



One Earth Solar Farm

Preliminary Environmental Information Report [EN010159]

Chapter 11: Cultural Heritage

May 2024

One Earth Solar Farm Ltd

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11. Cultural Heritage

Summary of Preliminary Likely Significant Effects

- 11.1. This Chapter concludes that there is the potential for likely significant environmental effects to several of the identified Cultural Heritage Assets arising from our Project during the construction, operation and decommissioning phases. There is more likelihood of significant effects arising during the construction and decommissioning phases, than during the operational phase, due to the temporary change in landscape because of construction related activity.
- 11.2. As explained in **Table 11-3** below, our Project is likely to have significant effects on:
- Designated Heritage Assets within 1km radius during the construction and decommissioning phases;
 - Fledborough Viaduct (NDHA), if cable crossing option is adopted and subject to design detail, during the construction and decommissioning phases; and
 - Selected Designated Heritage Assets within 1km radius during the operational phase: Whimpton Moor Scheduled Monument, Church of St Leonard in Ragnall (Grade II*), Ragnall House (Grade II), Ragnall Hall (Grade II), Church of St Gregory in Fledborough (Grade I) and Skegby Manor (Grade II).
- 11.3. At this preliminary stage, it is not anticipated that our Project would have significant effects on the settings of other heritage assets identified.

Introduction

- 11.4. This Chapter of the PEIR has been prepared by Icen Projects and presents the likely significant environmental effects of our Project upon Cultural Heritage, meaning above-ground heritage assets (such as buildings listed for their heritage value), which are both designated and non-designated. The experience of the consultants that have prepared this chapter, who are competent experts for the purpose of the EIA Regulations, is set out in **Appendix 1-1** in **Chapter 1-6**. It is informed by the environmental information we have collected to date (which is detailed in this Chapter), as well as the current description of our Project, as set out in **Chapter 4: Our Project**.
- 11.5. This Chapter is supported by further detailed information:
- > **Appendix 11.1:** Key Policy and Legislation
 - > **Appendix 11.2:** Assessment Methodology – technical details
 - > **Appendix 11.3:** Detailed Scope of Cultural Heritage Assessment
 - > **Appendix 11.4:** Cultural Heritage Technical Appendix

Current Cultural Heritage Baseline Conditions

- 11.6. The approach to the assessment of Cultural Heritage considers the potential for likely significant environmental effects on above ground heritage assets. This includes consideration of designated heritage assets and non-designated heritage assets ('NDHA') but excludes consideration of below ground heritage assets / archaeological effects which are dealt with in a separate chapter.
- 11.7. For Cultural Heritage, significant environmental effects may arise where our Project causes harm to the 'value' of heritage assets, including the contribution that setting makes to value¹.
- 11.8. As such, to the first stage to assessing the potential likely significant effects arising from our Project is to define the baseline context. In line with the first stage of methodology set out at **Appendix 11.2**, we have sought to identify the heritage assets which will likely be significantly affected. This is set out within this section and at **Appendix 11.3**. We have then sought to understand the value, contribution that setting makes to value, and, within that, the contribution that our Site makes to setting for all identified heritage assets. This is set out at **Appendix 11.4**.

Study Area

- 11.9. A study area of a 2km radius from our Site boundary has been identified within which above ground heritage assets have been reviewed. Within this 2km study area, NDHAs are considered within a 1km radius only.
- 11.10. The radius of this study area is based on a review of the data sources listed in the next section and is considered to be proportionate as required in policy.² This study area forms the basis for a more detailed scoping exercise which has been undertaken to identify the heritage assets (also referred to as receptors) within this radius whose value (including any contribution made by their setting) may be significantly affected by our Project. The scoping exercise was guided by initial analysis of heritage assets within the study area (and beyond, where considered appropriate), including consideration of the functional, experiential and visual relationships between heritage assets and our Site. The detailed scope of assessment has now been presented to and agreed with many of the key heritage stakeholders (set out in more detail later in this chapter).

¹ These terms are defined in the Glossary and at Appendix 11.2. Heritage value is usually referred to as 'significance', however to avoid confusion with the term 'significant environmental effects', it will be referred to as 'value' in this chapter.

² Department for Energy Security and Net Zero (2024) 'Overarching National Policy Statement for Energy (EN-1)', paragraph 5.9.10 states that: 'As part of the ES the applicant should provide a description of the significance of the heritage assets affected by the proposed development, including any contribution made by their setting. The level of detail should be proportionate to the importance of the heritage assets and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Collection of Cultural Heritage Data

11.11. An understanding of the cultural heritage context of our Project has been gained through a combination of desk-based research and fieldwork.

11.12. The following desk-based sources have been utilised:

- > *National Heritage List for England* (NHLE, Historic England) for data on nationally designated heritage assets (i.e. listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, world heritage sites);
- > *Nottinghamshire County Council Historic Environment Record* (HER) for data on designated and non-designated heritage assets within Newark and Sherwood and Bassetlaw;
- > *Bassetlaw's Database of Non Designated Heritage Assets* (2019) and *Unregistered Parks and Gardens* (2017) for further information on non-designated heritage assets within Bassetlaw;
- > *Lincolnshire County Council Historic Environment Record* (HER) for data on designated and non-designated heritage assets within West Lindsey;
- > Historic cartography, including national *Ordnance Survey* maps and local 19th century *Tithe Mapping*. These sources inform the baseline understanding on the historic representation of the current landscape and its uses.
- > *Historic Landscape Characterisation Project for Lincolnshire* (English Heritage and Lincolnshire County Council, 2011);
- > *Newark and Sherwood Landscape Character Study, Appendix R Landscape History* (Newark and Sherwood District Council, 2013); and
- > *Bassetlaw Landscape Character Assessment* (Bassetlaw District Council, 2009).

11.13. Further to this, Geographical Information System ('GIS') software has been used to collate and interrogate digital data. This has included mapping both designated and non-designated heritage assets within identified study areas, as well as overlaying with Zone of Theoretical Visibility ('ZTV') data produced by the landscape consultants for our Project to understand the potential nature of visual effects³.

11.14. Fieldwork was undertaken in June 2023 and January 2024 (both summer and winter conditions) and included Site walkthroughs and photographic recording.

³ The full ZTV methodology is provided in the accompanying Landscape and Visual Impact Assessment Chapter 12. Important to note for this assessment is that the ZTV has been produced on a 'worst case scenario' of maximum heights of panels across the areas identified for development. It takes into account buildings and woodland areas, however does not take into account small structures or other types of tree and hedge cover, therefore visibility is likely to be more reduced in reality.

Current Results

11.15. Designated heritage assets and non-designated heritage assets within the study area have been mapped in **Figures 11.1 and 11.2**, as well as **Appendix 11.4**. These can be summarised as follows:

- > There are 2 Scheduled Monuments ('SM') within our Site boundary, but excluded from the developable area: Roman Vexillation Fortress, Two Roman Marching Camps and a Royal Observers Corps Monitoring Post, Newton on Trent (NHLE: 1003608); and Whimpton Moor Medieval Village and Moated Site, Ragnall (NHLE: 1017567). There are 2 further Scheduled Monuments within the 2km study area: Ringwork at Kingshaugh Farm, East Markham (NHLE: 1018619); and Cross in St Peter and St Paul's Churchyard, Kettlethorpe (NHLE: 1018289).
- > There are 3 Grade I listed buildings within the 1km study area: Church of St Gregory in Fledborough (NHLE: 1045689), Church of St Wilfred in Low Marnham (NHLE: 1276534) and Church of St Oswald in Dunham-on-Trent (NHLE: 1370101). There is 1 Grade I listed building in the 2km study area: Church of St Peter in East Drayton (NHLE: 1212946).
- > There are 6 Grade II* listed buildings within the 1km study area, all of which are churches, including: Church of St George in North and South Clifton (NHLE: 1046053), Church of St Leonard in Ragnall (NHLE: 1233804), Church of St Giles in Darlton (NHLE: 1212465), Church of St Helen in Thorney (NHLE: 1302452), Church of St Matthew in Normanton (NHLE: 1233792) and Church of St Peter in Newton-on-Trent (NHLE: 1064109). There is 1 Grade II* listed structure within the 2km study area: Gateway at Kettlethorpe Hall (NHLE: 1147172).
- > There are 61 Grade II listed buildings within the 1km study area, nearly all of which are collected within the settlements and are generally former farmhouses, halls and cottages. Amongst these, there are also 3 war memorials and several structures associated with churches (i.e. headstones and lychgates). There are 17 Grade II listed buildings within the 2km study area.
- > There is 1 Conservation Area within the 1km study area: South Clifton, which contains 8 of the Grade II listed buildings. There is 1 Conservation Area within the 2km study area: East Drayton, which contains the Grade I listed Church of St Peter and 5 of the Grade II listed buildings.
- > There are 81 NDHAs (above ground heritage assets only) within a 1km study area, the largest of these being Fledborough Viaduct. Within these, there are 4 Unregistered Park & Gardens ('UPG').

11.16. To ensure a proportionate assessment, not all heritage assets have been scoped into the assessment. The full scope of heritage assets and our baseline work is set out at Appendices 11.3 and 11.4 and allows for an informed understanding of the sensitivity of heritage assets to our Project.

Figure 11-1: Designated Heritage Asset Mapping within 1km and 2km Radius of Site[illustrative only, presented in full in Appendix 11.4]

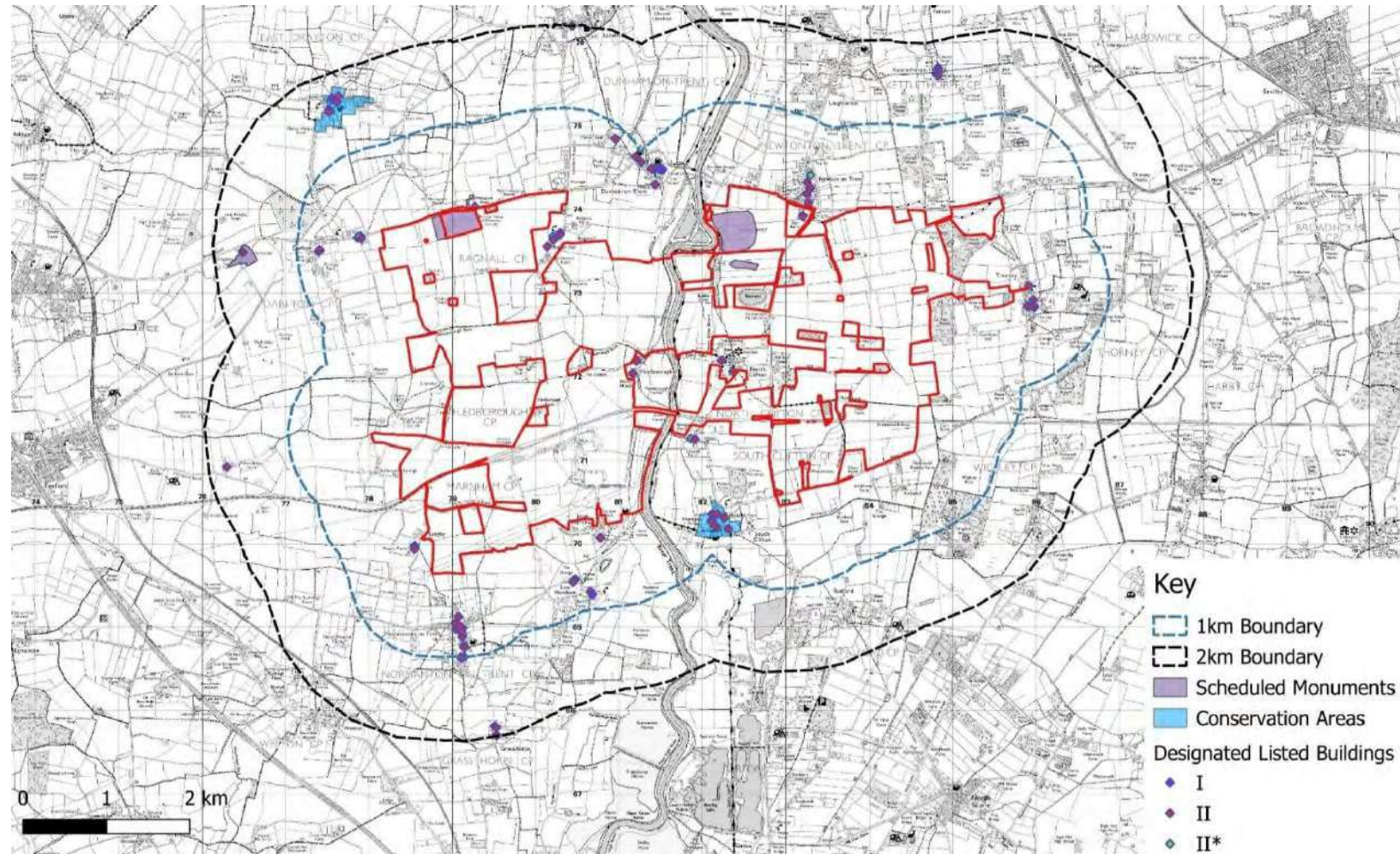
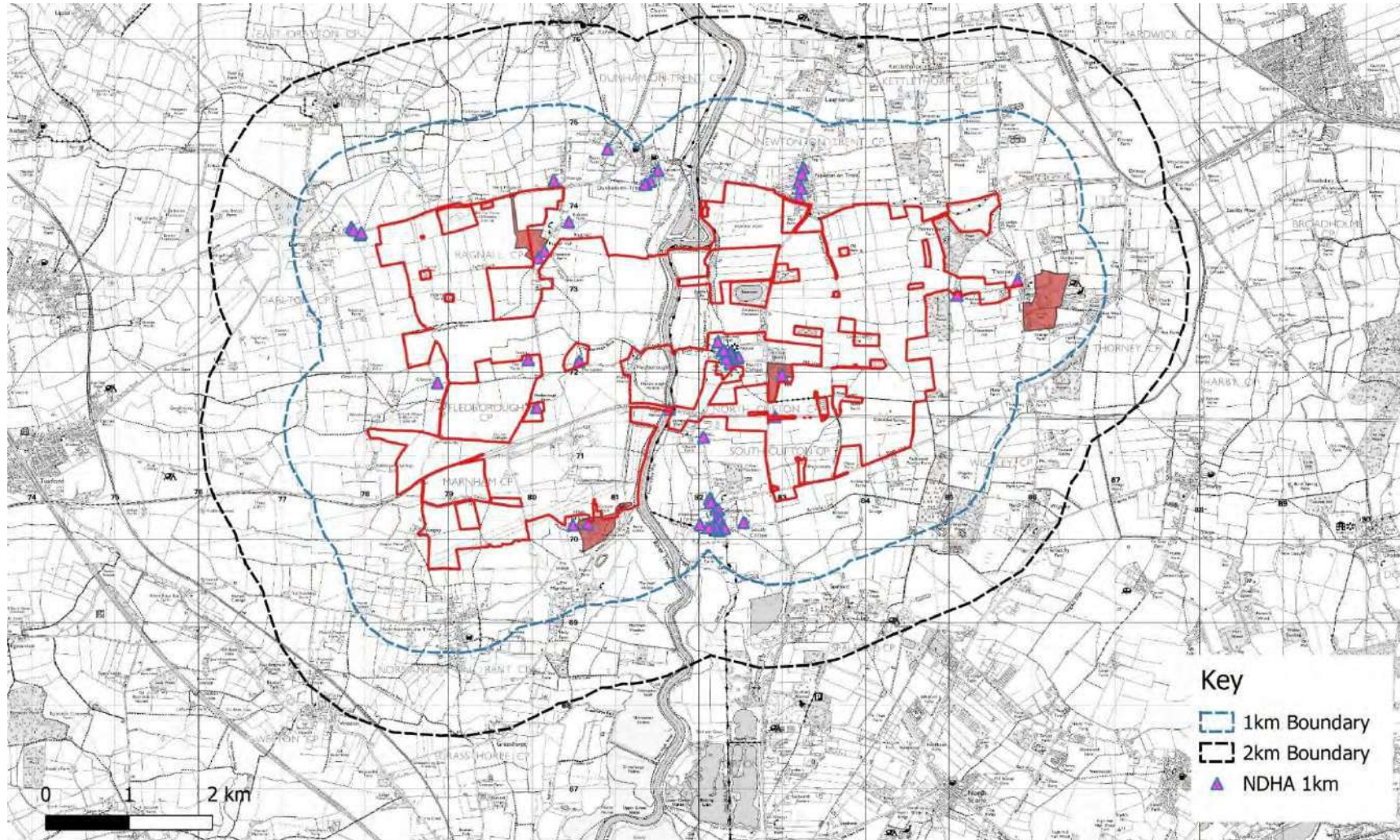


Figure 11.2 Non-Designated Heritage Asset Mapping within 1km of Site [illustrative only, presented in full in **Appendix 11.4**].



Further Data Collection

11.17. The following work will be undertaken to further understand potential effects:

- > A selection of heritage-related photomontages will be prepared and submitted with the ES to understand potential visual effects in key views to and from selected heritage assets. These viewpoints have been identified, in conjunction with the landscape consultants, and are currently being discussed with the relevant LPAs and Historic England for agreement.
- > As the design of our Project develops (e.g. location of substations), the ZTV will be reviewed, updated (as needed) and overlaid against heritage assets to ensure the scope of assessment remains sufficiently comprehensive, whilst still being proportionate to potential effects.
- > Further fieldwork will be undertaken to continue recording the characteristics (both visual and perceptual) of the settings of identified heritage assets.
- > The Cultural Heritage Technical Appendix (**Appendix 11.4**) will be expanded to become a full Desk-Based Assessment, collating any additional baseline data and assessment data. This will support the assessment in the ES Chapter.
- > Archaeological survey work is ongoing (i.e. geophysical survey) and we will be working closely with our archaeology colleagues to understand if any findings affect our assessment of the settings of the SMs.

Future Cultural Heritage Conditions

Collection of Future Predicted Data

11.18. To establish the Future Cultural Heritage Conditions, the relevant cumulative context (consented developments) of heritage receptors has been identified to understand how their settings may change even if our Project does not come forward.

Future Predicted Results

- 11.19. There are a number of consented changes in the vicinity of identified heritage assets. Most relevant to this assessment is the solar development and a green hydrogen production plant at the former High Marnham Power Station. A substation is consented west of Thorney (on the western boundary of the easternmost parcel of our Site). Solar development is also consented to the east of our Site, between Normanton on Trent and Tuxford/Scarthingmoor. There are several NSIPs for solar farms and energy infrastructure in the wider surroundings, the closest being Fosse Green Energy Solar Farm, located approximately 6km to the southeast of our Project. The combination of these schemes would compound the existing character of the wider landscape, already heavily characterised by power infrastructure. That being said, with the exception of heritage assets to the south-east of our Site (i.e. High Marnham, Normanton on Trent) where the existing presence of power infrastructure would be consolidated, the immediate settings of most heritage assets considered in this assessment would not be affected. For all consented schemes, the effects on heritage assets have each considered as part of their individual application processes.
- 11.20. There is also the development of 16 holiday lodges consented to the north of Whimpton Moor/Ragnall. This would add to the sporadic development already present along the A57 in between settlements and may introduce further development to the setting of Whimpton House (Grade II) and Whimpton Moor (SM).

Figure 11-3: View from public footpath to south-west of Ragnall (between Far Road and Main Street)



Environmental Measures

11.21. In a cultural heritage context, the key statutory and policy tests are to preserve or enhance the setting and significance (value) of heritage assets. Therefore, as set out in HEAN15⁴, good design generally means mitigating potential harm to heritage assets and their settings, i.e. by understanding and taking into account the key features which contribute to their value in the design process, such as key views.

11.22. The following design measures have been incorporated within the illustrative masterplan to mitigate potential harm:

- > Substantial setbacks and removal of developable land around North Clifton / South Clifton to ensure that our Project does not interrupt the connection between the settlements afforded by gaps and glimpsed views, including preserving the visual and perception connection between Church of St George and the Martyrs (Grade II*) and both settlements, given that kinetic movement between these settlements and the Church is an important factor in understanding its value.
- > No development is proposed on or directly adjacent to the two Scheduled Monuments within our Site.
- > Substantial setbacks have been incorporated around the Roman Vexillation Fortress Scheduled Monument to mitigate effects to appreciation of its likely historic functionality and strategic role as a military installation, and its present role in the landscape.
- > Setbacks incorporated around Whimpton Moor Scheduled Monument, based on an understanding of the topography here and its likely associative connection with the immediate surrounding agricultural landscape, to reduce the potential visual and experiential effects of development in the setting of the Monument.
- > Setbacks incorporated within Fledborough so as not to interrupt the connection of Church with the wider village and to maintain, without alteration, glimpsed views on the approach to the Church (there will be no effect to the foreground of key views from the river or Fledborough Viaduct as land not included within our Site).
- > Setbacks incorporated around Ragnall (based on understanding of topography) to reduce visual presence of development in settings of heritage assets here. This also includes having lower height panels in surroundings, where possible (although this is not possible in some places due to panels needing to be raised to address flood risk issues).
- > Substantial setbacks incorporated to the south of Newton on Trent, in particularly around Hall Farmhouse (Grade II) to reduce visual impact and potential effects on its setting.

⁴ Historic Environment Advice Note 15. Commercial Renewable Energy Development and the Historic Environment ('HEAN15', Historic England, 2021).

- > Substations are to be located in less sensitive areas of our Site from a heritage perspective, at a distance from heritage assets and avoiding sensitive aspects to/from heritage assets (where possible).
- > Landscape buffering (tree and foliage planting) is anticipated to be included at sensitive edges of our Site, where possible, to manage potential visual (and to some extent experiential) effects of our Project within the settings of heritage assets. This also has the potential to reduce the visual influence of existing power infrastructure beyond our Project, thus it may lead to some localised enhancements in line with GPA3.⁵
- > At this stage, the preferred option for cabling between the east and west sides of our Site is Directional Drilling which is considered to have a lesser impact on built heritage assets and their settings than other potential methods of cable routes, e.g. the addition of new built structures (i.e. pylons) or direct alterations to heritage assets such as the use of the Fledborough Viaduct for cables crossing the River Trent.

11.23. There may also be opportunities for positive effects to built heritage assets through enhancing their public interpretation and appreciation.⁶ This may be particularly relevant for the Scheduled Monuments within our Site and is in the process of being developed further.

Stakeholder Consultation

Table 11-1: Overview of Stakeholder Consultation

Stakeholder	Date of Consultation	Relevant Considerations for the PEIR
Historic England ('HE')	November 22 nd 2023 (meeting) February 8 th 2024 (meeting) March 20 th 2024 (written comments by email)	We presented and discussed our ongoing scoping exercise during meetings to agree which heritage assets should form part of the assessment.

⁵ Historic Environment Good Practice Advice in Planning Note 3. The Setting of Heritage Assets, Second Edition ('GPA3', Historic England, 2017).

