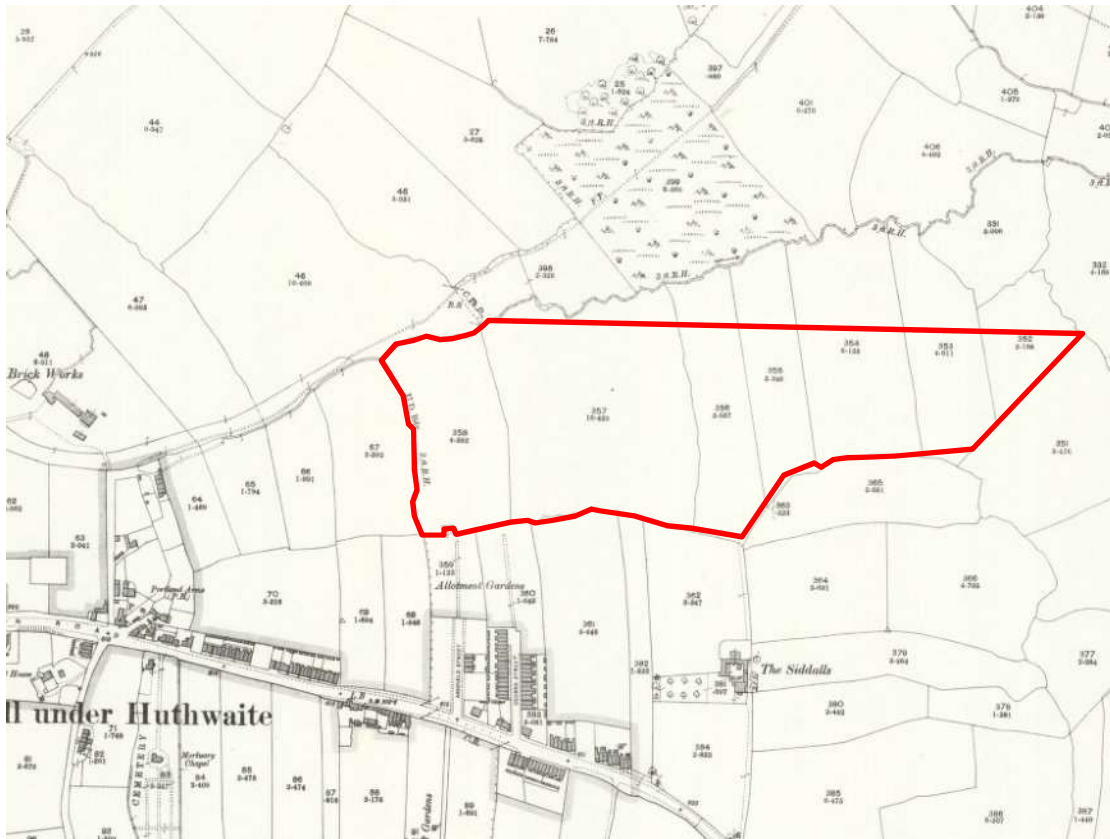


Figure 9: Detail of second edition Ordnance Survey map of 1899, sheet XXVII.2, with assessment area highlighted. Scale 25 inch to 1 mile

The second edition OS map of 1899 is very similar as far as the assessment area is concerned, but it does show the gradual development of the area to the immediate south-west, with new roads and housing appearing, plus a small area given over to allotment gardens (Fig. 9).

The next map is the 1917 OS map. This shows a similar scene, although there is some loss of field boundaries within the assessment area, and there is now considerable development to the south-west of the site, including further houses, allotments and a hosiery factory (Fig. 10).