⁶ Department for Energy Security and Net Zero (2024) 'Overarching National Policy Statement for Energy (EN-1)', paragraph 5.9.13

		Written comments received on March 20 th confirmed HE are in agreement with the scope of assessment as presented at Appendix 11.3 , including proposed approach to heritage-related views. This addresses comments raised by PINS in the Scoping Report regarding the scope of assessment (to also be agreed with LPAs).
Newark and Sherwood District Council ('NSDC')	December 19 th 2023 (meeting) March 12 th 2024 (written comments by email) April 29 th and 30 th 2024 (meeting)	As with HE, we presented and discussed our scoping exercise during the meeting to agree which heritage assets should form part of the assessment. Written comments received on March 12 th confirmed NSDC are in agreement with the scope of assessment as presented at Appendix 11.3 . Further discussion to be had on viewpoints going forward to clarify approach.
West Lindsey District Council ('WLDC')	March 7 th 2024 (email correspondence) April 29 th 2024 (meeting)	We issued the revised Cultural Heritage scope of assessment, including viewpoint locations selected, by email for review and comment. Subsequent meeting arranged with officers to present the scope and methodology. No confirmation received as the date of this report – discussions ongoing.

<p>Bassetlaw District Council ('BDC')</p>	<p>March 7th 2024 (email correspondence)</p> <p>April 29th 2024 (meeting)</p>	<p>We issued the revised Cultural Heritage scope of assessment, including viewpoint locations selected, by email for review and comment. Subsequent meeting arranged with officers to present the scope and methodology. No confirmation received as the date of this report. – discussions ongoing.</p>
<p>Nottinghamshire County Council</p>	<p>April 29th and 30th 2024 (meeting)</p>	<p>Meeting arranged with officers to present the scope and methodology. No confirmation received as the date of this report. – discussions ongoing.</p>
<p>Lincolnshire County Council</p>	<p>April 29th 2024 (meeting)</p>	<p>Meeting arranged with officers to present the scope and methodology. No confirmation received as the date of this report. – discussions ongoing.</p>

Assumptions and limitations

11.24. The approach to assessment is a high-level version of the detailed methodology set out at **Appendix 11.2**, taking into account the preliminary nature of design information available at this stage in our Project. As we are still in dialogue with the relevant stakeholders and these discussions will inform the scope and approach to the future EIA, the intention in this assessment is to identify likely significant environmental effects that may arise and to present the baseline information thus far to inform further consultation. A detailed approach which assesses heritage assets individually (or in small groupings), as per the scope set out in **Appendix 11.3**, will be undertaken in the future EIA.

Potential Likely Significant Effects Scoped Out

11.25. Below are the effects which are scoped out of the Cultural Heritage assessment as they are not considered likely to be significant (**Table 11-2**). As advised by PINs in the Scoping Opinion, we have sought agreement of our scope of assessment from relevant statutory consultees (see **Table 11-1**). To confirm, the revised scope no longer proposes to scope out all Grade II listed buildings beyond 1km and all heritage assets (aside from highly graded assets) in Darlton, Dunham on Trent, Thorney, Newton on Trent and Normanton on Trent. Instead, many of these have now been scoped in with a more selective approach taken to scoping out some heritage assets within these areas.

11.26. The detailed scope is presented at **Appendix 11.3**, including summaries of why certain assets have been scoped out, and further evidence for this can be found in **Appendix 11.4** (i.e. topography mapping, ZTV mapping).

Table 11-2: Effects Scoped Out

Effects Scoped Out	Justification
Heritage assets in Kettlethorpe, including the Cross in St Peter and St Paul’s Churchyard (Scheduled Monument)	Distance from Site, limited intervisibility (as shown on ZTV) and substantial screening in winter confirmed through additional Site visit. The visual and perceptual separation from our Site means that the nested rural settings of these assets are unlikely to be significantly affected. Scoping out this item has been agreed with Historic England.
Selected Grade II listed buildings within 2km radius (study area)	Selected assets in Dunham on Trent and Normanton on Trent have been scoped out on the basis that: <ul style="list-style-type: none"> - No associative, experiential or functional relationship between these assets and our Site. - Limited or no intervisibility between our Site shown on ZTV (worst case scenario). - Topography, foliage screening and intervening development means Site currently does not contribute to setting and value and so unlikely for significant effects to arise. Specific heritage assets scoped out are identified in Appendix 11.3 .
Selected groupings of NDHAs within 1km	Topography, screening (intervening development and/or foliage), limited intervisibility shown on ZTV and limited role of Site in setting means unlikely for significant effects to arise. Specific heritage assets scoped out are identified in Appendix 11.3 .

Heritage assets beyond 2km radius

In their Scoping Report comments, Historic England identified a number of heritage assets (generally grouped in settlements) should be reviewed for inclusion. These were reviewed and scoped out on the basis that:

- Limited or no intervisibility between our site shown on ZTV (worst case scenario).
- Our Site does not currently contribute to value and setting of assets.
- Distance from Site, topography and/or presence of intervening development (i.e. railway infrastructure) means unlikely for any effects to setting to be significant.

Specific heritage assets scoped out are identified in **Appendix 11.3**.

Further to this, highly designated heritage assets (SM, Grade I and II* LBs and RP&Gs) in the wider surroundings were reviewed where there was the potential for important and/or designed views to and from, Doddington Hall (Grade II* RP&G), Clumber Park (Grade I RP&G), Newstead Abbey (Grade I RP&G) and Lincoln Cathedral (Grade I listed). The distance away from our Site (ranging from c.4km to c.15km) combined with the lack of identified views and anticipated visibility means that it is very unlikely for significant effects to arise to these assets.

Preliminary Environmental Assessment

Approach

- 11.27. Legislative and policy requirements for the assessment of effects on heritage assets require the assessor to establish whether their value is preserved, better revealed/enhanced or harmed as a result of our Project.
- 11.28. There are two ways in which our Project can affect heritage assets:
- > by physical changes to the fabric, use and visual appearance of designated or non-designated heritage assets (known as direct effects); and
 - > by changes to the setting of designated or non-designated heritage assets (known as indirect effects).

- 11.29. For the purposes of this preliminary assessment, the effects to heritage receptors will be considered in broad terms in line with the preliminary environmental information available at this stage of our Project. As such, heritage receptors have been considered in broad groups based on geographical location for the purposes of this assessment. For clarity, heritage receptors will be assessed in detail and individually (or in agreed groupings) in the future EIA, as set out in **Appendix 11.3**.
- 11.30. The preliminary assessment is based on the 'worst case scenario', meaning assessing the options for BESS & substation locations, cable river crossing and construction compound locations and access assuming the 'maximum' potential effects on heritage assets possible within these options.
- 11.31. In order to identify likely significant effects, the following process has been followed:
- > Receptor Sensitivity: Understanding the heritage value of identified designated and non-designated heritage assets and the contribution that their setting makes to value, taking into account the contribution our Site makes to value as part of the setting;
 - > Defining Impacts: Understanding the nature and extent of any effects to the value of identified heritage assets, through any changes of the contribution that their settings make to their value (magnitude of change); and
 - > Preliminary Assessment: Making a judgement on the likely effects that our Project may have on heritage value, and identifying whether they have the potential to be significant or not.

Construction and Decommissioning Phase

Designated Heritage Assets (within 1km of Site)

Receptors and Receptor Sensitivity

- 11.32. Within 1km, the designated heritage assets which are identified as receptors are identified in **Appendix 11.3**. These can be summarised as follows:
- > Darlton: 6 listed buildings (all Grade II except Grade II* Church of St Giles), Whimpton Moor Medieval Village Scheduled Monument.
 - > Dunham: 8 listed buildings (all Grade II except Grade I Church of St Oswald).
 - > Fledborough: 3 listed buildings (all Grade II except Grade I Church of St Gregory).
 - > High Marnham: 1 listed building (Grade II Marnham Hall).
 - > Low Marnham: 4 listed buildings (all Grade II except Grade I Church of St Wilfred).
 - > Newton on Trent: 6 listed buildings (all Grade II except Grade II* Church of St Peter), Roman Vexillation Fortress Scheduled Monument.

- > Normanton on Trent: 2 listed buildings (Grade II Marrison's House and Grade II* Church of St Matthew).
- > North Clifton: 4 listed buildings (all Grade II except Grade II* Church of St George).
- > Ragnall: 6 listed buildings (all Grade II except Grade II* Church of St Leonard).
- > Skegby: 2 listed buildings (all Grade II).
- > South Clifton: Conservation Area and 8 associated listed buildings (all Grade II).
- > Thorney: 7 listed buildings (all Grade II except Grade II* Church of St Helen).

11.33. A baseline assessment of the value and setting of identified heritage assets can be found at **Appendix 11.4**. This baseline assessment is a descriptive one which considers the heritage interests which contribute to value, including the contribution of setting and the role of our Site within this. In line with IEMA guidance, once the value is described, it is possible to identify the 'importance' of heritage assets.⁷ This is an informed professional judgement which can be scaled based on the designation of assets (see **Tables 1 and 2** at **Appendix 11.2**). This is applied to receptors as follows:

- > High importance: Scheduled Monuments, Grade I and II* listed buildings.
- > Medium importance: Conservation Areas, Grade II listed buildings.

Defining Impacts

11.34. There is the potential for indirect effects to heritage receptors arising from:

- > Visual effects to setting of heritage assets from construction and decommissioning activity, including visible plant machinery and infrastructure (i.e. cranes).
- > Increase of noise, dust and traffic movement associated with construction works which may be relevant where it affects the tranquillity or character of the setting of a heritage asset (in cases where this characteristic contributes to the value of the asset). This includes on-site construction activity and the delivery of infrastructure.
- > Effects to historic landscape character where it contributes to the setting and value of heritage assets. This includes the potential encroachment of historic farmland ownership and 'industrialisation' of rural settings (albeit noting that the landscape already hosts significant power infrastructure in places, primarily through the existing overhead power lines and pylons and former power stations such as Cottam, beyond to the north).

⁷ Principles of Cultural Heritage Impact Assessment in the UK (IEMA, IHBC, CiFA, 2021)

- 11.35. Construction activity is anticipated to commence in 2027 and will continue for a period of 2 years. Our Project would be operational by 2029. Decommissioning is anticipated to occur once our Project is no longer operational (a maximum of 60 years from operation).
- 11.36. A CEMP and DEMP will be prepared to mitigate the potential adverse effects during the Construction Phase and Decommissioning Phase respectively. We would expect the mitigation of potential construction effects would include the following measures: maintaining a clean and tidy Site, managing existing vegetation and the use of appropriate hoarding to manage visual presence of construction activity; restricting noise levels and lighting to construction hours only; ensuring main Site access points are located away from heritage assets and historic villages to reduce potential impact of increased traffic and delivery of components on the settings of assets; and the use of a phased approach to the construction activity in order to reduce the intensity of the construction effects across our Site as a whole and the length of time that certain heritage assets may be affected.
- 11.37. At this preliminary stage, the magnitude of change during construction to the setting of designated heritage assets within 1km of our Site is anticipated to range between medium and high. The magnitude of change would be temporary, limited to the construction period only and reversible.
- 11.38. The effects to heritage assets during the decommissioning phase are likely to be of a similar magnitude of change to construction effects, albeit this phase would likely be returning to a baseline position by removing development from the setting of heritage assets.

Preliminary Assessment

- 11.39. Construction and decommissioning activities as identified above are likely to cause adverse effects to the settings of designated heritage assets within 1km radius of the Site. This is because even with mitigation measures, there is likely to be visible construction activity (i.e. cranes) and an increase in noise and traffic movements which may affect the contribution that setting makes to value of heritage receptors. As the heritage receptors range between medium and high importance, and the magnitude of change to setting is anticipated to be between medium and high, it is likely that these will be significant adverse effects. However, these effects would be temporary only and reversible. For any significant adverse effects, these will need to be weighed against the public benefits of our Project, as per NPS EN-1 paragraphs 5.9.32 and 5.9.33.
- 11.40. It is noted for decommissioning that the effects during this phase, while similar to construction, would likely be returning to a baseline position by removing development from the setting of heritage assets (with the exception of substations which are anticipated to remain). As such, while these would be adverse during the phase, the outcome of this phase would likely be beneficial.

Designated Heritage Assets (between 1km – 2km of Site)

Receptors and Receptor Sensitivity

11.41. Between 1km – 2km, the designated heritage assets which are identified as receptors are identified in **Appendix 11.3**. These can be summarised as follows:

- > Darlton: Ringwork at Kingshaugh Farmhouse Scheduled Monument.
- > East Drayton: Conservation Area and 6 associated listed buildings (all Grade II except Grade I Church of St Peter).

11.42. A baseline assessment of the value and setting of identified heritage assets can be found at **Appendix 11.4**. This baseline assessment is a descriptive one which considers the heritage interests which contribute to value, including the contribution of setting and the role of our Site within this. In line with IEMA guidance, once the value is described, it is possible to identify the ‘importance’ of heritage assets.⁸ This is an informed professional judgement which can be scaled based on the designation of assets (see **Tables 1 and 2 at Appendix 11.2**). This is applied to receptors as follows:

- > High importance: Scheduled Monuments, Grade I and II* listed buildings.
- > Medium importance: Conservation Areas, Grade II listed buildings.

Defining Impacts

11.43. There is the potential for indirect effect to heritage receptors arising from:

- > Visual effects to the wider setting of heritage assets from construction and decommissioning activity, including visible plant machinery and infrastructure (i.e. cranes), where it might affect the perception of wider historic landscape character and its contribution to the setting and value of heritage assets.
- > Minor increase of noise, dust and traffic movement associated with construction works, albeit at a distance from identified heritage assets so effects are likely to be low and unlikely to materially affect the character of their settings.

11.44. The assumptions related to the duration of construction activity and environmental measures employed to mitigate effects are as per the previous section.

11.45. At this preliminary stage, the magnitude of change during construction to the setting of designated heritage assets between 1km – 2km of our Site is anticipated to range between low and very low. The magnitude of change would be temporary, limited to the construction period only and reversible.

11.46. The effects to heritage assets during the decommissioning phase are likely to be of a similar magnitude of change to construction effects, albeit this phase would likely be returning to a baseline position by removing development from the setting of heritage assets (with the exception of the substations which are not proposed for removal).

Preliminary Assessment

⁸ Principles of Cultural Heritage Impact Assessment in the UK (IEMA, IHBC, CiFA, 2021)

11.47. While there may be negative effects from construction and decommissioning works in the setting of identified designated heritage assets beyond 1km radius from our Site, it is unlikely that these effects would be significant. This is due to their distance away from our Site, the screening that already occurs (existing tree buffering, topography and intervening built form) which reduces visibility and noise, and the lack of contribution that our Site makes to their settings through any functional or experiential association. As the magnitude of change is anticipated to range between low and very low, no significant effects are anticipated to these receptors.

Non-Designated Heritage Assets (within 1km of Site)

Receptors and Receptor Sensitivity

11.48. Within 1km, the NDHAs which are identified as receptors are identified in **Appendix 11.3**. These can be summarised as follows:

- > Darlton: 5 NDHAs.
- > Dunham: 6 NDHAs.
- > Fledborough: 4 NDHAs.
- > High Marnham: 3 NDHAs, including 1 UPG (Marnham Hall).
- > North Clifton: 19 NDHAs, including 1 UPG (Grounds at the Hall).
- > Ragnall: 4 NDHAs, including 1 UPG (Ragnall Hall).
- > South Clifton: 19 NDHAs.
- > Thorney: 2 NDHAs.

11.49. A baseline assessment of the value and setting of non-designated heritage assets can be found at **Appendix 11.4**. This baseline assessment is a descriptive one which considers the heritage interests which contribute to value, including the contribution of setting and the role of our Site within this. In line with IEMA guidance, once the value is described, it is possible to identify the 'importance' of heritage assets.⁹ This is an informed professional judgement which can be scaled based on the designation of assets (see **Tables 1 and 2 at Appendix 11.2**). This is applied to receptors as follows:

- > Low importance: Non-designated heritage assets (including locally listed buildings).
- > Very low importance: Non-designated heritage assets of limited interest / compromised by poor preservation (i.e. Gibraltar Farm, Darlton).

Defining Impacts

11.50. There is the potential for indirect effect to heritage receptors arising from:

⁹ Principles of Cultural Heritage Impact Assessment in the UK (IEMA, IHBC, CiFA, 2021)

- > Visual effects to the setting of heritage assets from construction and decommissioning activity, including visible plant machinery and infrastructure (i.e. cranes), where it might affect the perception of wider historic landscape character and its contribution to the setting and value of heritage assets.
- > Increase of noise, dust and traffic movement associated with construction works which may be relevant where it affects the tranquillity or character of the setting of a heritage asset (in cases where this characteristic contributes to the value of the asset). This includes on-site construction activity and the delivery of infrastructure.
- > There is the potential for direct, temporary effects to Fledborough Viaduct if this cable routing option is progressed. This would be from fixing of external cabling and any alterations needed to the structure to facilitate this, i.e. rebuilding the deck to insert cables beneath, potential increase in structural load.

11.51. The assumptions related to the duration of construction activity and environmental measures employed to mitigate effects are as per the previous section.

11.52. At this preliminary stage, the magnitude of change during construction to the setting of designated heritage assets between 1km – 2km of our Site is generally anticipated to range between medium and low, however may be high in the case of Fledborough Viaduct subject to further design detail. The magnitude of change would be temporary, limited to the construction period only and reversible.

11.53. The effects to heritage assets during the decommissioning phase are likely to be of a similar magnitude of change to construction effects, albeit this phase would likely be returning to a baseline position by removing development from the setting of heritage assets (with the exception of the substations which are not proposed for removal).

Preliminary Assessment

11.54. While NDHAs are relevant considerations¹⁰ and there may be some negative effects to their value arising from changes in their settings, it is considered unlikely our Project will lead to significant effects in EIA terms due to the low or very low value of NDHAs. As such, even if the magnitude of change would be high – as the case may be for Gibraltar Farm where the western substation / BESS is likely to be located in close proximity – the low or very low value of NDHAs would mean that effects would be minor adverse and not significant.

¹⁰ NPS EN-1 paragraph 5.9.7 states: 'The Secretary of State should also consider the impacts on other non-designated heritage assets (as identified either through the development plan making process by plan-making bodies, including 'local listing', or through the application, examination and decision making process)'

11.55. Fledborough Viaduct (NDHA) may be subject to direct effects as a result of cabling between the east and western parts of our Site which could lead to a high magnitude of change. This would either be through installing cables within the existing deck (potentially raising deck level and therefore parapets, increasing structural load) or on external support brackets (which may also increase the structural load and would be visible externally). Should extensive construction activity be required to install this cabling which would include substantial loss of fabric or affect structural soundness (subject to further investigation), there is the potential for temporary significant adverse effects to this asset. However, if works to externally fix the cable route were required to be extensive, there would likely be associated repair works which may have a mitigating effect.

Next Steps

11.56. For all receptor groups, a more detailed assessment will be prepared in the ES Chapter (and accompanying DBA) which will consider individual effects to heritage assets. The approach to the future assessment, as will be documented within the ES, is identified in **Appendix 11.2**. This assessment will be based on the parameters for our Project, which we will continue to develop following further assessment work and as a result of responses to consultation, and mitigation measures, including the CEMP.

Operational Phase

Designated Heritage Assets (within 1km of Site)

Receptors and Receptor Sensitivity

The receptors scoped into the assessment and their sensitivities are as per the Construction and Decommissioning Phase.

Defining Impacts

11.57. There is the potential for indirect effects to designated heritage assets within 1km of our Site arising during the operational lifespan of our Project (being a maximum of 60 years) from the following:

- > Effects to historic landscape character where it contributes to the setting of heritage assets. This includes the potential encroachment of historic farmland ownership or functional association and 'industrialisation' of rural settings (albeit noting that the landscape is already fairly industrial/power-focussed).
- > Visual effects to setting of heritage assets from introduction of solar panels and associated built infrastructure, such as BESS and substations, including:
 - > Effects to long/open views of church towers, i.e. Churches of St Gregory (Fledborough), St George (North/South Clifton), St Oswald (Dunham on Trent) and St Leonard (Ragnall), where the views make a contribution to the value of the asset in question;

- > View corridors where the association between heritage assets is key (i.e. Church of St George and South Clifton Conservation Area) or where heritage assets are appreciated from elevated positions (i.e. views from the Roman Vexillation Fortress Scheduled Monument or from Fledborough Viaduct).
- > Effects to appreciation of heritage assets from elevated view locations (i.e. interruption of views out from the Roman Vexillation Fortress Scheduled Monument which assist in understanding the Monument's historic function and significance).
- > Visual intrusion of associated infrastructure, for example, substations, BESS sites, boundary fencing and CCTV cameras (subject to further design detail, but indicative locations and sizes for substations and BESS provided).
- > Effects to the understanding of identified Scheduled Monuments within their settings (both visual and associative) for those within our Site boundary (Roman Vexillation Fortress and Whimpton Moor Medieval Village).

11.58. Due to the integration of environmental measures described earlier, it is anticipated that the magnitude of change in the setting of most designated heritage assets within 1km would be between very low and low. However, for several heritage assets, the magnitude of change may be between medium and high – generally expected to be medium at this stage. These heritage assets are considered to be:

- > Whimpton Moor Medieval Village Scheduled Monument
- > Selected designated heritage assets in Ragnall: Church of St Leonard (Grade II*), Ragnall House (Grade II), Ragnall Hall (Grade II)
- > Church of St Gregory, Fledborough (Grade I),
- > Skegby Manor (Grade II)

Preliminary Assessment

11.59. Where the magnitude of change may be medium or high, there is the potential for indirect, significant adverse effects to these heritage assets of medium and high importance where the contribution of their settings to their value may be diminished with the addition of solar panels and associated infrastructure. This would primarily be where there is a clear associative relationship affected (i.e. loss of a functional association between a historic farmhouse and its land), or considerable intrusion into the appreciation of these assets (i.e. visual intrusion through loss of key views of heritage assets with solar panels, CCTV cameras and boundary fencing, or large-scale infrastructure such as substations and BESS appearing overbearing in views of heritage assets).

It should also be noted that attempts to mitigate these effects are built into design parameters, for example setbacks and buffering around Whimpton Moor SM, Ragnall and Fledborough which has been designed to respond to the existing topography, view corridors and to ensure settlements (i.e. Fledborough) are not interrupted by our Project. This is why we would anticipate the magnitude of change to be medium at this stage, rather than high, for most of these assets. It is anticipated that with further development of the parameters and assessment work, these effects would be better understood or further mitigated (i.e. with tactical planting at sensitive edges). For any significant adverse effects, these will need to be weighed against the public benefits of our Project, as per NPS EN-1 para. 5.9.33.

For the remaining designated heritage assets within 1km, it is unlikely for significant effects to arise from our Project, either:

- > Due to our Project affecting land which does not make a contribution to value of heritage assets due to lack of functional or experiential relationship. For example, while it is the case that our Project includes land historically associated with Hall Farm, Darlton (where several of the farm buildings are Grade II listed as a group), significant adverse effects are not anticipated here. This is because our Project will affect land in the wider historic ownership only and the contribution of this land to the value of the listed grouping is lessened by the distance, modern changes to setting (including visual buffering), and the secondary role of these ancillary buildings within the farmstead (see **Appendix 11.4, p.24**). The latter applies to listed ancillary farm buildings such as the Pigeoncote at Skegby Manor (Grade II) and Barn at Ragnall Stables (Grade II) where their value predominantly lies in their relationship with the primary farm buildings; their connection to the land is less direct than 'headquarters' at the farmhouse or manor whose value is linked to landownership and management. Similarly for listed headstones and gateways associated with churches.
- > Due to their distance from our Site and screening effects by foliage/woodland, topography and intervening development meaning the contribution of their settings to value would be preserved (as is the case with heritage assets in Dunham on Trent, Thorney, Newton on Trent, Darlton and Normanton on Trent).
- > Due to our Project being located beyond existing power infrastructure which is well established in their settings already, meaning that their former rural settings are much more confined or substantially altered (as is the case with High Marnham and Low Marnham – the designated heritage asset in High Marnham is also subject to well-established screening by tree, foliage and intervening development).
- > Due to mitigation built into the design with extensive setbacks and land removed from site boundary preserving the key elements of their settings (as is the case with heritage assets in South Clifton and North Clifton where their surroundings have been kept open and free from solar development, preserving the gaps between them and their connections to the Church of St George, Grade II*).

11.60. This is not to say that adverse effects may not occur to designated heritage assets within 1km of our Site which may be considered to cause some harm which will need weighing against the public benefits of our Project in line with the requirements of NPS EN-1 and NPPF, however it is not expected that these adverse effects will be significant in EIA terms.

11.61. Our Project may also lead to some positive effects should there be opportunities to increase the appreciation of heritage value through public interpretation. This may be relevant for the Scheduled Monuments within the Site (Whimpton Moor and Roman Vexillation Fortress) and are in the process of being developed further.

Designated Heritage Assets (between 1km – 2km of Site)

Receptors and Receptor Sensitivity

11.62. The receptors scoped into the assessment and their sensitivities are as per the Construction and Decommissioning Phase.

Defining Impacts

11.63. There is the potential for indirect effects to identified heritage assets arising from:

- > Visual effects to setting of heritage assets from introduction of solar panels and associated built infrastructure, such as BESS. In this case, views south of East Drayton Conservation Area in its wider setting, albeit it is noted that there are no views of our Site from within the CA itself.
- > Effects to the understanding of Kingshaugh Ringwork Scheduled Monuments within its wider landscape setting (associative as unlikely for any visual effects)..

11.64. At this preliminary stage, the magnitude of change during operation to the setting of designated heritage assets between 1km – 2km of our Site is anticipated to range between low and very low. This is due to their distance away from our Site, lack of contribution of our Site to their setting and value, and their limited visual relationship with our Site, as is reflected in the ZTV mapping (see **Appendix 11.4**).

Preliminary Assessment

11.65. While our Project would be a minor change in the wider surroundings of these assets, given the low or very low magnitude of change, it is unlikely for significant effects to arise to the setting of these heritage assets from our Project. This is due to the following:

- > Our Project affecting land which does not make a contribution to value of these heritage assets due to lack of functional or experiential relationship between them. For example, while there is a wider network of Scheduled Monuments in the area, there is no known direct association between the Ringwork at Kingshaugh Farmhouse and the Scheduled Monuments within the Site (Whimpton Moor Medieval Village and Roman Vexillation Fortress) that would be interrupted by our Project.

- > Their distance from our Site and screening effects by foliage/woodland, topography and intervening development meaning the contribution of their settings to value (i.e. the immediate rural surroundings of East Drayton village) would be preserved.

11.66. In summary, there not anticipated to be significant effects to identified heritage assets within a 1-2km radius from our Site.

Non-Designated Heritage Assets (within 1km of Site)

Receptors and Receptor Sensitivity

11.67. The receptors scoped into the assessment and their sensitivities are as per the Construction and Decommissioning Phase.

Defining Impacts

11.68. There is the potential for indirect effect to non-designated heritage receptors within 1km arising from:

- > Visual effects to the setting of heritage assets from addition of solar panels and associated infrastructure (substations / BESS, CCTV and security fencing), where it might affect the perception of wider historic landscape character and its contribution to the setting and value of heritage assets.
- > There is the potential for direct, effects to Fledborough Viaduct if this cable routing option is progressed. This would be from fixing of external cabling and any alterations needed to the structure to facilitate this, i.e. rebuilding the deck to insert cables beneath, potential increase in structural load.

11.69. At this preliminary stage, the magnitude of change during operation to the setting of designated heritage assets between 1km – 2km of our Site is generally anticipated to range between medium and very low. Subject to the design of the cable routing should this option be progressed, it is anticipated that the magnitude of change to Fledborough Viaduct would be low to medium with some visible changes to the appearance of the structure, but its historic use and role in the landscape expected to still be appreciable.

Preliminary Assessment

11.70. As with the construction and decommissioning phase, it is considered that even if the magnitude of change would be medium in some cases, it is unlikely that effects to the settings of NDHAs would lead to significant effects due to their low or very low value. This applies even where a BESS structure would be added in close proximity to Gibraltar Farm (NDHA) as while it would have a negative effect on its setting, it is of very low value and so the effects are unlikely to be significant, even if medium magnitude of change.

11.71. For Fledborough Viaduct, there is not expected to be high levels of direct change and loss of historic fabric resulting from routing the cable externally (i.e. through raising parapets to accommodate a raised deck level as the latter already subject to modern change). As such, the effects would likely amount to minor changes to the appreciation of this asset only and are unlikely to be significant, subject to further design detail.

Next Steps

11.72. A more detailed assessment will be prepared in the ES Chapter which will consider individual effects to heritage assets. The approach to the detailed assessment of potential significance of these effects as will be documented within the ES is identified in **Appendix 11.2**. This will be supported by:

- > More developed design parameters, including the final location of substations and BESS sites and confirmation of cable routing options.
- > A selection of heritage-related photomontages which will support the assessment of potential significant effects.

Heritage Photomontages

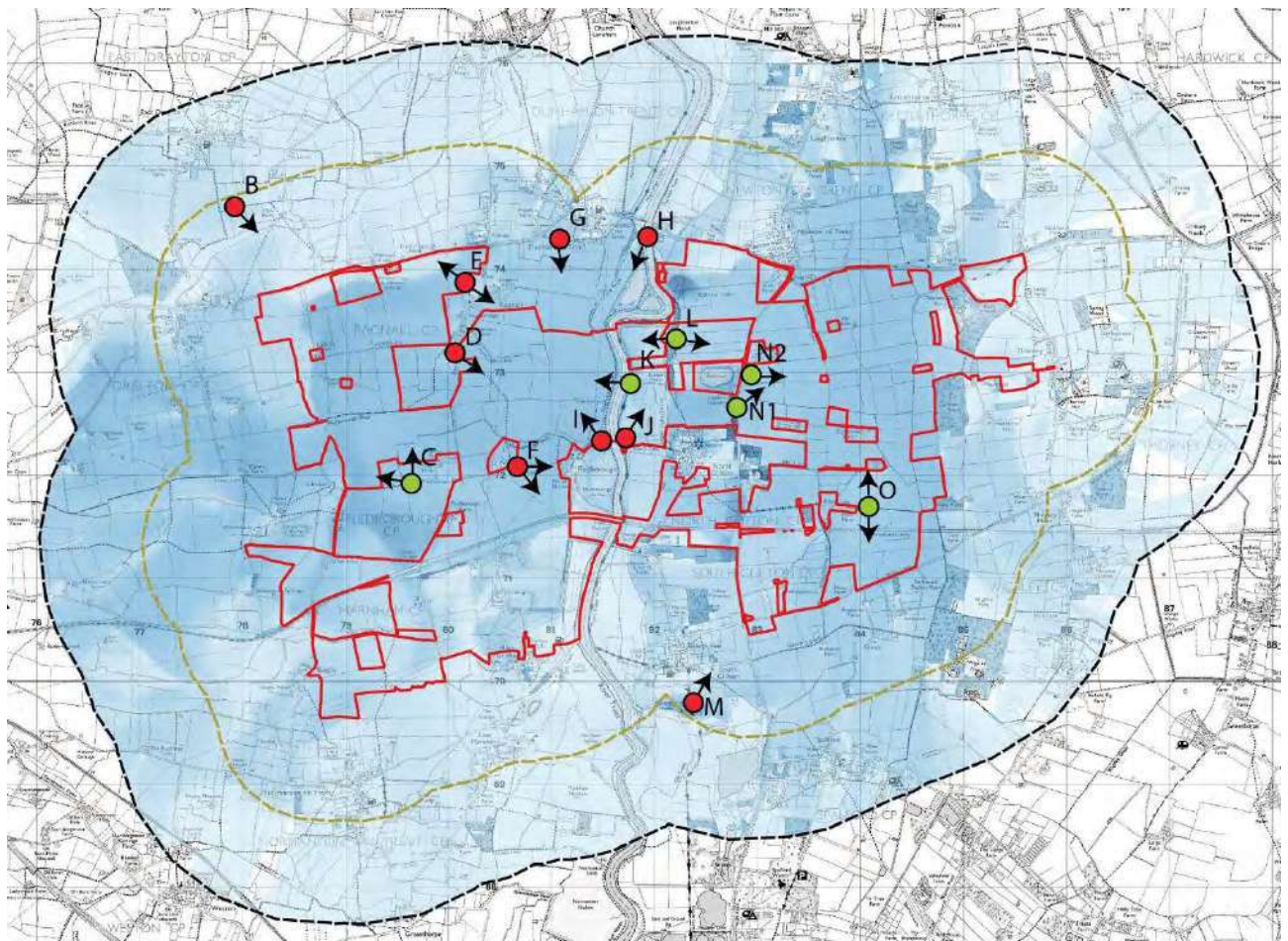
11.73. We have been working with the landscape consultants preparing the Landscape and Visual Impact Assessment to identify a number of views which will be prepared as photomontages to support the future EIA, in line with NPS EN-3 para. 2.10.119. For more detail on the views, please see **Chapter 12: Landscape and Visual**. Within this, we have advised on a series of viewpoints which will support the cultural heritage assessment, in particular the understanding of the potential visual changes in the settings of heritage receptors. The proposed photomontage locations are shown in **figure 11-4**, with the heritage-related ones identified in red, and have been selected for the following reasons:

- > B: View taken from footpath south of East Drayton Conservation Area, capturing part of Whimpton Moor Scheduled Monument to understand potential effects to setting.
- > D: View taken south of Ragnall looking towards Fledborough to understand the potential effects on setting of heritage assets in these two settlements.
- > E: Views taken from Church of St Leonard (Grade II*), Ragnall to understand the potential effects to setting, looking both north-west towards Whimpton Moor Scheduled Monument (currently obscured by the topography) and east towards Fledborough.
- > F: Views taken to demonstrate the approach to Fledborough, in particular the Church of Gregory (Grade I).
- > G: View taken from public footpath west of Dunham on Trent to understand the potential effects on heritage assets in the southern part of the settlement.

- > H: View taken from the approach to the River Thames from Dunham Toll Bridge to understand potential effects in wider setting of Roman Vexillation Fortress Scheduled Monument.
- > I: Panoramic view taken from Fledborough Viaduct (NDHA) looking towards heritage assets in Fledborough, Dunham on Trent and Ragnall.
- > J: 360 view taken from Fledborough Viaduct (NDHA) capturing views to both North Clifton and South Clifton respectively.
- > M: View taken from south of South Clifton to understand potential effects to wider setting of the Conservation Area.

11.74. The location of these heritage-related photomontages is currently in discussion and will be agreed with the LPAs prior to the preparation of the EIA.

Figure 11-4: Selection of Viewpoint Locations to be produced as Photomontages



Note: Photomontages to be produced by the landscape consultants (Iceni Projects). Viewpoints shown in red are heritage-related montages that will be referenced in the future ES assessment. Other photomontage viewpoints shown (green) relate to LVIA only.

Conclusions

11.75. **Table 11-3** presents a summary of the preliminary likely significant effects, with further information. It also includes the next steps to be undertaken as part of the Environmental Impact Assessment.

Table 11-3: Summary of Preliminary Likely Significant Effects

Element	Preliminary Likely Significant Effect	Further Information	Next Steps
Construction and Decommissioning Phase			
Designated Heritage Assets within 1km radius	Significant Adverse (Temporary, Indirect)	Visual and experiential effects of construction activity on heritage value	Detailed assessment, subject to further analysis and mitigation work.
Designated Heritage Assets between 1km – 2km radius	Not Significant	Distance away, screening and lack of contribution to value by Site	Detailed assessment, subject to further analysis and mitigation work
Non-Designated Heritage Assets within 1km radius	Not Significant (with the potential exception of Fledborough Viaduct, subject to further assessment)	Low and very low value of assets	Detailed assessment; clarification of potential works to Fledborough Viaduct.
Operational Phase			

<p>Designated Heritage Assets within 1km radius</p>	<p>Significant Adverse for Whimpton Moor Medieval Village SM, Church of St Leonard in Ragnall, Ragnall House, Ragnall Hall, Church of St Gregory in Fledborough and Skegby Manor.</p> <p>Not Significant for all remaining designated heritage assets within 1km</p>	<p>Potential for medium magnitude of change on key element of settings which contributes to value of heritage assets of medium/ high importance.</p> <p>Distance away, screening and lack of contribution to value by Site.</p>	<p>Detailed assessment, subject to further analysis and design work. For any significant adverse effects / harm to heritage assets, these will need to be weighed against the public benefits of our Project, as per NPS EN-1 para. 5.9.33.</p>
<p>Designated Heritage Assets between 1km – 2km radius</p>	<p>Not Significant</p>	<p>Distance away, screening and lack of contribution to value by Site</p>	<p>Detailed assessment, subject to further analysis and design work.</p>
<p>Non-Designated Heritage Assets within 1km radius</p>	<p>Not Significant</p>	<p>Low and very low value of assets</p>	<p>Detailed assessment; clarification of potential works to Fledborough Viaduct.</p>

Appendices

Appendix 11-1: Key Legislation and Policy _____

Appendix 11-2: Full Assessment Methodology _____

Appendix 11-3: Detailed Scope of Assessment _____

Appendix 11-1: Key Legislation and Policy

Review of Policy, Legislation and Relevant Guidance

Legislation, planning policy and guidance relating to cultural heritage, and pertinent to our Project comprises:

Legislation

Infrastructure Planning (Decisions) Regulations 2010 – specific reference to Regulation 3

This regulation set out the matters which the decision-maker must have regard to, for development consent order applications under the Planning Act 2008. Regulation 3 specifically outlines that if a proposal potentially affects a listed building or its setting, the decision-maker must take into account the desirability of preserving a listed building or its setting, or indeed other features of historical interest. This principle is also mirrored for development consent order applications affecting conservation areas and scheduled monuments and their settings.

National Planning Policy

Overarching National Policy Statement for Energy (EN-1) (2024)

This provides overarching government policy on energy NSIPs and the way in which any impacts and mitigation measures will be considered. Section 5.9 of this policy statement focusses on the Historic Environment.

Paragraph 5.9.7 states that *“The Secretary of State should also consider the impacts on other non-designated heritage assets (as identified either through the development plan making process by plan-making bodies, including ‘local listing’, or through the application, examination and decision-making process). This is on the basis of clear evidence that such heritage assets have a significance that merits consideration in that process, even though those assets are of lesser significance than designated heritage assets.”*

Paragraph 5.9.9 states that *“The applicant should undertake an assessment of any likely significant heritage impacts of the proposed development as part of the EIA, and describe these along with how the mitigation hierarchy has been applied in the ES (see Section 4.3). This should include consideration of heritage assets above, at, and below the surface of the ground. Consideration will also need to be given to the possible impacts, including cumulative, on the wider historic environment. The assessment should include reference to any historic landscape or seascape character assessment and associated studies as a means of assessing impacts relevant to the proposed project.”*

Paragraph 5.9.10 states that *“As part of the ES the applicant should provide a description of the significance of the heritage assets affected by the proposed development, including any contribution made by their setting. The level of detail should be proportionate to the importance of the heritage assets and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the applicant should have consulted the relevant Historic Environment Record (or, where the development is in English or Welsh waters, Historic England or Cadw) and assessed the heritage assets themselves using expertise where necessary according to the proposed development’s impact.”*

Paragraph 5.9.22 states that *“In determining applications, the Secretary of State should seek to identify and assess the particular significance of any heritage asset that may be affected by the proposed development, including by development affecting the setting of a heritage asset (including assets whose setting may be affected by the proposed development), taking account of:*

- *relevant information provided with the application and, where applicable, relevant information submitted during the examination of the application;*
- *designation records, including those on the National Heritage List for England;*
- *Historic Environment Records;*
- *representations made by interested parties during the examination process; and*
- *expert advice.”*

Paragraph 5.9.27 states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, the Secretary of State should give great weight to the asset’s conservation... irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.”*

Paragraph 5.9.28 states that *“The Secretary of State should give considerable importance and weight to the desirability of preserving all heritage assets. Any harm or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.”*

Paragraph 5.9.32 states that *“where the proposed development will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate securing its optimum viable use.”*

Paragraph 5.9.33 states that *“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

National Policy Statement for Renewable Energy Infrastructure (EN-3) (2024)

This provides specific policy on how renewable energy NSIPs should be assessed and determined, and the way in which any impacts and mitigation measures will be considered. Specific extracts relating to our Project are as follows:

Paragraph 2.3.8 states that “In considering the impact on the historic environment as set out in Section 5.9 of EN-1 and whether the Secretary of State is satisfied that the substantial public benefits would outweigh any loss or harm to the significance of a designated heritage asset, the Secretary of State should take into account the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the net zero target.”

Paragraphs 2.10.107 states that “The impacts of solar PV developments on the historic environment will require expert assessment in most cases and may have effect both above and below ground.

Paragraph 2.10.108 states that “above ground impacts may include the effects on the setting of Listed Buildings and other designated heritage assets as well as on Historic Landscape Character.”

Paragraph 2.10.111 states that “generic historic environment impacts are covered in Section 5.9 of EN-1.”

Paragraph 2.10.112 states that “applicant assessments should be informed by information from Historic Environment Records (HERs) or the local authority”.

Paragraph 2.10.116 states that “applicants should take account of the results of historic environment assessments in their design proposal.”

Paragraph 2.10.117 states that “applicants should consider what steps can be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.”

Paragraph 2.10.118 states that “as the significance of a heritage asset derives not only from its physical presence but also from its setting, careful consideration should be given to the impact of large-scale solar farms which depending on their scale, design, and prominence, may cause substantial harm to the significance of the asset.

Paragraph 2.10.119 states that Applicants may need to include visualisations to demonstrate the effects of a proposed solar farm on the setting of heritage assets.”

Paragraph 2.10.151 states “the Secretary of State should consider the period of time the applicant is seeking to operate the generating station, as well as the extent to which the site will return to its original state, when assessing impacts such as landscape and visual effects and potential effects on the settings of heritage assets and nationally designated landscapes.”

Paragraph 2.10.160 states *“solar farms are generally consented on the basis that they will be time-limited in operation. The Secretary of State should therefore consider the length of time for which consent is sought when considering the impacts of any indirect effect on the historic environment, such as effects on the setting of designated heritage assets.”*

National Policy Statement for Electricity Networks Infrastructure (EN- 5) (2024)

This provides specific policy on electricity network NSIPs, which could also apply to the cabling and grid connection parts of our Project, including how applications will be assessed and determined, and the way in which any impacts and mitigation measures will be considered.

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) is an overarching document which sets out government planning policy for development outside of the NSIP regime in England, and how this is expected to be applied by local authorities and developers. The NPPF can be an important and relevant consideration for NSIPs as well, but in the event of any conflict, the NPS policy prevails. The NPPF provides a framework for local sustainable development via local plans. **Chapter 16** focusses specifically on ‘conserving and enhancing the historic environment’.

Paragraph 201 states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 205 states that *“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.”*

Paragraph 206 states that *“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:*

- *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- *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.”*

Paragraph 207 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.”

Paragraph 208 states that “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.”

Paragraph 209 states that “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Local Planning Policy

Local planning policy relevant to our Site is set out below. Local policies can be an important and relevant consideration for NSIPs as well, but in the event of any conflict, the NPS policy prevails.

[Newark and Sherwood District Council, Local Development Framework, Allocations and Development Management, Development Plan Document \(AADMDPD\), Adopted Version, July 2013\)](#)

The AADMDPD (January 2024) version is currently in draft form, as such the July 2013 version remains relevant. Specific policies within the 2013 version of the AADMPD that remain relevant to our Project include Policies DM4, DM5, and DM9.

Policy DM4(3) notes that renewable and low carbon energy generation related planning permissions will be granted *“where the benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process upon heritage assets and or their settings.”*

Policy DM5 (4) states that *“Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9”*.

Policy DM9 ‘Protecting and enhancing the historic environment’ states that *“In accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to secure their continued protection or enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located and reinforce a strong sense of place.”*

Policy DM9 (1) Listed Buildings states *“development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Impact on the special architectural or historical interest of the building will require justification in accordance with the aims of Core Policy 14.”*

Policy DM9 (2) Conservation Areas states *“proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.”*

Policy DM9 (3) Historic Landscapes states *“proposals should respect the varied historic landscapes of the district (including registered parks and through their setting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents will be supported.”*

Policy DM9 (5) All heritage assets states *“proposals affecting heritage assets and their settings.. should utilise appropriate siting, design, detailing, materials and methods of construction.”*

Newark and Sherwood District Council (2023), Local Development Framework, Allocations and Development Management, Development Plan Document (AADMDPD), Submission Version, January 2024

This amended local Development Plan Document (DPD) has been compiled to ensure that the wider development framework within Newark and Sherwood District Council sufficiently allocates land for development to meet the needs of the area, up until 2033. This DPD is currently under examination via the Secretary of State with an independent planning inspector.