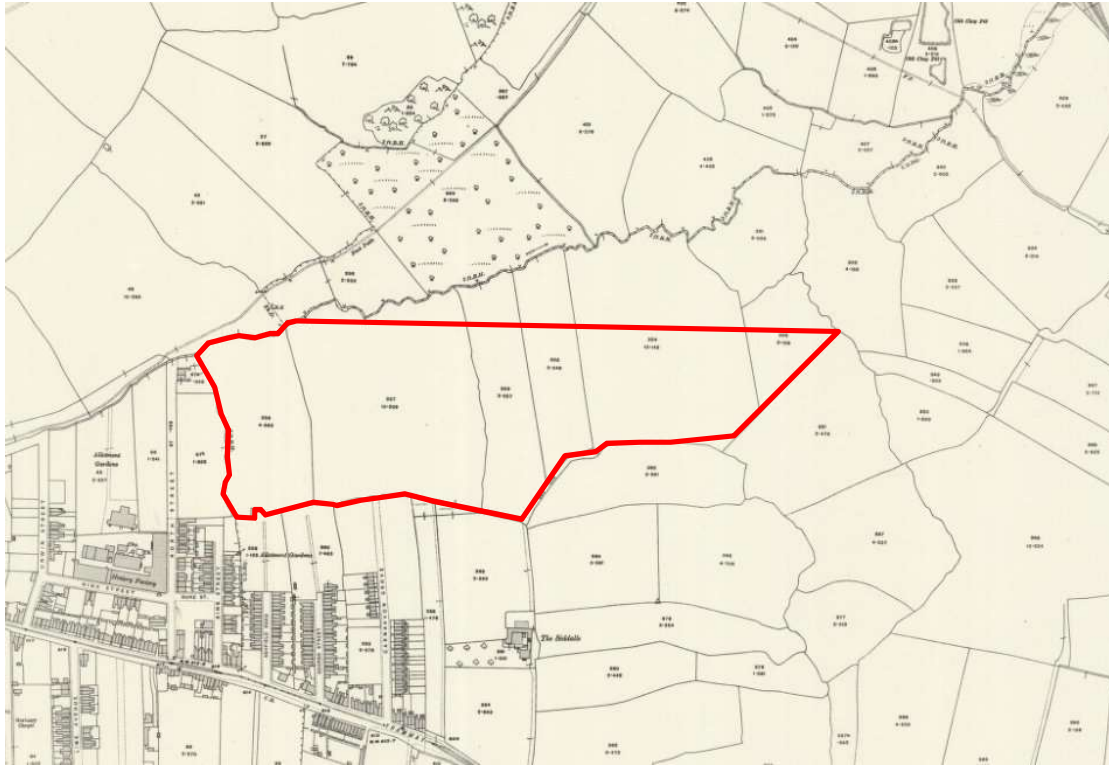


Figure 10: Detail of third edition Ordnance Survey map of 1917, sheet XXVII.2, with assessment area highlighted. Scale 25 inch to 1 mile