Specific policies within the AADMDPD relevant to our Project include Policy DM4, DM5 (b)(4), and DM9:

Policy DM4 *“Renewable and Low Carbon Energy Generation”* states that *“In order to achieve the commitment to carbon reduction set out in Core Policy 10, planning permission will be granted for renewable and low carbon energy generation development, as both standalone projects and part of other development, its associated infrastructure, and the retro-fitting of existing development, where its benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process upon:*

The landscape character or urban form of the district or the purposes of including land within the Green Belt arising from the individual or cumulative impact of proposals;

Heritage Assets and or their settings;” [among other factors not considered relevant to this assessment]

Policy DM 5 (b)(4) states that *“The rich local distinctiveness of the District’s landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development. In accordance with Core Policy 13 of the Amended Core Strategy, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document. Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area. Inappropriate backland and other uncharacteristic forms of development will be resisted. Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.”*

Policy DM 9, ‘Protecting and Enhancing the Historic Environment’ states *“all development proposals concerning heritage assets will be expected to conserve them in a manner appropriate to their significance, contribute to the wider vitality, viability and regeneration of the areas in which they are located (including its contribution to economic vitality), reinforce a strong sense of place and be enjoyed for their contribution to the quality of life of existing and future generations.”*

Policy DM9 (1) Listed Buildings states *“development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Any harm to, or loss of, the special architecture or historical significance of the building will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.”*

Policy DM9 (2) Conservation Areas states *“development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Any harm to, or loss of, the significance of Conservation Areas (including character and appearance) will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.”*

Policy DM9 (3) Historic Landscapes states *“development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Amended Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported. Any harm to, or loss of, the significance of historic landscapes will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.”*

Policy DM9 (5) All Heritage Assets, notes that the “*criteria concerns all heritage assets, including non-designated assets which meet the Council’s criteria. All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. All planning applications for development proposals which affect heritage assets should include a description of the significance of any heritage assets affected, including any contribution made by their setting.*”

Newark and Sherwood District Council (2019), Amended Core Strategy Development Plan

The Amended Core Strategy for Newark and Sherwood District is part of the Local Development Framework for the area. This strategy outlines the overarching issues and objectives to address over a 20-year period, contextualising this into wider vision, series of objectives and core policies toward delivery.

Core Policy 14 “Historic Environment” is relevant to our Project and states that “*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 conservation and enhancement of the character, appearance and setting of the District’s heritage assets and historic environment, in line with their identified significance as required in national policy;*
- *Designated assets and environments comprising Listed Buildings (inclusive of the protected views of and across Southwell’s principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments. 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. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;*
- *Non-designated heritage assets including buildings of local interest, areas of archaeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria. 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;*
- *The preservation and enhancement of the special character of Conservation Areas including that character identified through 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;*
- *Positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate; 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."*

Central Lincolnshire Local Plan (2023)

The Local Plan for the central Lincolnshire area sets out the approach to planning policy and overarching development allocations to drive growth in the area over a 20-year period. The Local Plan is contextualised into a wider vision, series of objectives and core policies toward delivery.

Specific policies detailed in the Local Plan and are relevant to our Project, as below.

Policy S57 "The Historic Environment" states that:

"Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake and provide the following, in a manner proportionate to the asset's significance:

- a) describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest;*
- b) identify the impact of the proposed works on the significance and special character of the asset, including its setting;*
- c) provide a clear justification for the works, especially if these would harm the significance of the asset, including its setting, so that the harm can be weighed against public benefits.*

Development proposals will be supported where they:

- d) protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;*
- e) promote opportunities to better reveal significance of heritage assets, where possible;*
- f) take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting."*

“..Development proposals that will result in substantial harm to, or the total loss of, a designated heritage asset will only be granted permission where it is necessary to achieve substantial public benefits that outweigh the harm or loss, and the following criteria can be satisfied:

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

Where a development proposal would result in less than substantial harm to a designated heritage asset, permission will only be granted where the public benefits, including, where appropriate, securing its optimum viable use, outweigh the harm.

Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset’s significance should be retained and reinstated, where possible.

Listed Buildings

Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building’s conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building.

Conservation Areas

Significant weight will be given to the protection and enhancement of Conservation Areas. Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area’s special character, appearance and setting, including as identified in any adopted Conservation Area appraisal.”

Bassetlaw District Council (2010) Local Development Framework, Publication Core Strategy and Development Management Policies

The Core Strategy for the Bassetlaw District sets out the overarching vision for the area up until 2026, including the policy approach to deliver this.

Policy SO9 is a strategic objective policy of Bassetlaw's Core Strategy. It states:

“protect and enhance Bassetlaw’s heritage assets, identify those of local significance, advance characterisation and understanding of heritage asset significance, reduce the number of heritage assets at risk and ensure that development is managed in a way that sustains or enhances the significance of heritage assets and their setting.”

Policy DM8 states that:

“Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford, and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (notably the site-specific development briefs that may be found within them), archaeological reports, and other relevant studies.

A. Definition of Heritage Assets

Designated heritage assets in Bassetlaw include:

- *Listed Buildings (including attached and curtilage structures);*
- *Conservation Areas;*
- *Scheduled Monuments; and*
- *Registered Parks and Gardens.*

Non-Designated assets in Bassetlaw include:

- *Buildings of Local Interest;*
- *Areas of archaeological interest;*
- *Unregistered Parks and Gardens; and*
- *Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment.*

B. Development Affecting Heritage Assets

There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.

Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.

The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:

- *Scale;*
- *Design;*
- *Materials;*
- *Siting; and*
- *Views away from and towards the heritage asset.” [relevant parts of policy included only]*

Draft Bassetlaw Local Plan (2023) 2020-2038: Main Modifications Version, August 2023

This Local Plan sets out Bassetlaw District’s planning and policy framework, development strategy and site allocations to inform effective delivery of the overall vision up until 2038.

Policies set out in the Local Plan are relevant to our Project.

Policy 43 Designated and Non-Designated Heritage Assets states that:

“Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:

- a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;*
- b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;*
- c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;*
- d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;*
- e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area’s character and appearance.*

Proposals that will lead to substantial harm or total loss of significance will be refused unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, and it can be demonstrated that:

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

Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.

Non-Designated Heritage Assets

Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:

- a) *have regard to the significance of the asset and its relationship with its setting; and*
- b) *be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials.*

Proposals that will lead to harm to or loss of significance of a non-designated heritage asset will only be considered supported where it can be demonstrated that:

- a) *the asset's architectural or historic significance is proven to be minimal; or*
- b) *through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or*
- c) *through appropriate marketing, the asset has no viable use; or*
- d) *the public benefits of the scheme outweigh the loss of significance."*

Policy ST42: The Historic Environment states that:

"The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities. Proposals will be supported where they:

- a) *give great weight to the conservation and re-use of designated heritage assets (designated and non-designated) and their settings, including for appropriate temporary use, based on their significance in accordance with national policy;*
- b) *make a positive contribution to the character and local distinctiveness of the historic environment, including through the use of innovative design;*
- c) *positively conserve or enhance a historic designed landscape;*
- d) *maintain, conserve, sustain or return to beneficial use designated or nondesignated assets;*
- e) *capitalise in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;*
- f) *positively secure the conservation and re-use of 'at risk' heritage assets;*

- g) *improve access and enjoyment of the historic environment where appropriate, particularly where they retain, create or facilitate public access to heritage assets to increase understanding of their significance.*

Applicants will be required to submit evidence in line with best practice and relevant national guidance, examining the significance of any heritage assets affected through a Heritage Statement, including any contribution made by their setting. The level of detail should be proportionate to the asset's significance, and the results submitted to the Nottinghamshire Historic Environment Record. In some circumstances, further survey, analysis and/or recording will be made a condition of consent."

National Guidance

Planning Practice Guidance (2023), Historic Environment (2019)

This guidance sets out the key issues on enhancing and conserving the historic environment. This guidance sets out how the historic environment should be addressed in local plans, the designation process for designated and non-designated heritage assets, the overarching heritage consent process, as well as further information on the consultation process for and other planning issues associated with heritage related proposals.

Historic England (2015), Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning: 1. The Historic Environment in Local Plans ('GPA2')

This advice note provides information to a wide range of stakeholders in aid of implementing national historic environment policy within the NPPF and PPG. Therefore, this advice from Historic England should be utilised to support national policy implementation. This guidance further outlines that information required for planning and listed building consent should be proportionate, and any activities around conservation or investigation should again be balanced against heritage significance.

Historic England (2015) Historic Environment Good Practice Advice in Planning Note 3. The Setting of Heritage Assets, Second Edition ('GPA3')

This advice note provides information to a wide range of stakeholders in aid of implementing national historic environment policy within the NPPF and PPG, particularly in relation to managing "change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes." This advice document suggests a staged approach to determining setting, outlines how setting influences heritage significance, and gives further advice on how views contribute to this.

Historic England (2021) Historic Environment Advice Note 15. Commercial Renewable Energy Development and the Historic Environment ('HEAN15', Historic England)

This Historic England advice note is specifically aimed at developers of renewable energy projects of various sizes (including NSIP and other large proposals), to improve consideration of heritage issues within the proposal process. The overarching detail within this advice note focuses on potential impacts upon the historic environment, associated with the development of renewable energy projects.

This guidance note reflects the requirements of NPS EN-1 and the NPPF and that the process set out in these two documents should be followed when considering renewable energy proposals that may have a harmful impact on the significance of designated and non-designated heritage assets. This is set out in paragraphs 35 to 38. Of particular note is paragraph 36 which states that *“any harmful impact on the significance of a designated heritage asset requires a clear and convincing justification, detailing the benefits of the proposal and enabling them to be weighed against any harm that would be caused to the historic environment. In this regard, EN-3 notes the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the national targets for renewable energy supply and emissions reductions. Determining the balance between harm and benefits is done on a case by case basis, informed by evidence and assessment (as described in national policy) and taking account of a range of factors and relevant policy and guidance (including other relevant advice in this advice note).”*

In relation to assessment of setting of heritage in particular, the following paragraphs are most relevant:

Paragraph 48 states *“when assessing the likely impacts of a proposal on the historic environment, it is important to consider not only the direct physical impacts of the development, but also any impacts on the contribution setting makes to the significance of identified heritage assets; setting can contribute to the significance of a heritage asset and it can allow that significance to be appreciated. This entails identifying the contribution that the setting of any heritage assets makes to the significance of those assets and any impact the proposed development would have on that significance. The assessment also needs to explore potential measures that avoid or reduce the level of harm. It is informed by technical analyses and supported by a narrative that sets out what matters and why. The Setting of Heritage Assets [Historic England, 2017b] provides detailed advice on setting and its assessment.”*

Paragraph 49 states *“setting impacts may be temporary as a consequence of construction activities or longer-term, resulting from the period of use (i.e. for the duration of the development). In some cases there may be residual impacts which continue after the infrastructure is removed.”*

Paragraph 50 states “*a range of techniques may be used when considering impacts of commercial renewable energy development on the setting of heritage assets. Appropriate visualisations are essential to help to illustrate the potential visual impact of a scheme and how mitigation measures might reduce potential harm to the historic character of an area or to significant views of or from heritage assets.*”

Particular guidance is provided in Section 3, page 16 on Solar Parks:

Paragraph 70 states: “*Harmful visual impacts on the settings of heritage assets can be avoided or reduced through sensitive design and layout, and mitigation measures such as tree and hedge planting to screen the development. However, care needs to be taken that these measures do not themselves have an adverse impact on the heritage setting or landscape character (also see paragraph 53).*”

Historic England (2008) Conservation Principles, Policies and Guidance

English Heritage, now Historic England, published guidance which aids best practice for a wide range of stakeholders in regard to the historic environment. This guidance mainly focuses on creating and implementing a management regime for its users and further defines value and significance upon heritage receptors.

IEMA (2021) Principles of Cultural Heritage Impact Assessment (CHIA)

This guidance is aimed at practitioners to aid the understanding of cultural heritage assets and evaluating the impacts of change to these assets. Whilst not providing specific guidance on CHIA methodology, this document looks at providing a framework for determining the effects of a project on contextual cultural significance. IEMA, through this guidance document, gives direction on effective project outcomes.

Appendix 11-2: Full Assessment Methodology

Overview

This appendix presents the full assessment methodology to be used to assess cultural heritage receptors in the future EIA. As such, it is more detailed than the methodology used to identify likely significant effects within this report (PEIR).

Under the requirements of NPS EN-1 (2024), NPS EN-3 (2024), NPS EN-5 (2024), the NPPF (2023), and of other guidance mentioned above, such as IEMA's Principles for Cultural Heritage Impact Assessment and Historic England's Good Practice Advice in Planning Notes (GPAs), the process of heritage impact assessments can be summarised as involving three parts:

- Understanding the heritage values (significance) of identified designated and non-designated heritage assets and their settings;
- Understanding the nature and extent of potential effects to heritage values (significance) and settings of identified heritage assets; and
- Making a judgement on the impact that the proposals may have on heritage value (significance) and setting.

Value

NPS EN-1 defines a heritage asset as '*Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest are called 'heritage assets'. Heritage assets may be any building, monument, site, place, area or landscape, or any combination of these. The sum of the heritage interests that a heritage asset holds is referred to as its significance'* (para. 5.9.3). Heritage assets can be designated or non-designated. For the purposes of this assessment and to avoid conflict with the EIA use of the term 'significance', the heritage significance will be referred to as 'value'.

EN-1 requires the significance (value) of any heritage asset that may be affected by our Project to be described in a proportionate manner in order to understand the potential for significant impacts on heritage assets (paras. 5.9.9 & 5.9.10). The methodology used here for understanding value draws from the approach set out in Historic England's 'Conservation Principles' and NPPF Annex 2 by identifying and describing the components which contribute to the heritage interests. In line with the principles outlined in IEMA's CHIA, the final part of understanding the value of a heritage asset is identifying its importance which is an informed professional judgement that can be scaled (as per **Table 1** in this Appendix). This scale is informed by the designation of an asset.

As identified in para 5.9.3 NPS EN-1, significance (value) can also derive from its setting. As such, in line with Historic England's guidance on setting in GPA3 and the requirements of paragraph 5.9.10, the contribution of setting to significance (value) of identified heritage assets will be described in a proportionate manner.

Assessing Effects

Legislative and policy requirements for the assessment of effects on heritage assets require the assessor to establish whether the value (heritage significance) is preserved, better revealed/enhanced or harmed as a result of our Project.

There are two ways in which our Project can affect heritage assets:

- by physical changes to the fabric, use and visual appearance of designated or non-designated heritage assets (known as direct effects); and
- by changes to the setting of designated or non-designated heritage assets in the vicinity (known as indirect effects). The approach to assessing setting follows the five step approach set out in Historic England's GPA3.

The magnitude of change is a combination of (i) the size and scale of the potential change; and (ii) the duration of the change and its reversibility i.e. effects during the construction phase are likely to be temporary effects, whereas effects during operation would span for the duration of our Project. The magnitude of change can be high, medium, low or very low. The consideration of magnitude of change takes into account environmental measures embedded in the proposed design.

The significance of the effects on heritage assets is established by combining judgements about the value of the receptors affected with the magnitude of the change, in order to identify the potential effect. For the purposes of EIA, major and moderate effects are considered to be significant effects (as per **Table 2** in this Appendix)

Once the significance of the potential effect has been classified, consideration is given to whether the qualitative nature of the resultant effect is, therefore, 'beneficial', 'adverse' or 'neutral'.

Beneficial effects occur when our Project would enhance the value and contribution of the setting to value of heritage assets. In line with NPS EN-1 (para 5.9.13) this can include taking opportunities, where possible, for proposals to make a positive contribution, for example by enhancing value or setting through sensitive design or enhancing access to, or interpretation, understanding and appreciation of, the heritage assets affected by our Project.

Adverse effects occur when our Project would harm the value and contribution of the setting to value of heritage assets. Within NPS EN-1 (5.9.29 – 5.9.32) and the NPPF (paras.205-208), impacts affecting the value of heritage assets are considered in terms of harm, and there is a requirement to determine whether the level of harm to designated heritage assets amounts to ‘substantial harm’ or ‘less than substantial harm’. There is no direct correlation between the classification of effect as reported in the PEIR and the level of harm caused to heritage value, however in general terms, major adverse may equate to substantial harm and moderate or minor adverse may equate to different levels on the spectrum of less-than-substantial harm. For any harm to non-designated heritage assets, NPS EN-1 (para 5.9.33) and NPPF paragraph 209 requires balanced judgement with regard to scale of harm or loss and value.

Neutral effects occur when our Project would: preserve (or not materially affect) the setting or value of heritage assets. Neutral effects can also occur where there is considered to be an equal balance between beneficial and adverse heritage effects. The approach to balancing heritage harms and heritage benefits to reach a ‘net’ position is established in recent case law.

When considering any likely significant effects, it should be described how any likely significant negative effects would be avoided, reduced, mitigated or compensated for, as per the mitigation hierarchy (NPS EN-1 paras. 5.9.9 and 4.3.4).

Pursuant to NPS EN-1 (para. 5.9.28 – 5.9.32, 5.9.34 and 5.9.36) and NPPF paras 206-208, any harmful impact to the value and contribution of setting to significance of a designated heritage asset should require and clear and convincing justification and be weighed against the public benefits of our Project. The greater the negative impact to value, the greater the benefits that will be needed to justify approval. NPS EN-3 para. 2.3.8 places this requirement in context of renewable energy infrastructure: when considering whether public benefits would outweigh loss or harm to value of designated heritage assets, the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the net zero target should be taken into account.

Methodology Tables

Table 1: Heritage Value

Value	Designation of Asset
Very High	World Heritage Site Asset acknowledged of international importance
High	Scheduled Monument Grade I or Grade II* Listed Building or Structure
Medium	Grade II Listed Building or Structure

	Conservation Area Highly designated heritage asset compromised by poor preservation
Low	Non-Designated Heritage Asset (including locally listed) Designated heritage assets compromised by poor preservation
Very Low	Non-Designated Heritage Assets with limited interest

Table 2: Significance of Effect

Value	Magnitude of Change			
	High	Medium	Low	Very Low
Very High / High	Major	Moderate	Moderate or Minor	Minor
Medium	Moderate	Moderate	Minor	Minor or Negligible
Low	Moderate or Minor	Minor	Minor or Negligible	Negligible
Very Low	Minor	Minor or Negligible	Negligible	Negligible

Appendix 11-3: Detailed Scope of Assessment

Designated Heritage Assets (Within 1km Radius)							
List Entry	Name	Grade	Settlement	Scoped in/out	Reason for Inclusion	Grouped assessment?	Reasoning for Group Assessment
1212465	CHURCH OF ST GILES	II*	Darlton	in	Potential impact on value from development in setting	Grouped assessment	Value heavily linked. Similarity of potential effects.
1045726	LYCHGATE AND WALLS TO CHURCHYARD OF ST GILES	II	Darlton	in			
1045727	3 CHEST TOMBS IN THE CHURCHYARD OF THE CHURCH OF ST GILES, 3 METRES EAST OF THE CHANCEL	II	Darlton	in			
1289523	PIGEONCOTE AND ATTACHED STABLE BLOCKS AND OUTBUILDING AT HALL FARM	II	Darlton	in	Potential impact on value from development in setting		
1212508	MANOR FARMHOUSE	II	Darlton	in	Potential impact on value from development in setting	Grouped assessment	Value heavily linked. Similarity of potential effects.
1370100	BARN AT MANOR FARM	II	Darlton	in			
1017567	Whimpton Moor medieval village and moated site	SM	Darlton	in	Potential impact on appreciation of setting of Scheduled Monument		
1045686	DUNHAM HOUSE AND ATTACHED WALLS AND STABLE	II	Dunham	in	Potential impact on value from development in setting	Grouped with assessment of all heritage assets in	Value heavily linked. Similarity of potential effects.

1045728	MARPLES' COTTAGES	II	Dunham	in	Dunham (except where individually indicated)	
1212512	MANOR FARMHOUSE	II	Dunham	in		
1289301	WEST END FARMHOUSE AND ATTACHED STABLE BLOCK	II	Dunham	in		
1212620	WILMOT HOUSE	II	Dunham	out	Nature of asset and screening from Site by virtue of enclosure of village means value and setting unlikely to be significantly affected. Limited intervisibility shown on ZTV.	
1370101	CHURCH OF ST OSWALD	I	Dunham	in	Potential impact on value from development in setting	Grouped assessment
1045729	GATEWAY TO CHURCHYARD OF CHURCH OF ST OSWALD, 12 METRES NORTH OF THE TOWER	II	Dunham	in		
1289459	GROUP OF 3 HEADSTONES IN THE CHURCHYARD OF CHURCH OF ST OSWALD, 18 METRES SOUTH OF THE CHANCEL	II	Dunham	in		
1212606	GATEWAY TO CHURCHYARD OF CHURCH OF ST OSWALD 24 METRES WEST OF THE TOWER	II	Dunham	in		
					Value heavily linked. Similarity of potential effects.	

1370121	BRIDGE INN	II	Dunham	out	Nature of asset and screening from Site by virtue of enclosure of village means value and setting unlikely to be significantly affected. Limited intervisibility shown on ZTV.		
1421765	Dunham-on-Trent, Ragnall and Darlton War Memorial	II	Dunham	out	Nature of asset and screening from Site by virtue of enclosure of village means value and setting unlikely to be significantly affected. Limited intervisibility shown on ZTV.		
1045689	CHURCH OF ST GREGORY	I	Fledborough	in	Potential impact on value from development in setting	Grouped assessment	Value heavily linked. Similarity of potential effects.
1213065	GROUP OF 5 HEADSTONES IN THE CHURCHYARD OF ST GREGORY, 3 METRES SOUTH OF THE SOUTH AISLE	II	Fledborough	in			
1276572	MANOR HOUSE	II	Fledborough	in	Potential impact on value from development in setting		
1276556	MARNHAM HALL	II	High Marnham	in	Potential impact on value from development in setting		
1276534	CHURCH OF ST WILFRED	I	Low Marnham	in	Potential impact on value from development in setting	Grouped with assessment of all heritage assets in Low Marnham	Similarity of potential effects due to nature of asset, topography, strength of tree screening and existing power/factory setting
1233550	VILLAGE HALL AND WALL EXTENDING IN FRONT OF THE HALL	II	Low Marnham	in			
1233706	CREW YARD AND ATTACHED BARN RANGE AT GRANGE FARM	II	Low Marnham	in			
1276501	GRANGE FARM FARMHOUSE	II	Low Marnham	in			
1064109	CHURCH OF ST PETER	II*	Newton on Trent	in	Potential impact on value from development in setting		

1147202	WHITE HOUSE FARM HOUSE	II	Newton on Trent	in	Potential impact on value from development in setting	Grouped assessment of all heritage assets in Newton on Trent	Similarity of potential effects due to limited visibility on ZTV, substantial screening in winter and summer, and visual/perceptual barrier of A57
1308608	30, HIGH STREET	II	Newton on Trent	in			
1359469	THE REINDEER	II	Newton on Trent	in			
1359489	OLD HALL FARMHOUSE	II	Newton on Trent	in			
1147213	HALL FARMHOUSE	II	Newton on Trent	in	Potential impact on value from development in setting		
1003608	Roman Vexillation Fortress, two Roman Marching Camps, and a Royal Observer Corps monitoring post, Newton on Trent	SM	Newton on Trent	in	Potential impact on appreciation of setting of Scheduled Monument		
1233708	NORMANTON HALL	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1233709	CHURCH FARM FARMHOUSE AND ATTACHED FARM BUILDINGS	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1233710	THE MANOR	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1233712	VINE HOUSE FARMHOUSE	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1233792	CHURCH OF ST MATTHEW	II*	Normanton on Trent	in	Potential impact on value from development in setting		
1233798	WALLS AND GATEWAY TO THE GRANGE	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		

1233799	THE GRANGE AND ATTACHED WALL AND OUTBUILDINGS	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1233801	THE SCHOOL HOUSE	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1233802	MARRISON'S HOUSE	II	Normanton on Trent	in	Potential intervisibility shown on ZTV as located at edge of village. Potential effects to appreciation of setting.		
1233803	THE COTTAGE AND ATTACHED OUTBUILDING	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1276479	NORMANTON HALL LODGE	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1421782	Normanton on Trent War Memorial	II	Normanton on Trent	out	Limited intervisibility shown on ZTV and enclosure of village/topography/extensive tree screening/nature of asset means unlikely to be significantly affected.		
1046053	CHURCH OF ST GEORGE	II*	North Clifton	in	Potential impact on value from development in setting	Grouped assessment	Value heavily linked. Similarity of potential effects.
1157171	LYCHGATE AND RAILINGS AT CHURCH OF ST GEORGE	II	North Clifton	in			
1302529	HALL FARMHOUSE	II	North Clifton	in	Potential impact on value from development in setting		
1369937	TRENT LANE FARMHOUSE	II	North Clifton	in	Potential impact on value from development in setting		
1233804	CHURCH OF ST LEONARD	II*	Ragnall	in	Potential impact on value from development in setting	Grouped assessment	Value heavily linked. Similarity of potential effects.

1233805	GATEWAY TO CHURCHYARD OF CHURCH OF ST LEONARD	II	Ragnall	in			
1233806	RAGNALL HOUSE	II	Ragnall	in	Potential impact on value from development in setting	Grouped assessment	Value heavily linked. Similarity of potential effects.
1233877	BARN AT RAGNALL STABLES	II	Ragnall	in			
1276445	Whimpton House	II	Ragnall	in	Potential impact on value from development in setting		
1276446	RAGNALL HALL AND ATTACHED OUTBUILDINGS	II	Ragnall	in	Potential impact on value from development in setting		
1233707	PIGEONCOTE AT SKEGBY MANOR	II	Skegby	in	Potential impact on value from development in setting	Grouped assessment	Value heavily linked. Similarity of potential effects.
1276477	SKEGBY MANOR	II	Skegby	in			
	South Clifton Conservation Area	CA	South Clifton	in	Potential impact on appreciation of setting of Conservation Area	Includes consideration of all associated designated assets with boundary	Value heavily linked. Similarity of potential effects.
1046013	BONINGTON	II	South Clifton	in	Included in the assessment of South Clifton Conservation Area		Value heavily linked. Similarity of potential effects to setting.
1046054	STABLES AT THE HALL	II	South Clifton	in			
1046055	PIGEONCOTE AT THE OLD FARM	II	South Clifton	in			
1046056	THE OLD SCHOOLHOUSE	II	South Clifton	in			

1157228	THE HALL AND REAR EXTENSION	II	South Clifton	in			
1302487	THE OLD FARMHOUSE	II	South Clifton	in			
1302499	VINE HOUSE	II	South Clifton	in			
1369938	THE MANOR HOUSE	II	South Clifton	in			
1302452	CHURCH OF ST HELEN	II*	Thorney	in	Potential impact on value from development in setting		
1046017	HOUSE AT THORNEY HALL	II	Thorney	in	Potential impact on value from development in setting	Grouped with other heritage assets in Thorney	Value of potential effects due to distance from the Site and nature of heavy woodland screening.
1046018	THE OLD MANOR HOUSE	II	Thorney	in			
1178446	RUINS OF OLD CHURCH IN CHURCHYARD	II	Thorney	in			
1302430	FIRS FARMHOUSE	II	Thorney	in			
1369961	COTTAGE AT THORNEY HALL	II	Thorney	in			
1462827	Thorney War Memorial	II	Thorney	in			

Designated Heritage Assets (Beyond 1km Radius)

ListEntry	Name	Grade	Settlement	Scoped in/out	Reason for Inclusion	Grouped assessment?	Reasoning for Group Assessment
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1370099	KINGSHAUGH HOUSE	II	Darlington	out	Wider setting unlikely to be significantly affected upon due to the distance from our Site and limited visibility shown on the ZTV.		
1018619	RINGWORK AT KINGSHAUGH FARMHOUSE	SM	Darlington	in	Potential impact on appreciation of setting of Scheduled Monument (non-visual)		
	East Drayton Conservation Area	CA	East Drayton	in	Potential impact on appreciation of setting of Conservation Area	Includes consideration of all associated designated assets with boundary	Value heavily linked. Similarity of potential effects.
1045687	THE COTTAGE	II	East Drayton	In	Included in assessment of East Drayton Conservation Area		Value heavily linked. Similarity of potential effects. : :
1045688	PAIR OF HEADSTONES IN CHURCHYARD OF CHURCH OF ST PETER, 12 METRES SOUTH OF THE SOUTH AISLE	II	East Drayton	In			
1212946	CHURCH OF ST PETER	I	East Drayton	In			
1212969	THE OLD HARROW INN	II	East Drayton	In			
1370122	OLD VICARAGE AND ATTACHED OUTBUILDINGS	II	East Drayton	In			
1370123	YEW TREE FARMHOUSE	II	East Drayton	In			
1179802	SCARTHINGMOOR MILL FARMHOUSE	II	Scarthingmoor	out	Distance from Site, topography and limited intervisibility as shown on 5km ZTV and confirmed through additional Site visit. Wider rural setting unlikely to be significantly affected, particularly in the context of consented development between this settlement and the Site (a solar farm and battery storage facility).		

1045943	SCARTHINGMOOR HOUSE	II	Scarthingmoor	out	Distance from Site, topography and limited intervisibility as shown on 5km ZTV and confirmed through additional Site visit. Wider rural setting unlikely to be significantly affected, particularly in the context of consented development between this settlement and the Site (a solar farm and battery storage facility).
1224352	MERRYFIELDS FARMHOUSE	II	Tuxford	out	Distance from Site, topography and limited intervisibility as shown on 5km ZTV and confirmed through additional Site visit. Wider rural setting unlikely to be significantly affected, particularly in the context of consented development to east (a solar farm, and residential development for 86 homes).
1266846	THE WINDMILL	II	Tuxford	out	Distance from Site, topography and wider setting already being characterised by power infrastructure/large-scale industrial and agricultural uses means unlikely for rural setting to be significantly affected, particularly in the context of consented development to east (a solar farm, and residential development for 86 homes).
1018289 / 1064108	Cross in St Peter and St Paul's Churchyard, Kettlethorpe	SM / II	Kettlethorpe	out	Distance from Site, limited intervisibility as shown on ZTV and substantial screening in winter confirmed through additional Site visit. The visual and perceptual separation from out Site means that the rural setting of this asset is unlikely to be significantly affected.
1064107	CHURCH OF ST PETER AND ST PAUL	II	Kettlethorpe	out	Distance from Site, limited intervisibility as shown on ZTV and substantial screening in winter confirmed through additional Site visit. The visual and perceptual separation from our Site means that the rural setting of this asset is unlikely to be significantly affected.
1359468	KETTLETHORPE HALL	II	Kettlethorpe	out	Distance from Site, limited intervisibility as shown on ZTV and substantial screening in winter confirmed through additional Site visit. The visual and perceptual separation from our Site means that the rural setting of this asset is unlikely to be significantly affected.
1147172	GATEWAY AT KETTLETHORPE HALL, MOUNTING BLOCK, GARDEN WALL AND GATE PIERS	II*	Kettlethorpe	out	Distance from Site, limited intervisibility as shown on ZTV and substantial screening in winter confirmed through additional Site visit. The visual and perceptual separation from our Site means that the rural setting of this asset is unlikely to be significantly affected.

1147190	BARN AT KETTLETHORPE HALL AND PUMP	II	Kettlethorpe	out	Distance from Site, limited intervisibility as shown on ZTV and substantial screening in winter confirmed through additional Site visit. The visual and perceptual separation from our Site means that the rural setting of this asset is unlikely to be significantly affected.
1178807	THE MANOR HOUSE AND BOUNDARY WALL	II	Grassthorpe	out	Distance from Site and limited intervisibility as shown on ZTV means unlikely for rural setting to be significantly affected.
1045981	PIGEONCOTE AT THE MANOR HOUSE	II	Grassthorpe	out	Distance from Site and limited intervisibility as shown on ZTV means unlikely for rural setting to be significantly affected
1045980	THE PINFOLD	II	Grassthorpe	out	Distance from Site and limited intervisibility as shown on ZTV means unlikely for rural setting to be significantly affected
Beyond 2km radius					
1302260	Snowdrop Cottage	II	Grassthorpe	out	Distance from Site and limited intervisibility as shown on ZTV means unlikely for rural setting to be significantly affected.
	Grouping of heritage assets in Weston		Weston	out	Distance from Site and limited intervisibility shown on 5km ZTV. The railway line of the East Coast Mainline is raised in this area and intersects the land between the village of Weston and our Site. This results in little to no potential impact on the setting of the village nor its assets due to the lack of intervisibility with our Site. This will be reinforced by consented solar farm development between this settlement and our Site.
	Grouping of heritage assets in North Scarle		North Scarle	out	Distance from Site and lack of intervisibility as shown on ZTV means unlikely for rural setting to be significantly affected.
	Grouping of heritage assets in Harby		Harby	out	Distance from Site and intervening development means that while some limited visibility indicated in 5km ZTV, unlikely for rural setting to be significantly affected (particularly due to smaller tree and foliage screening not captured on the ZTV).
	Grouping of heritage assets in East Markham		East Markham	out	Distance from Site and intervening development (including railway line) means that while some limited visibility indicated in ZTV, unlikely for rural setting to be significantly affected (particularly due to smaller tree and foliage screening not captured on the ZTV).

	Grouping of heritage assets in Fenton		Fenton	out	Limited intervisibility shown on 5km ZTV. There is considerable distance between our Site and these assets (now encircled in modern development) so unlikely for significant effects to the legibility of their wider rural setting.
	Grouping of heritage assets in Tuxford		Tuxford	out	The topography between our Site and the village and the railway line blocks much of intervisibility (as shown on 5km ZTV) so unlikely for significant effects to their wider rural setting.
	Grouping of heritage assets in Laneham		Laneham	out	Distance from Site and intervening development means that while some limited visibility indicated in 5km ZTV, unlikely for wider rural setting to be significantly affected.

Non-Designated Heritage Assets (1km radius)

Ref	Name	Settlement	Scoped in/out	Reason for Inclusion	Grouped assessment?
1019	Gibraltar Farm, Far Road	Darlton	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	Grouped assessment with NDHAs in Fledborough
407	Grange Farm House, Woodcoates Road, Darlton	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
2515	Low Farm barns, Woodcotes Road	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
48	White House Farm	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
47	The Sun Inn, Broad Gate	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
46	East View, Broad Gate	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
412	Coronation House, Broad Gate, Darton	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
1531	Chapel Cottage (Wesleyan Methodist Chapel)	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	

411	Pear Tree Farmhouse, Broad Gate, Darton	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
410	The Elms, Broad Gate, Darton	Darlton	out	Low visibility on ZTV / unlikely for significant effects to setting	
408	Church Farm building, Broadgate, Darton	Darlton	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	Grouped assessment of all relevant NDHAs in Darton
45	Church Farm, Broad Gate	Darlton	in		
409	Darlton Hall, Broad Gate, Darton	Darlton	in		
404	Darlton Hall Cottage, Broad Gate	Darlton	in		
1030	The Old Vicarage, Darlton Road	Dunham on Trent	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	Grouped assessment of all relevant NDHAs in Dunham
2847	The Mount, Upper Row	Dunham on Trent	in		
413	Church House Stables, The Green	Dunham on Trent	in		
2839	1 Marples Cottage, The Green	Dunham on Trent	in		
417	Cliffe View, Horne Lane	Dunham on Trent	in		
2809	Inglenook Cottage, Horne Lane	Dunham on Trent	in		
04q4	White Swan Inn, Main Street	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
427	Ingham Villa, Main Street	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
49	Gledroyd, Main Street	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
429	1 The Green	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
55	2 The Green	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	

426	Fern House, Main Street	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
425	1 to 4 Main Street	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
424	The Olde Saddlery, Main Street	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
51	Fair View, Church Walk	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
54	Home Farm, The Green	Dunham on Trent	out	Existing setting / screening means unlikely for significant effects to setting	
416	Trent Farm & Trent Farm Cottage, The Green	Dunham on Trent	out	Existing setting / screening means unlikely for significant effects to setting	
53	The Croft, The Green	Dunham on Trent	out	Low visibility on ZTV / unlikely for significant effects to setting	
	Top Farmhouse and Farmbuildings	Fledborough	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	Grouped assessment of all NDHAs in Fledborough (excluding Viaduct)
592	Fledborough House, Ragnall Road	Fledborough	in		
593	The Gables	Fledborough	in		
	Fledborough Viaduct	Fledborough	in	Potential for direct effects (river crossing option) and effects to setting (not anticipated to be significant)	
2284	Hill Farm, Hollowgate Farm	High Marnham	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	Grouped assessment of all NDHAs in High Marnham
682	1 & 2 Hall Cottage	High Marnham	in		
0019	Marnham Hall [UPG]	High Marnham	in		
684	Church Farm building, Church Street	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
679	Church Farmhouse, Church Street	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
2280	Barn at Church Farm, Church Street	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	

676	Vicarage Cottage, Church Street	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
688	The Cottage	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
678	Resthaven	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
674	The Cottage & Church View Cottage	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
162	Holme Farm Cottage, Normanton Road	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
2283	Grange Cottage, Holme Lane	Low Marnham	out	Topography / screening means unlikely for significant effects to setting	
	Old Hall, High Street	Newton on Trent	out	Existing setting / screening means unlikely for significant effects to setting	
	Manor Farm	Newton on Trent	out	Existing setting / screening means unlikely for significant effects to setting	
	Trent Lodge	Newton on Trent	out	Existing setting / screening means unlikely for significant effects to setting	
	Newton on Trent War Memorial	Newton on Trent	out	Existing setting / screening means unlikely for significant effects to setting	
2260	Chestnut House, Mill Lane	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
734	Threeways, Eastgate	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
730	Eastgate Lodge, Eastgate	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
731	Church Corner Cottage, Eastgate	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
729	Barn Church Corner, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
732	Green Meadows, Eastgate	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	

736	Candlemass Cottage, Eastgate	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
737	Eastgate Farm, Eastgate	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
733	Square & Compass, Eastgate	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2266	Village Hall, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2267	Building north of Mylyn, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
184	Ormonde Cottage, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2275	The Reading Room, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
185	Elizabeth Hall Almshouses, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
727	The Cottage, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2268	Mulberry House, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
723	Chestnut Cottage, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2274	The Old Smithy, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2273	Vincent House, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
722	Stevenage, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
187	Holly Hock House, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2271	Roselea Cottage, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	

2276	Holly Crest, Brotts Road	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
724	1 & 2 The Cottages, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
728	Opposite The Cottage, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2269	Wesley House, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
1542	Wesleyan Methodist Chapel	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2270	Chapel Farm, South Street	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2278	The Anchorage, Brotts Road	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2265	Manton Croft, Brotts Road	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
2264	Barns at Normanton Hall, Tuxford Road	Normanton on Trent	out	Topography / screening means unlikely for significant effects to setting	
	Hall Farm Barn	North Clifton	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	Grouped assessment of all NDHAs in North Clifton
	1 Freeth Terrace	North Clifton	in		
	Post Office	North Clifton	in		
	4 Freeth Terrace	North Clifton	in		
	House adjacent to 1 Freeth Terrace	North Clifton	in		
	The Beagles	North Clifton	in		
	House opposite Jubille Cottage	North Clifton	in		
	Jubilee Cottage and adjacent	North Clifton	in		
	Ludaville	North Clifton	in		
	Green gates	North Clifton	in		
	The Cottage	North Clifton	in		

	December Barnhouse	North Clifton	in		
	Malthouse	North Clifton	in		
	Trentholme Farm building	North Clifton	in		
MNT26709	Grounds at The Hall, North Clifton [UPG]	North Clifton	in		
	North Clifton Station	North Clifton	in		
	North Clifton Primary School	North Clifton	in		
777	Chestnut Farm buildings, Main Street	Ragnall	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	Grouped assessment of all NDHAs in Ragnall
280	Roberts Farm Cottage	Ragnall	in		
773	The Old School, Laneham Road	Ragnall	in		
0021	Ragnall Hall [UPG]	Ragnall	in		
	Woodview	South Clifton	in	Included in assessment of South Clifton CA	
	Woodview Stables	South Clifton	in		
	Ivy Bank Cottage	South Clifton	in		
	The Manor House	South Clifton	in		
	House opposite the forum	South Clifton	in		
	Marshgate farmhouse and adjoining	South Clifton	in		
	Ivy Cottage	South Clifton	in		
	Rose Cottage	South Clifton	in		
	The Den	South Clifton	in		
	The Cottage	South Clifton	in		
	Highfield Farmhouse and adjoining	South Clifton	in		
	Highfield Farm Barn	South Clifton	in		
	The Old Vicarage	South Clifton	in		

	The Old Saddlers	South Clifton	in		
	Second house east of the Hollies	South Clifton	in		
	The Hollies	South Clifton	in		
	Marshgate Farm Barn	South Clifton	in		
	The Old Nursery Barn	South Clifton	in		
	The Vicarage	Thorney	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	
	Firs Farm Barn	Thorney	out	Unlikely for significant effects due to distance from boundary / existing screening [low visibility shown in ZTV]	
	The Old vicarage	Thorney	out	Unlikely for significant effects due to distance from boundary / existing screening [low visibility shown in ZTV]	
	The Cottage	Thorney	out	Unlikely for significant effects due to distance from boundary / existing screening [low visibility shown in ZTV]	
	Springwood Farm	Thorney	out	Unlikely for significant effects due to distance from boundary / existing screening [low visibility shown in ZTV]	
	Westwood Farm	Thorney	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	
	Grounds at Thorney Hall [UPG]	Thorney	out	Unlikely for significant effects due to enclosed nature of asset / existing screening	
	Moor Farm Barn, Moor Lane	North Clifton	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	
	Moor Barn Farm	North Clifton	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	
	Wheatholme Farm	South Clifton	in	Potential for intervisibility / effects to setting (not anticipated to be significant)	

Selected Photos to Support Scoping¹¹

¹¹ Further photos provided at **Appendix 11.4**.

Kettlethorpe



Figure 1 The Cross of St Peter and St Paul, Kettlethorpe, looking south-east



Figure 2 View south towards Site from public footpath west of Kettlethorpe



Newton on Trent



Figure 3 Views from south side of High Street (left) and southern turning head (right), Newton on Trent, looking south towards our Site.

Ragnall



Figure 5 View from north-west corner of St Leonard Churchyard looking north towards part of Site showing screening provided by topography. *Figure 4 View from outside Church of St Leonard looking south-east towards part of Site.*

High Marnham



Figure 7 View from Hollowgate Lane looking west towards High Marnham with remaining power station infrastructure visible in background.



Figure 6 View from Hollowgate Lane / Marnham Road junction looking north towards Site with remaining power station infrastructure visible in background (Site sits beyond)

Low Marnham



Figure 8 View from public right of way to north of Low Marnham looking north towards High Marnham (Site sits beyond).

Normanton on Trent



Figure 9 View from public footpath north of Eastgate, Normanton on Trent, looking north towards our Site.

Skegby



Figure 10 View from Crabtree Lane (north of railway bridge) looking towards Site.



Appendix 11-4: Cultural Heritage Technical Appendix



one earth
solar farm

One Earth Cultural Heritage Technical Appendix

APRIL 2024

On behalf of PS Renewables & Orsted



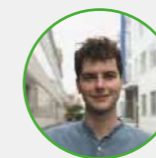
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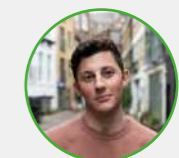
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Assessment of Significance

Methodology and Background

1 Assessment of Significance: Methodology and Background

Purpose of the Report and Structure

- 1.1 This report has been produced as a technical summary on cultural heritage matters and forms part of the PIER requirements. It aims to provide an understanding on the baseline cultural heritage conditions and an initial assessment on potential effects. The assessment is conducted by:
1. Illustrating the baseline conditions of the study area against zones of theoretical visibility (ZTV) and the Site boundary;
 2. Providing an understanding of the significance (value) of built heritage assets scoped in for assessment, including the contribution that setting makes to significance.

1.2 The report is split into 2 parts:

Part 1: Utilises ZTVs to provide an understanding on the baseline conditions of the Site and surrounding area

Part 2: Details the initial assessment undertaken on the potential effects to heritage assets scoped in for assessment.

1.3 Part 2 is organised by designated and non-designated heritage asset type and arranged via settlement.

The settlements containing designated assets scoped in for assessment include:

- Darlton
- East Drayton
- Dunham on Trent
- Fledborough
- High Marnham
- Low Marnham
- Newton on Trent
- Normanton on Trent
- North Clifton
- Ragnall
- Skegby
- South Clifton

The settlements contain non-designated heritage assets scoped in for assessment include:

- Darlton
- Dunham on Trent
- Fledborough
- High Marnham
- Newton on Trent
- North Clifton
- Ragnall
- Thorney
- South Clifton

Methodology

1.4 Full understanding on the methodology that has informed the approach of this technical summary is detailed in the supporting PIER Chapter.

1.5 The adopted methodology has followed Historic England’s ‘5 Step Process’ to assessment. Specifically, for the production of this technical summary, purposes 1 -3 have been relevant and include:

- **Step 1:** Identify which heritage assets and their settings are affected.
- **Step 2:** Assess the degree to which these assets make a contribution to the significance of the heritage asset (s) or allow significance to be appreciated
- **Step 3:** Assess the effects of the proposed development

1.6 Further reference on significance (value) as been gained the relevant paragraphs within Section 16 of the NPPF and definitions set out within the PPG which include:

Historic Interest:

Architectural/artistic interest:

Archaeological Interest:

1.7 The chosen scope of assessment has been informed through extensive summer and winter site visits, and supplemented by desk based research and analysis that includes GIS and the production of ZTVs at various distances

1.8 The following resources were used to understand significance (value) and the contribution made by setting:

- National Heritage List for England (NHLE, Historic England) for data on nationally designated heritage assets
- Nottinghamshire County Council Historic Environment Record (HER)
- Bassetlaw’s Database of Non Designated Heritage Assets (2019) and Unregistered Parks and Gardens (2017)
- Lincolnshire County Council Historic Environment Record (HER)
- Historic cartography, including national Ordnance Survey maps and local 19th century Tithe Maps.
- Historic Landscape Characterisation Project for Lincolnshire (English Heritage and Lincolnshire County Council, 2011);
- Newark and Sherwood Landscape Character Study, Appendix R Landscape History (Newark and Sherwood District Council, 2013); and
- Bassetlaw Landscape Character Assessment (Bassetlaw District Council, 2009).