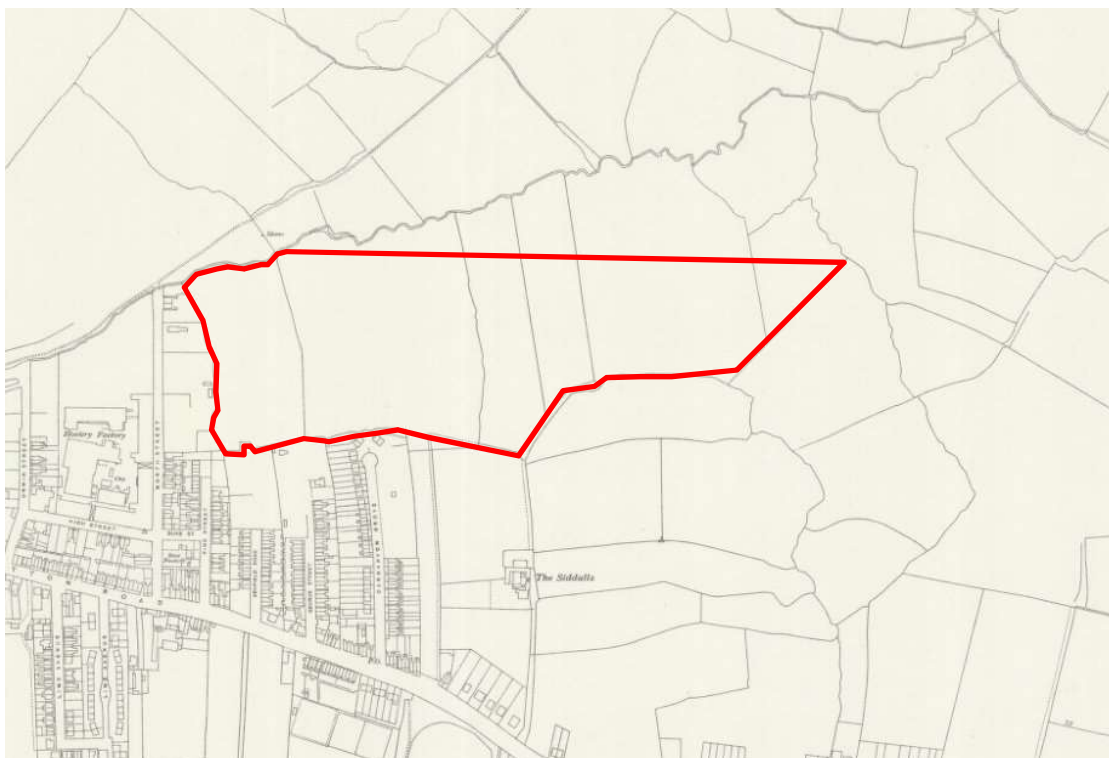


Figure 11: Detail of second edition Ordnance Survey map of 1945, sheet XXVII.2, with assessment area highlighted. Scale 25 inch to 1 mile

By 1945 there is development appearing along the roads to the south of the site as well as to the south-west. The assessment area remains much the same as on the previous maps (Fig. 11).

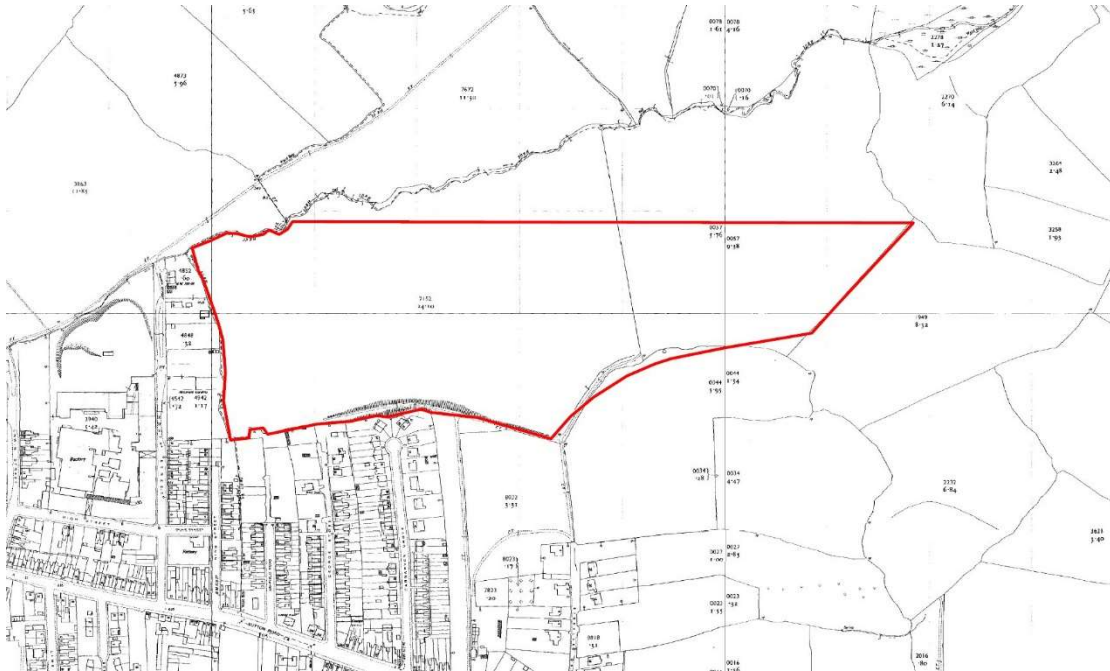


Figure 12: Detail of 1960 edition Ordnance Survey, sheet SK 4759, with assessment area highlighted. Scale 1: 2500

By 1960 the mapping shows the area as developed along the whole area to the south-west, with more roads appearing to the south. The assessment area itself has lost all the hedgelines except one, which is still extant and so the site itself looks largely as it does currently, with the exception of Ashland Road itself. There were no more modern paper maps available (Fig. 12). There are further 1: 10 000 maps available online for the years 1987 and 1993, and these show further development to the south of the assessment area with the eastern end of Ashland Road appearing by 1987. These cannot be reproduced due to copyright.

### Site Visit

The site was visited on 10/05/2019 in order to examine the present state of the assessment area (see Figs 13-22).