1.9 Historic cartography, including national Ordnance Survey maps and local 19th century Tithe Maps have also informed the baseline understanding on the historic representation of the current landscape and its uses.

Finalised Study Area

1.10 A study area of 2km has been identified for built heritage assets. Within this study area, non-designated heritage assets (‘NDHA’) are considered within a 1km radius only. A more selective approach has been taken to designated assets beyond 1km, following initial analysis of their value, setting and contribution of Site to setting. This allows for consideration of all built heritage assets whose value and setting may be affected, albeit in a proportionate manner in line with NPS EN-1 paragraph 5.8.8. This scope has now been presented to and agreed with many of the key heritage stakeholders, and full details of the scoping exercise undertaken can be found within the Cultural Heritage PEIR Chapter.

1.11 This provides the following break down on scoped in heritage assets:

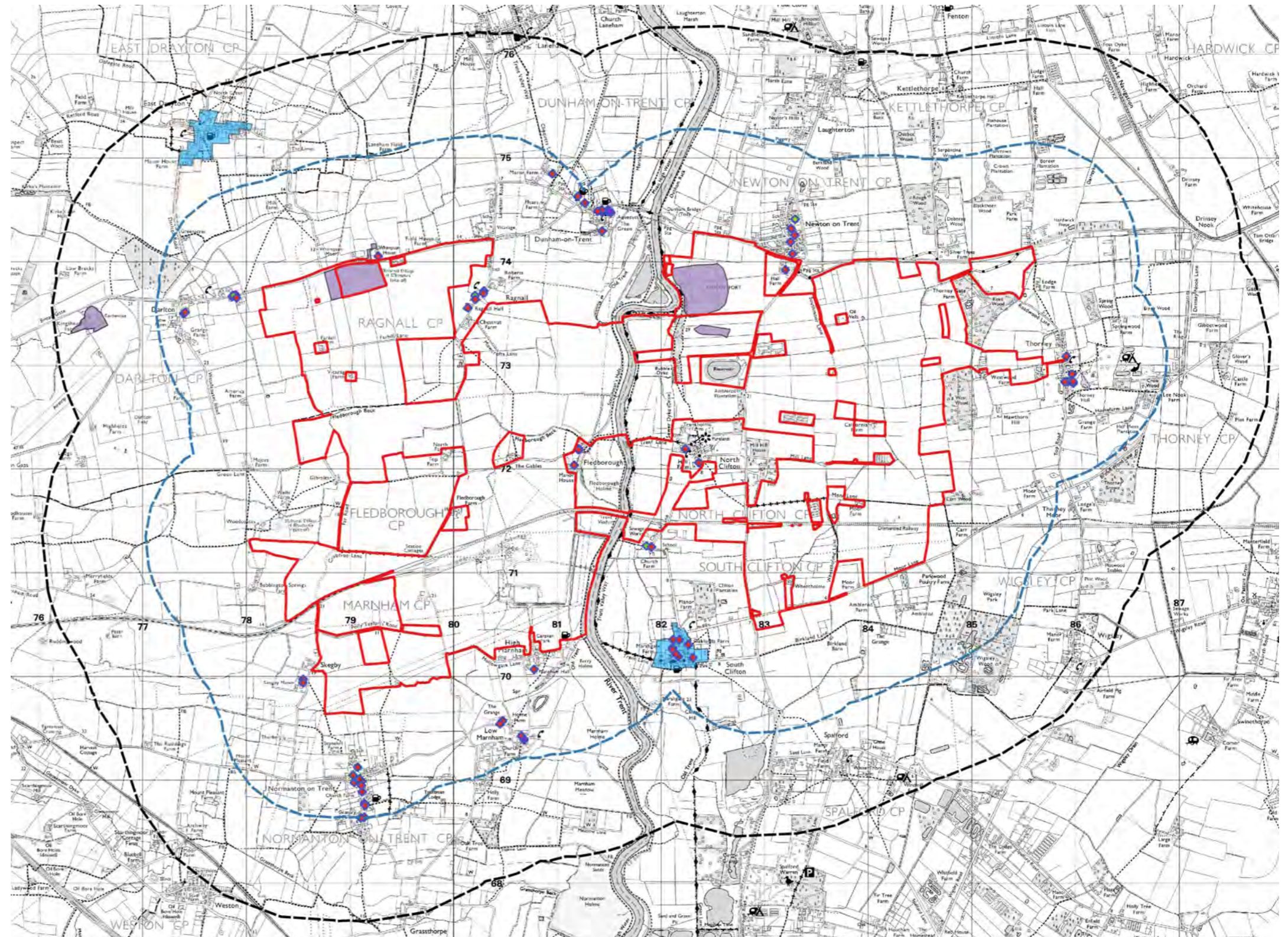
Type	Quantity within 1KM	Quantity Between 1km and 2km
Scheduled Monument	2	1
Grade I	3	1
Grade II*	6	0
Grade II	48	5
Conservation Areas	1	1
Non Designated	63	0

1.12 The work undertaken has been authored by Oliver Taylor, BA (Hons) MSt(Cantab) - Consultant, Hugo Tomassi BA (Hons) MSt(Cantab) - Senior Consultant, and Georgia Foy MA MAUD IHBC - Associate Director, with review from Laurie Handcock MA(Cantab) MSc IHBC MCifA - Director.

1 Assessment of Significance: Methodology and Background

Baseline Condition of Designated Heritage Assets

- This image shows the current baseline condition of designated heritage assets and their relative location to the Site on a 1:25000 scale OS Map
- The map is further illustrated with 1km and 2km buffers.



Legend

- Site boundary
- 1km Buffer
- 2km Buffer

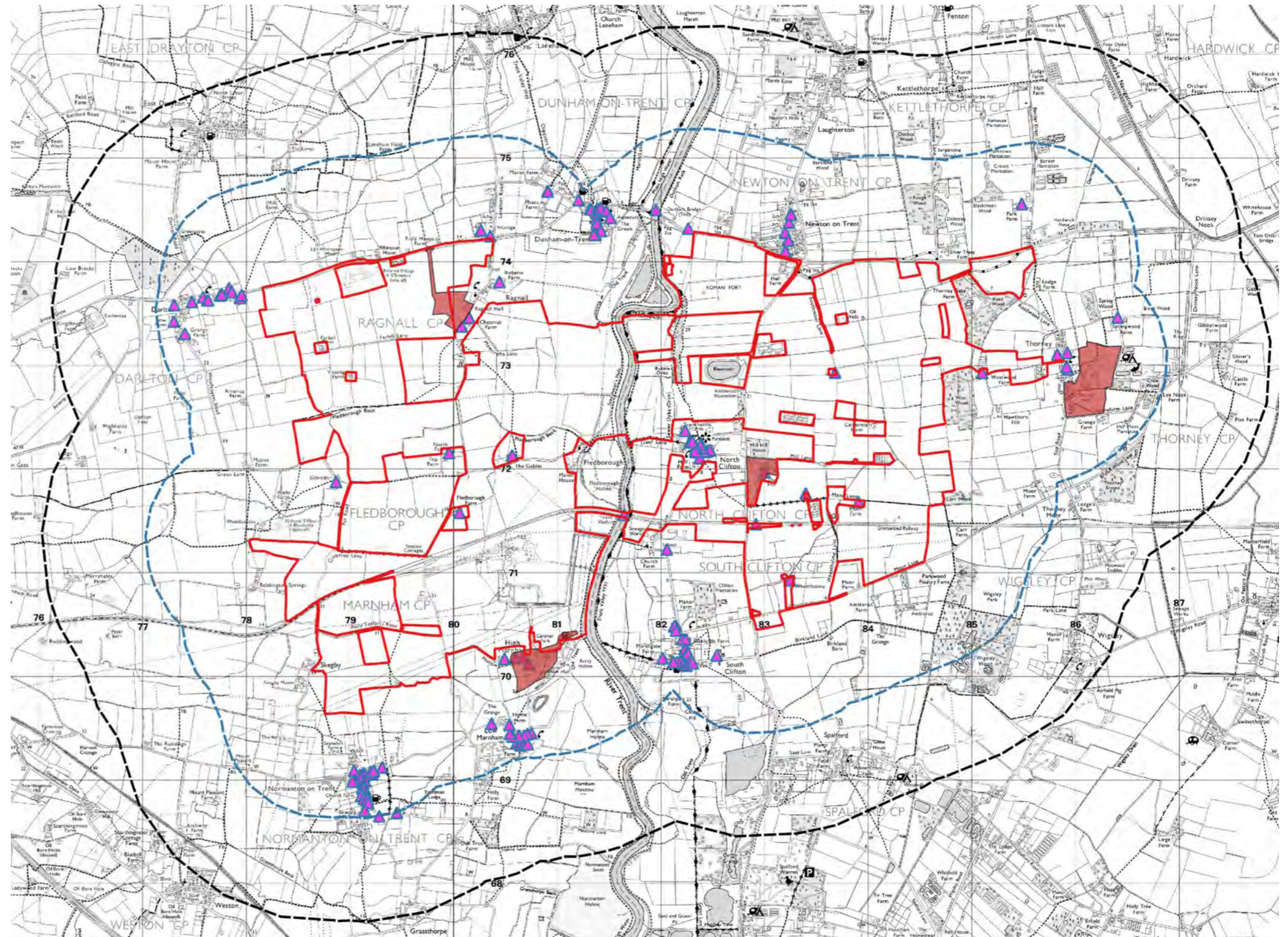
Listed buildings:

- ◆ Grade I
- ◆ Grade II*
- ◆ Grade II
- Conservation areas
- Scheduled Monuments

1 Assessment of Significance: Methodology and Background

Baseline Conditions Non-Designated Heritage Assets

- This image shows the current baseline condition of non-designated heritage assets and their relative location to the Site on a 1:25000 scale OS Map
- The map is further illustrated with 1km and 2km buffers.



Legend

- Site boundary
- 1km Buffer
- 2km Buffer
- NDHAs
- Unregistered Parks


Assessment of Significance


Background Information


2 Background

Topography Survey


Legend

 Site boundary

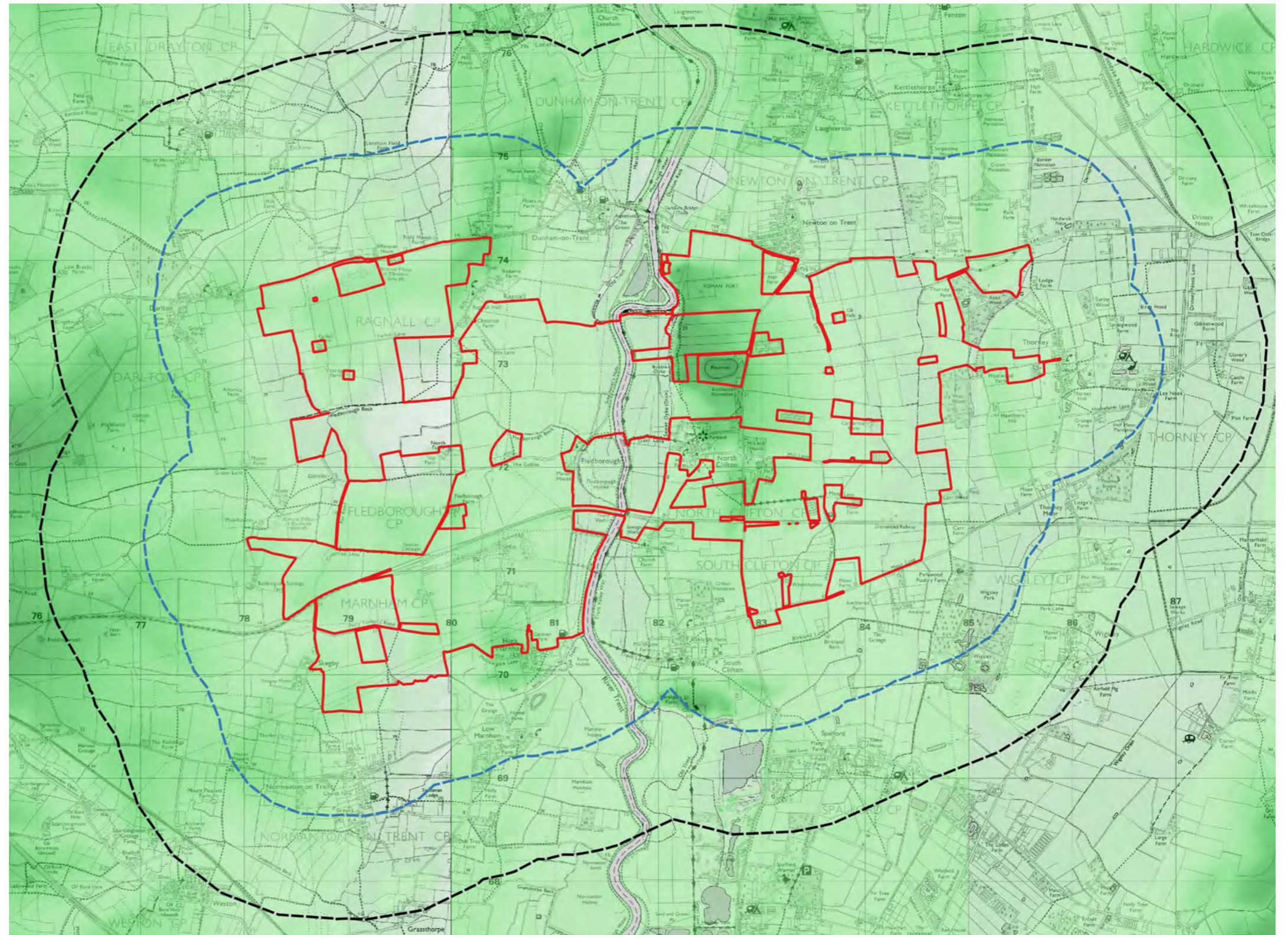
 2km buffer

 1km buffer

Topography

 High

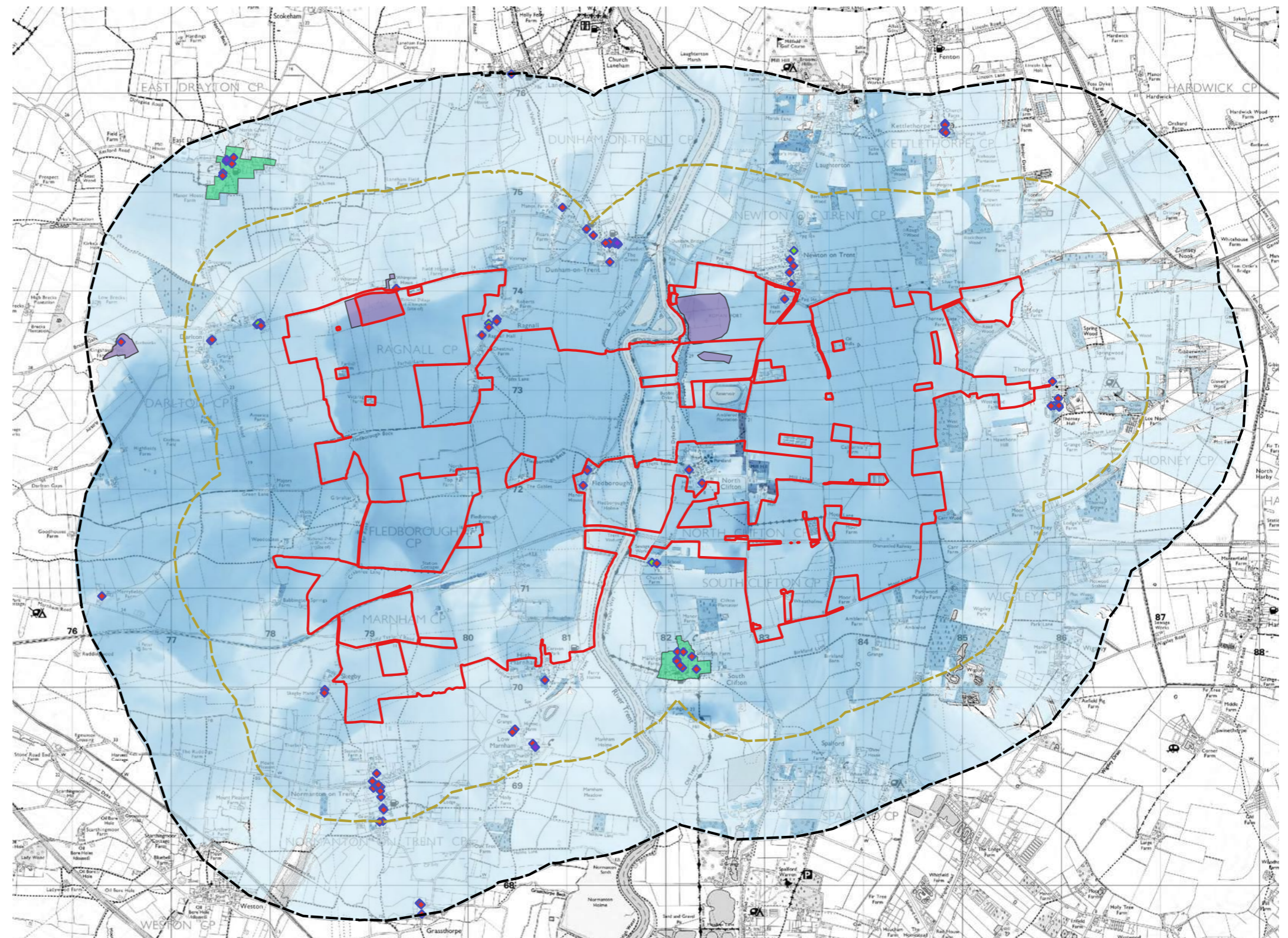
 Low



2 Background

Designated Heritage Asset ZTV

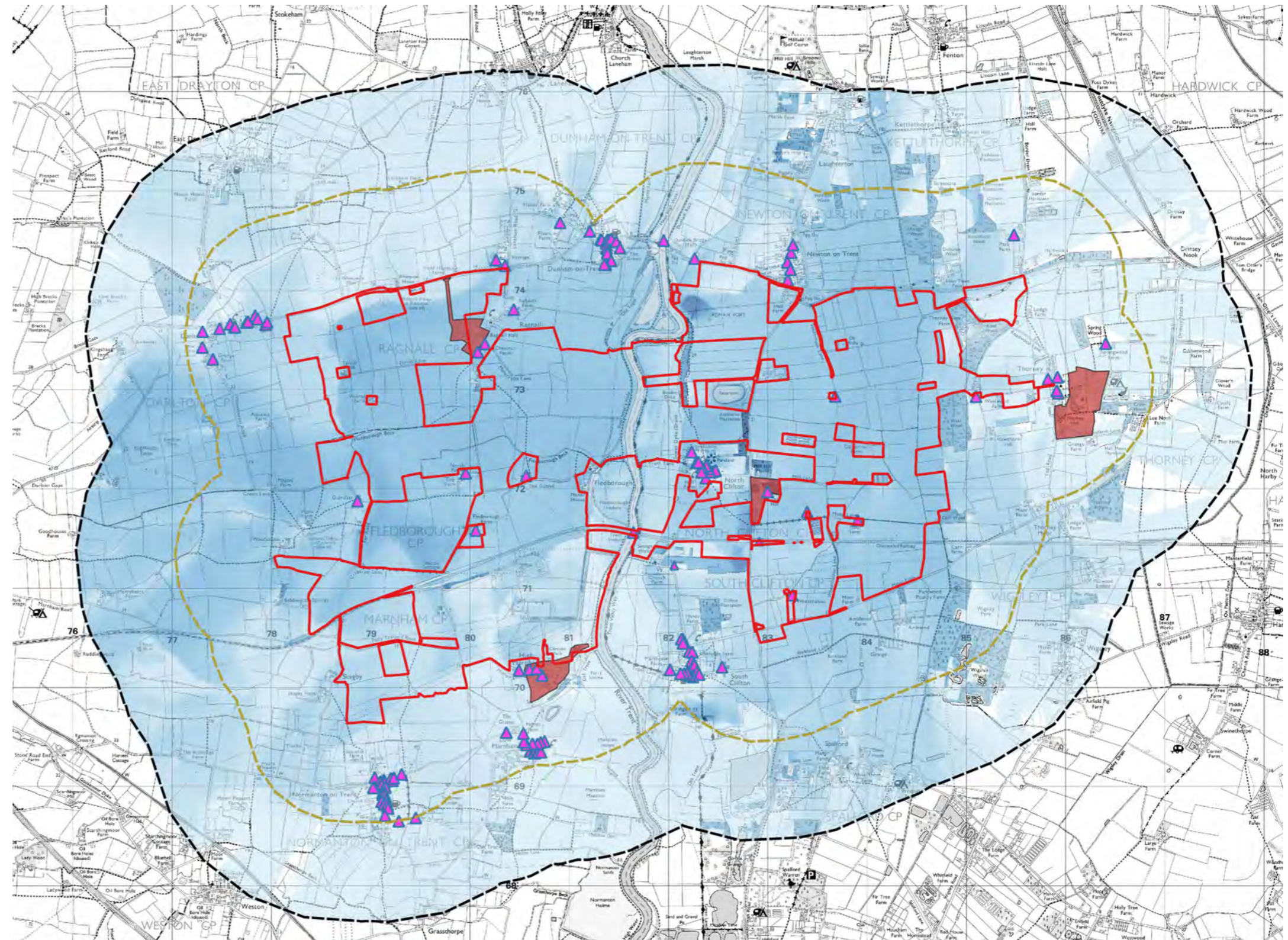
2.1 The Zone of Theoretical Visibility has been generated using EA 2m Digital Terrain Model. The viewshed output included existing buildings up to 9m in height and woodland up to 12m in height. The ZTV has been generated based upon an observers eye level of 1.60m, and is based on 3.5m high points spaced evenly on the 50 on 50m grid within the Proposed Development Areas.



2 Background

Non-Designated Heritage Asset ZTV

2.2 The Zone of Theoretical Visibility has been generated using EA 2m Digital Terrain Model. The viewshed output included existing buildings up to 9m in height and woodland up to 12m in height. The ZTV has been generated based upon an observers eye level of 1.60m, and is based on 3.5m high points spaced evenly on the 50 on 50m grid within the Proposed Development Areas.



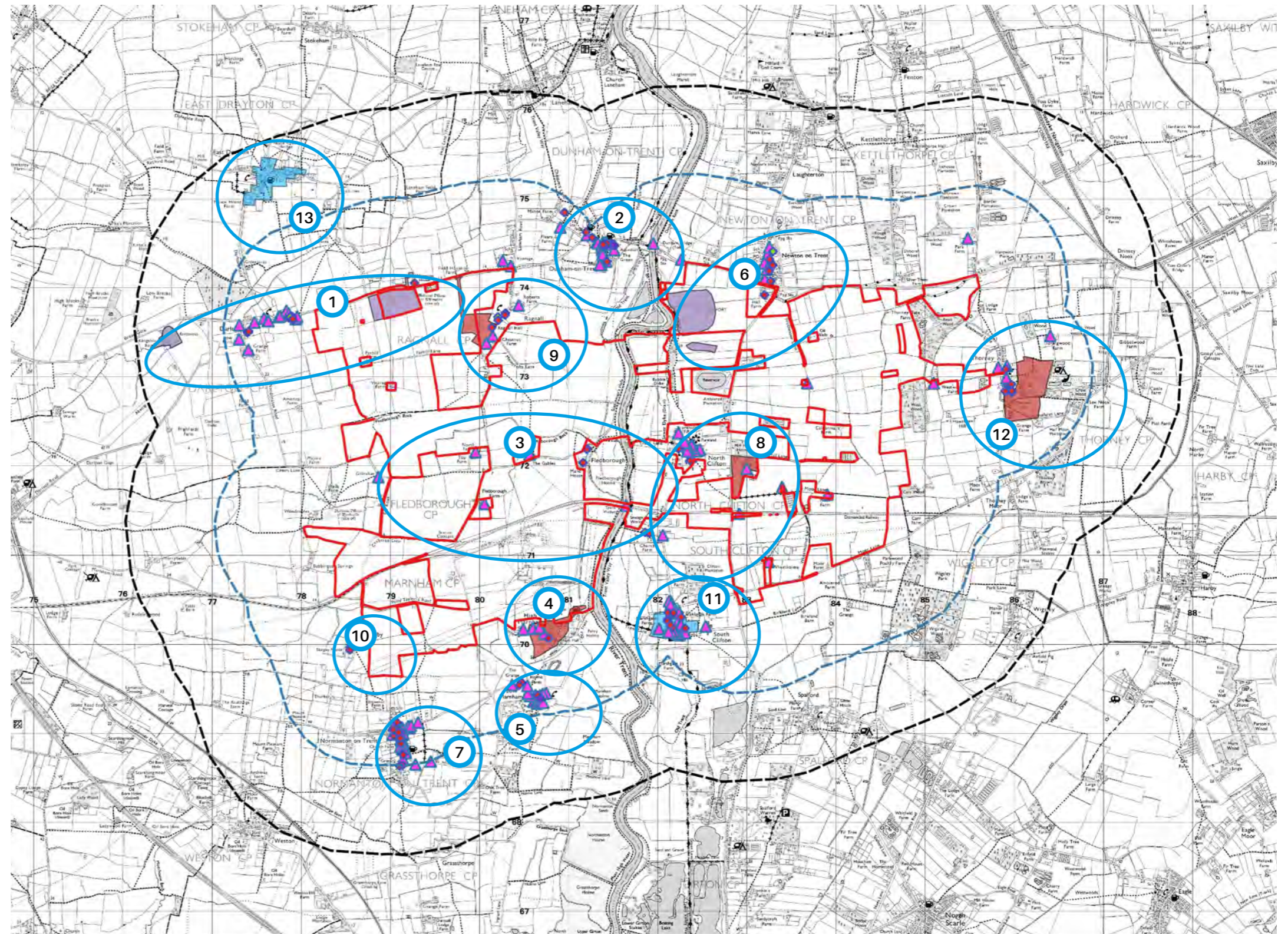
2 Background

Approach to Assessment

- 2.3 To facilitate ease and thoroughness of assessment across the 2km scope radius the following approach and categories have been adopted.
- 2.4 Each heritage asset assessed within this document has been categorised into one of thirteen settlement groups. These settlement areas are illustrated within the image opposite and colour coded for ease of reference. They include:

Settlement Code	Settlement
1	Darlington
2	Dunham-on-Trent
3	Fledborough
4	High Marnham
5	Low Marnham
6	Newton-on-Trent
7	Normanton on Trent
8	North Clifton
9	Ragnall
10	Skegby
11	South Clifton
12	Thorney
13	East Drayton

- 2.5 The assessment of heritage assets is provided into two sections of this report which focus on:
- **Section 4:** Designated heritage assets.
 - **Section 5:** Non-designated heritage assets
- 2.6 Each asset is further identifiable by a prescribed asset number and settlement grouping.



Scope of Assessment

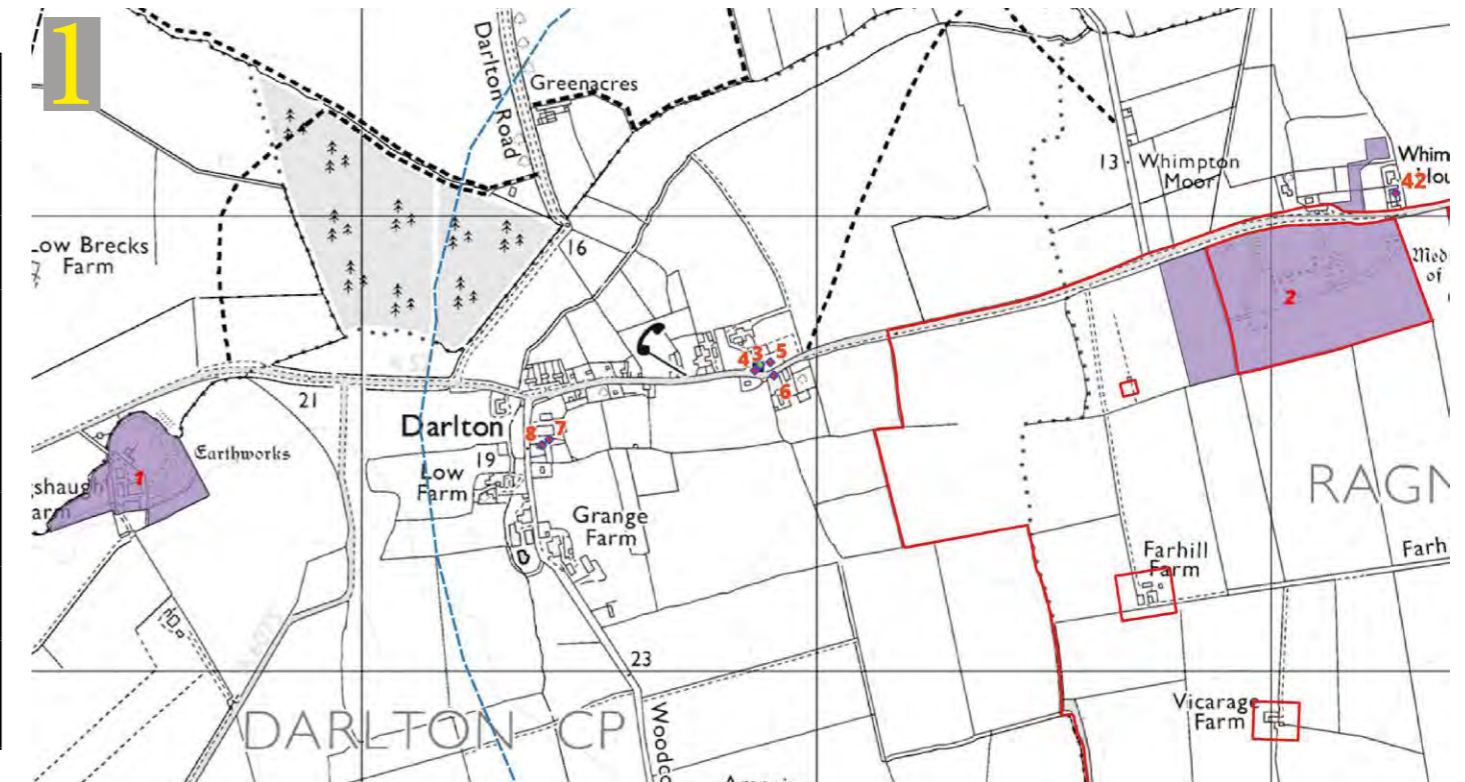
Designated Heritage Assets

3 Scope of Assessment: Designated Heritage Assets

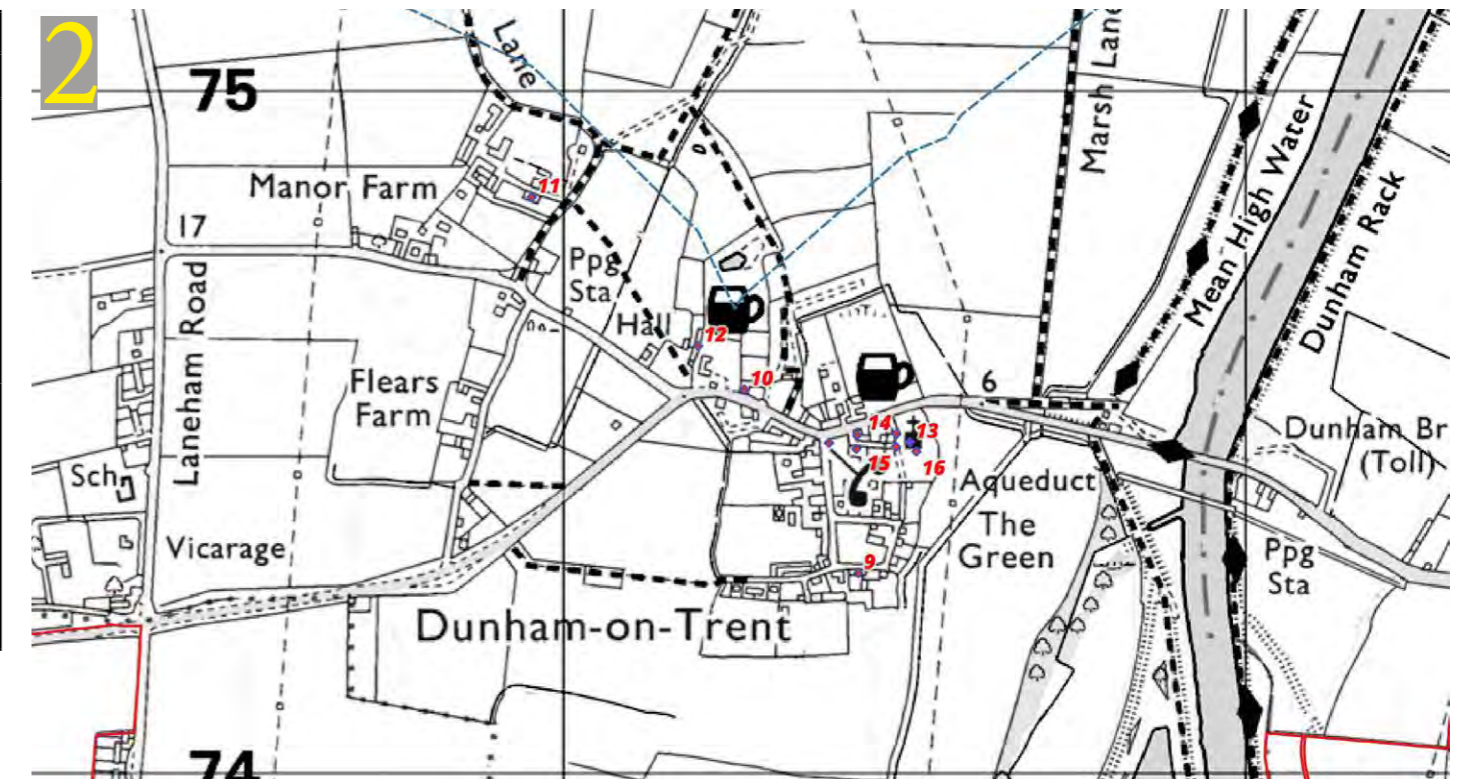
Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Darlington (1)				
1. 1018619	1. Ringwork at Kingshaugh Farm	SM	Requires assessment on potential effects.	26
2. 1017567	2. Whimpton Moor medieval village and moated site	SM	Requires assessment on potential effects.	21
3. 1212465	3. Church of St Giles	II*	These assets are grouped due to the shared similarity of potential effects. The significance of all these assets is directly informed by the Church.	23
4. 1045726	4. Lychgate and Walls to Churchyard of St Giles	II		
5. 1045727	5. 3 Chest Tombs in the Churchyard of the Church of St Giles, 3 Metres East of the Chancel	II		
6. 1289523	6. Pigeoncote and Attached Stable Blocks and Outbuilding at Hall Farm	II	Requires assessment on potential effects.	24
42. 1276445	6. Whimpton House	II	Requires assessment on potential effects	22
7. 1370100	7. Barn at Manor Farm	II	Assets grouped due to shared similarity of potential effects and significance linked.	25
8. 1212508	8. Manor Farmhouse			



List Entry ID	Name	Grade	Reason for Inclusion	Pages
Dunham-On-Trent (2)				
9. 1045728	9. Marples' Cottages	II	Assessed individually due to peripheral position	31
10. 1045686	10. Dunham House and Attached Walls and Stable	II	These assets are grouped due to the shared similarity of effects and lack of intervisibility shown on ZTV.	32
11. 1212512	11. Manor Farmhouse			
12. 1289301	12. West End Farmhouse and Attached Stable Block			
13. 1370101	13. Church of St Oswald	I	Assets grouped due to their significance being heavily linked and shared potential effects.	30
14. 1045729	14. Gateway to Churchyard of Church of St Oswald, 12 Metres North of the Tower	II		
15. 1212606	15. Gateway to Churchyard of Church of St Oswald 24 Metres West of the Tower			
16. 1289459	16. Group of 3 Headstones in the Churchyard of Church Of St Oswald, 18 Metres South of the Chancel	II		

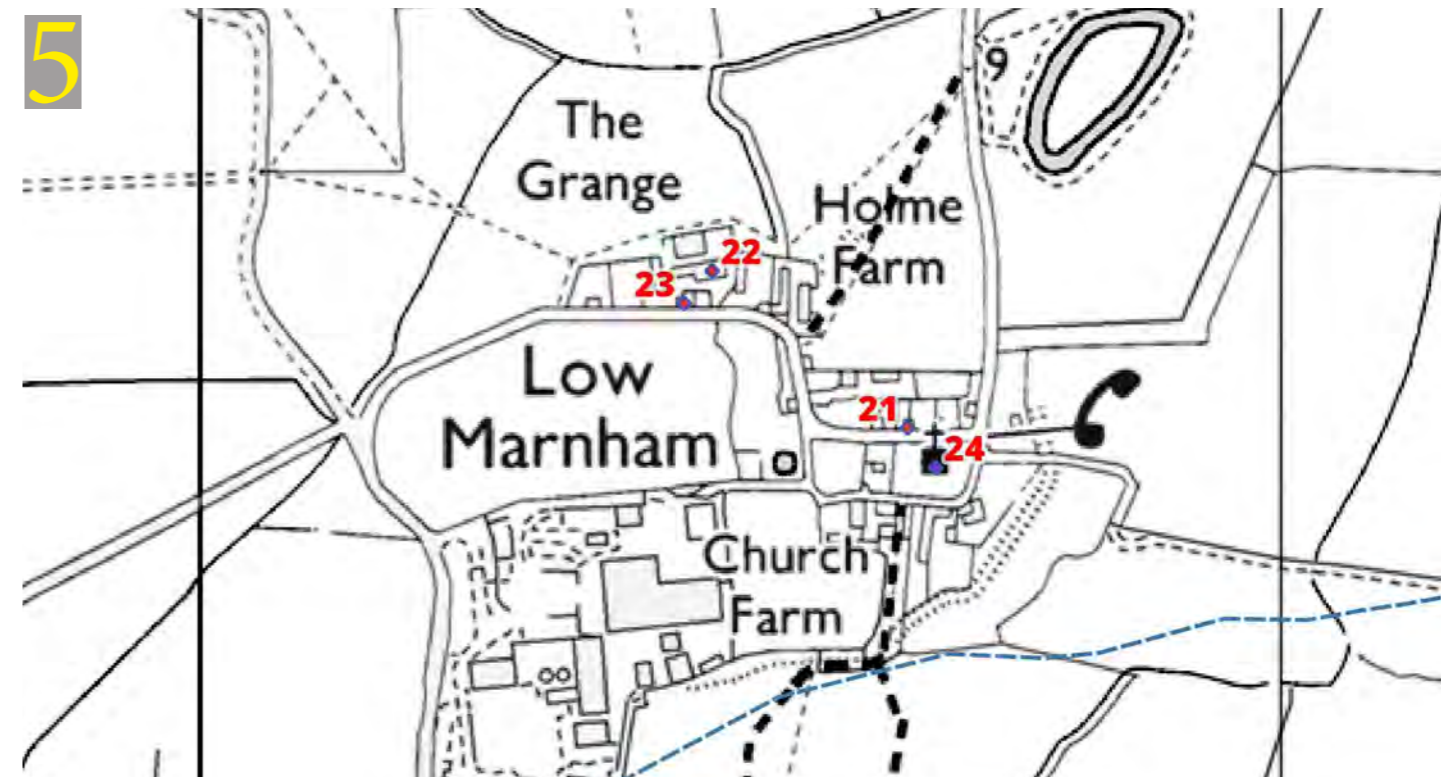
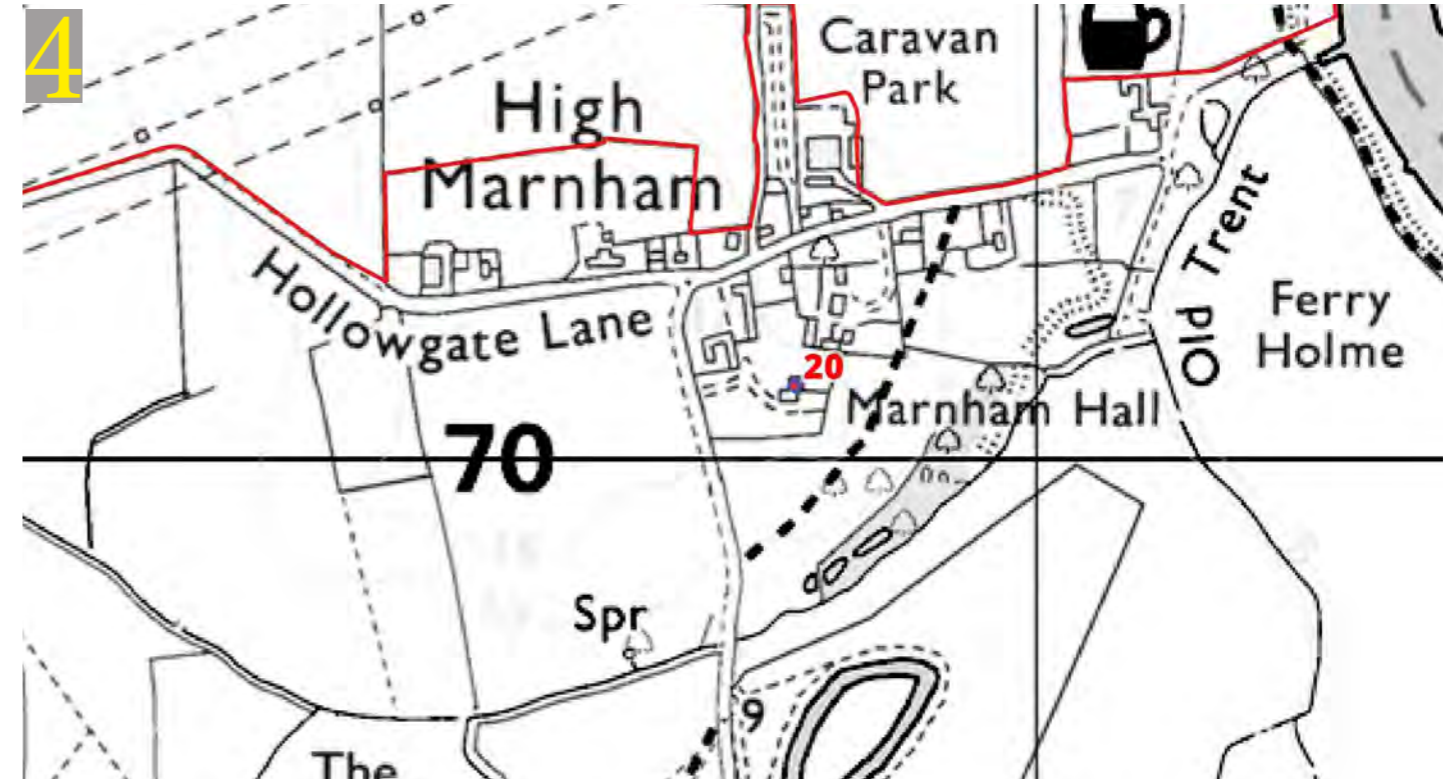
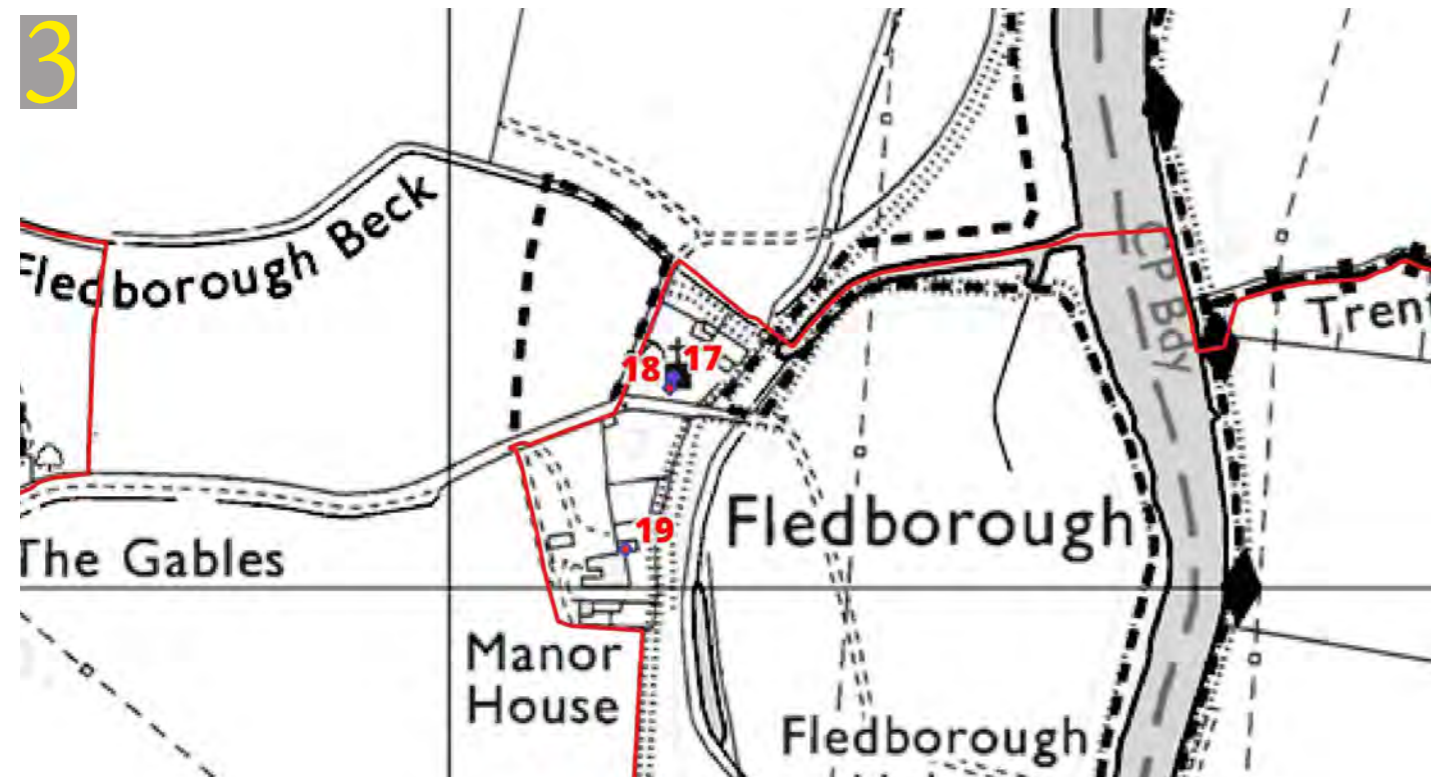