The site consists of a wedged shaped parcel of land, oriented east to west with the narrow end to the east. It can be accessed from Ashland Road to the south but it can also be seen through gaps in the woodland from Brierley Forest Park, which lies to the north. The land is made up of two fields; a larger western field and a smaller east field, separated by a partial field hedge, which runs broadly north-west to south-east. There are two gated accesses from Ashland Road, one which leads into the land via a hedged trackway into the fields close to the hedge line, and another that leads directly into the eastern field.

The land undulates somewhat, but broadly falls from a high point at the south-western corner to the north-east. The fall is sharp at the south-western edge, but gentler to the north. At the time of the site visit the land was covered in grass, although it has most

likely been arable in nature in the past. Fences and hedges surround the site. Neighbouring properties lie to the west and to the south along the western field. The land along the southern edge of the eastern field lies directly off the road. There are further properties along the eastern edge of the eastern field, plus an access into the Brierley Forest Park.

There are no obvious services, such as overhead lines around the site and the land itself is fairly featureless, with no earthworks in evidence.



Figure 13: View across the assessment area from Ashland Road, looking north-east



Figure 14: The western end of the western field, looking north-west



Figure 15: The trackway leading from the road onto the assessment area, looking north-east



Figure 16: The smaller eastern field, looking north with Brierley Forest Park to the north



Figure 17: The eastern end of the eastern field, looking north-east



Figure 18: The western field from Brierley Forest Park, looking south





Figure 19: The western field from Brierley Forest Park, looking south-east



Figure 20: The hedgeline between the two fields from Brierley Forest Park, looking south-west



Figure 21: The eastern field from Brierley Forest Park, looking south-west



Figure 22: The eastern end of the assessment area, from Brierley Forest Park, looking south-west



Figure 23: Illustrative Masterplan of the development. Provided by client

## **Appraisal of Development Impact**

The new proposal is for the construction of a new housing development of up to 300 homes, plus access roads and landscaping. There will also be open space and an attenuation basin.

Foundation trenches for two-storey dwellings are normally at least 1m deep and therefore the excavation of foundation trenches would have a detrimental effect on any underlying archaeological remains that may exist on the site. The construction of roads and landscaping can also have a negative effect on buried archaeological remains.

The cartographic evidence suggests that the assessment area has remained agricultural in nature since at least the post-medieval period. Therefore, the preservation of any underlying archaeological remains on the site may be very good.

## **Setting, Positive Contribution and Enhancement**

There are no listed buildings close to the site that will be impacted on by the new development. The assessment area lies outside the historic core of Huthwaite and the Conservation Area of Sutton-in-Ashfield. The proposed development is unlikely to have any effect on the setting of any historic assets in the vicinity.

## **Potential risk and further archaeological work**

As no archaeological work has been undertaken within the assessment area the greatest risk is for previously unknown archaeology to be present on the site. The HER for Nottinghamshire shows very little known archaeological remains in the vicinity. However, this may be due in part to a lack of archaeological work being undertaken in the area. As the site has not been previously evaluated, clarification of the archaeological potential could be achieved through further archaeological work.

## **Conclusion**

The land to the north of Ashland Road, Sutton-in-Ashfield currently consists of grassland but has clearly been used as arable fields in the recent past. The Ashfield area, as the name suggests, was heavily wooded in the past, mainly with the ash trees that grew so well in this area due to the underlying geology of magnesian limestone. There are few prehistoric and Roman finds or known archaeological sites in the area and none within a 1km radius of the assessment area.

The wooded land was cleared for agriculture throughout the medieval and post-medieval periods and by the 1700s much of the area was given over to farming, although few tangible medieval remains are known from the area.

The towns in the Ashfield area grew after industry reached the town; first with the arrival of the hosiery trade in the 18th century, followed by brick making and coal mining in the 19th century and into the 20th century.

Most of the archaeological remains listed on the Historic Environment Record (HER) for the area are therefore associated with Sutton's, and nearby Huthwaite's, industrial past, with most entries consisting of the site of former collieries, brickworks and hosiery factories, and associated features such as mineral railways, none of which are close enough to the site to have had an impact on buried archaeological remains or to be impacted upon by any new development.

Therefore, there is low potential for archaeological remains for all periods to be discovered during any new development on the area. There will also be no impact on historic buildings or landscapes in the vicinity.

Table 3: Summary of impacts

Heritage Asset	Significance (value)	Impact
Archaeology in the vicinity of the proposed development area.	Low – Medium	<b>None</b> - The proposed development will have no impact on archaeology outside the proposed area
Previously unknown archaeology within the proposed development area.	Low – Medium There is a <i>low</i> potential for prehistoric, Roman, medieval and post-medieval archaeology.	<b>Unknown</b> - There is low potential for previously unknown archaeology within the site, but there has been little archaeology carried out in the area. Evaluation may help to determine this and provide information upon which to base a mitigation strategy.
Conservation Areas and Historic Buildings in the vicinity of the proposed development area.	Grade I, II* - High Grade II - Medium There is only one listed building in the vicinity	<b>Negligible</b> - The conservation area and historic buildings in the vicinity are unlikely to be impacted by the proposals.

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21/05/2019

**Appendix: Known archaeological sites listed on the Historic Environment Record for Nottinghamshire**

HER Ref	Name	Summary	Period	Location
<b>MEDIEVAL</b>				
<b>MNT3949</b> <b>MNT15014</b>	Documentary references to Assart, Sutton in Ashfield	In 1208 Godfrey Spigurnell undertook to pay the king 12 pence annually for a pasture called "Alwalthweit" between Skegby and Hucknall under Huthwaite on the understanding that he was allowed to cultivate it and to enclose it with a fence and ditch. Tithe map shows two farmstead in this area. Placenames include Stubbing Hill, Rooley Lane and The Brand.	Medieval	SK 479 603 (point)
<b>MODERN</b>				
<b>MNT14007</b> <b>MNT2442</b>	Tramway in Sutton in Ashfield parish	Tramway. Grid ref for E end.	Modern	SK 478 591 (point)
<b>MNT14017</b> <b>MNT2452</b>	Hosiery factory in Sutton in Ashfield parish	Hosiery factory. Older section outlined on map.	Modern	SK 474 593 (point)
<b>MNT14018</b> <b>MNT2453</b>	Brickworks in Sutton in Ashfield parish	Brick works. Grid ref centred.	Modern	SK 471 596 (point)
<b>MNT14021</b> <b>MNT2457</b>	Old clay pit, Sutton in Ashfield	Old clay pit Now under slag heap. Grid ref approx.	Modern	SK 484 598 (point)
<b>MNT14022</b> <b>MNT2458</b>	Windmill, Mill House, Sutton in Ashfield	Windmill shown on corner of Mill Lane and Hucknall Lane. Mill House, on Mill Lane.	Modern	SK 4716 5923 (point)
<b>MNT14033</b> <b>MNT2472</b>	Tramway in Sutton in Ashfield parish	Tramway. Now largely built over. Grid ref for W end.	Modern	SK 485 599 (point)
<b>MNT16007</b> <b>MNT6207</b>	Brierley/Sutton Colliery, Skegby	Brierleyhill Colliery. Sutton Colliery. Sutton Colliery - closed 1989. Opened 1874, closed 31/08/1989.	Modern	SK 483 601 (point)
<b>MNT17575</b>	HUTHWAITE WAR MEMORIAL	War memorial. c.1920. War memorial. Sandstone ashlar. Chamfered plinths. Rectangular base of 2 steps and flower trough. Chamfered pedestal with bronze tablet to north and Rhymed inscription to south. West side dated 1914-1919. Above, cenotaph with rebated corners and stepped top. Bronze cross to north and bronze wreath to south. (NCC/js)	Modern	Centred SK 47263 59203

HER Ref	Name	Summary	Period	Location
<b>MNT26721</b>	Cemetery, Sutton in Ashfield	-	Modern	Centred SK 48824 59180
<b>MNT26722</b>	Huthwaite Welfare Grounds and Cemetery	-	Modern	Centred SK 46915 59238
<b>UNDATED</b>				
<b>MNT2459</b>	Map depiction of pit, Sutton in Ashfield	Pit	Unknown	SK 4703 5907 (point)
<b>MNT7469</b>	Hollow in Spring Wood, Sutton in Ashfield - map depiction	Pronounced circular dip in Spring Wood, by a trackway. Boundary takes a detour around it. Probably to do with coal mining though not named as a shaft.	Unknown	SK 4761 6042 (point)





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