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Fledborough (3)				
17. 1045689	17. Church of St Gregory	I	Assets grouped due to their significance being heavily linked and shared potential effects.	34
18. 1213065	18. Group of 5 Headstones in the Churchyard of St Gregory, 3 Metres South of the South Aisle	II		
19. 1276572	19. Manor House	II	Requires assessment on potential effects	35
High Marnham (4)				
20. 1276556	20. Marnham Hall	II	Requires assessment on potential effects	37
Low Marnham (5)				
21. 1233550	21. Village Hall and Wall Extending in Front of the Hall	I	Assets grouped due similarity of effects. Topography, strength of tree screening and existing power/factory setting means unlikely for significant effects	39
22. 1233706	22. Crew Yard and Attached Barn Range at Grange Farm	II		
23. 1276501	23. Grange Farm Farmhouse			
24. 1276534	24. Church Of St Wilfred			

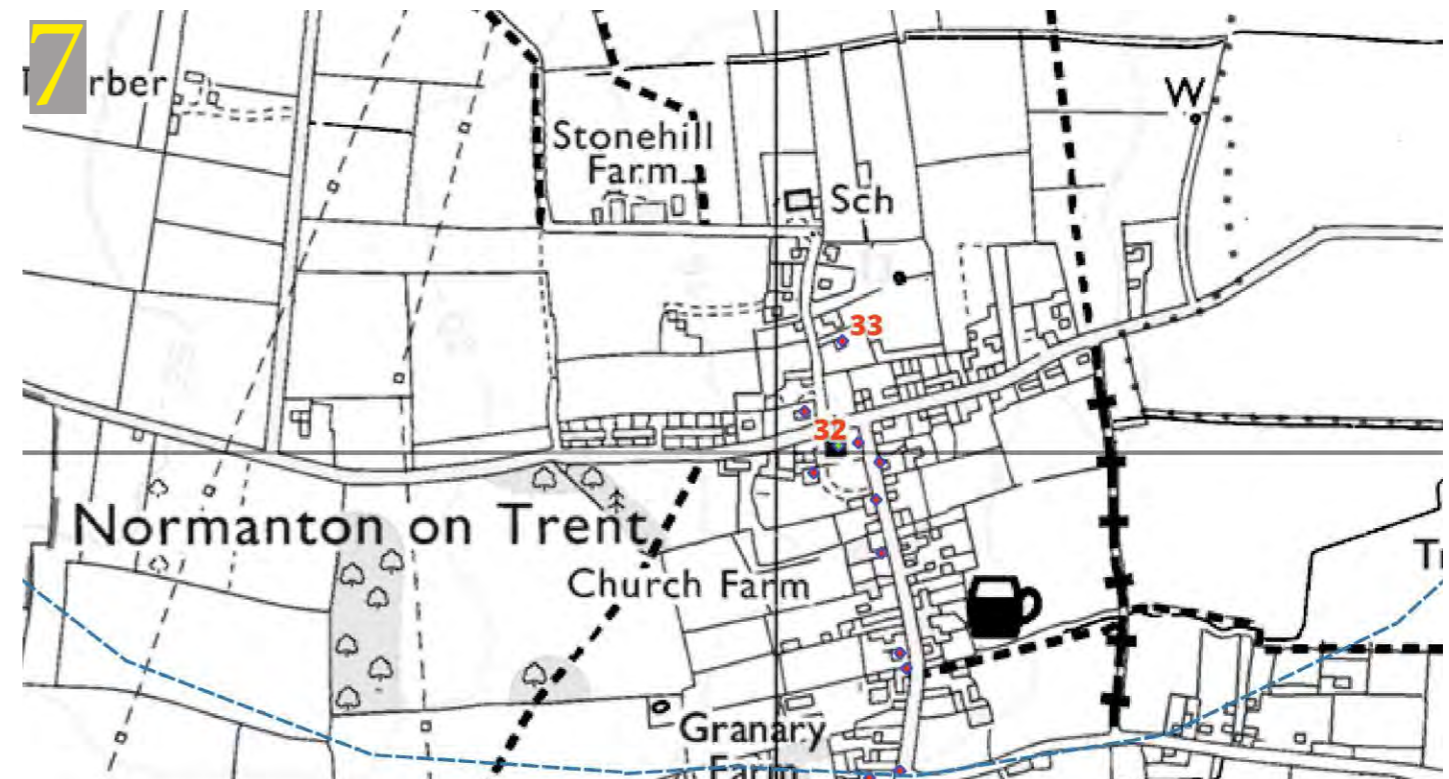
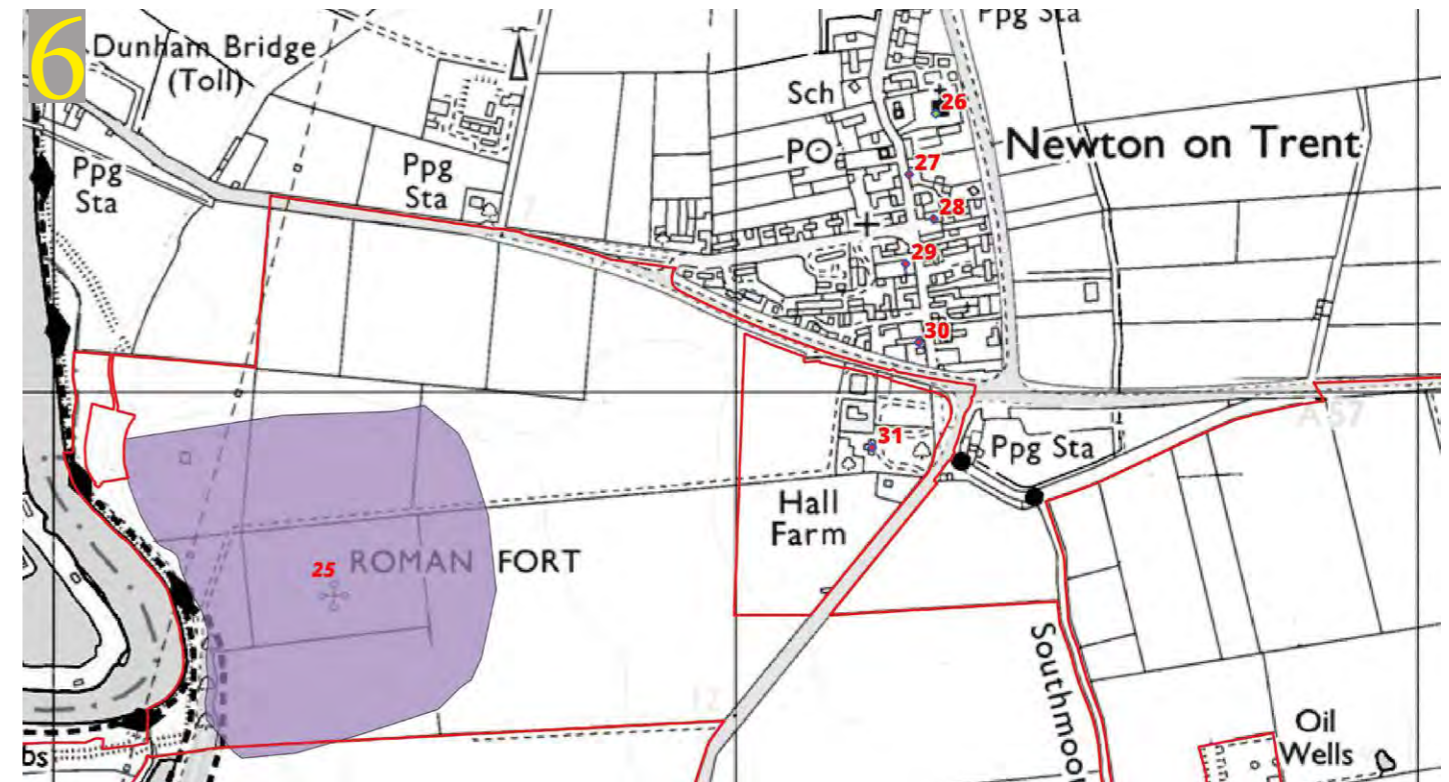


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Newton on Trent (6)				
25. 1003608	25. Roman Vexillation Fortress, two Roman Marching Camps, and a Royal Observer Corps monitoring post, Newton on Trent	SM	Requires assessment on potential effects, lack of visibility on ZTV, substantial screening in winter and summer, and visual/perceptual barrier of A57	41
26. 1064109	26. Church of St Peter	II*	Requires assessment on potential effects, lack of visibility on ZTV, substantial screening in winter and summer, and visual/perceptual barrier of A57	42
27. 1147202	27. White House Farm House	II	Assets grouped due to their significance being heavily linked and shared potential effects.	43
28. 1359469	28. The Reindeer	II		
29. 1308608	29. 30, High Street			
30. 1359489	30. Old Hall Farmhouse			
31. 1147213	31. Hall Farmhouse	II	Assets grouped due to their significance being heavily linked and shared potential effects.	44
Normanton on Trent (7)				
32. 1233792	32. Church Of St Matthew	II*	Requires assessment on potential effects.	46
33. 1233802	33. Marrison's House	II	Requires assessment on potential effects.	47

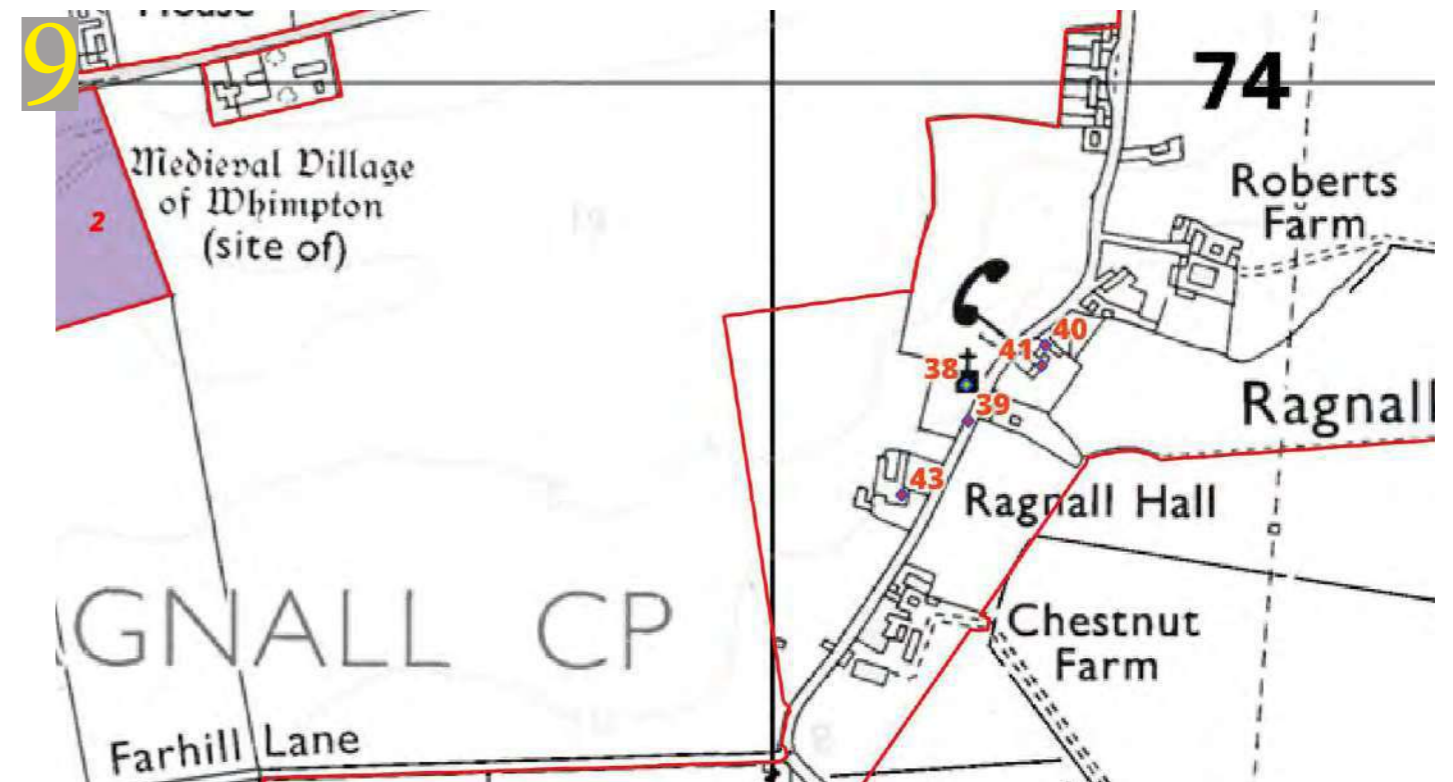
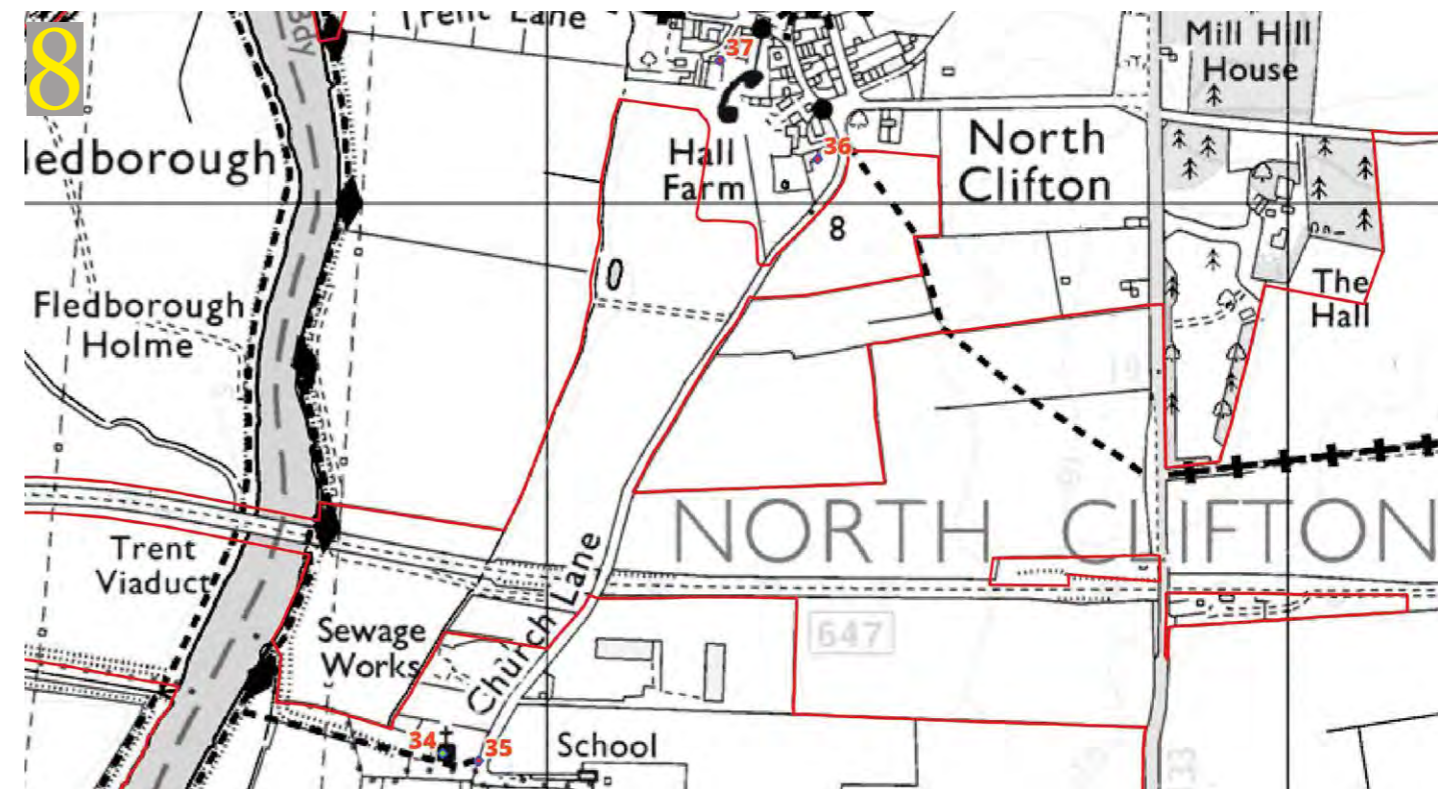


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

North Clifton (8)				
List Entry ID	Name	Grade	Reason for Inclusion	Pages
34. 1046053	34. Church of St George	II*	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	49
35. 1157171	35. Lychgate and Railings at Church of St George	II		
36. 1302529	36. Hall Farmhouse	II	Requires assessment on potential effects.	51
37. 1369937	37. Trent Lane Farmhouse	II	Requires assessment on potential effects.	50
Ragnall (9)				
38. 1233804	38. Church of St Leonard	II*	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	53
39. 1233805	39. Gateway to Churchyard of Church of St Leonard, 45 Metres South of the Church	II		
40. 1233806	40. Ragnall House	II	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	55
41. 1233877	41. Barn at Ragnall Stables	II		
43. 1276446	43. Ragnall Hall and Attached Outbuildings	II	Requires assessment on potential effects.	54

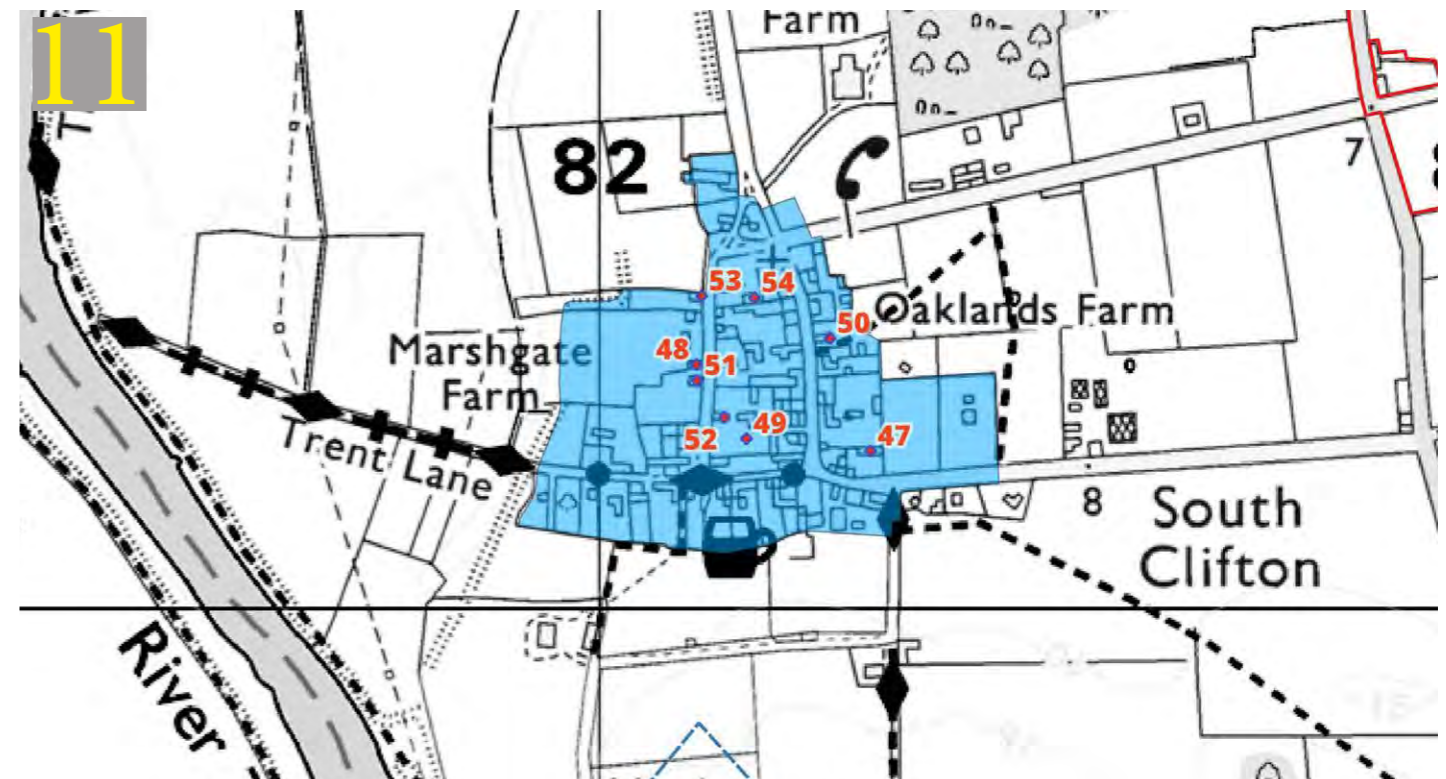


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Skegby (10)				
44. 1233707	44. Pigeoncote at Skegby Manor	II	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	57
45. 1276477	45. Skegby Manor			
List Entry ID	Name	Grade	Reason for Inclusion	Pages
South Clifton (11)				
46. N/A	46. South Clifton Conservation Area		Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	59
47. 1046013	47. Bonington	II		
48. 1046054	48. Stables At The Hall	II		
49. 1046055	49. Pigeoncote At The Old Farm	II		
50. 1046056	50. The Old Schoolhouse	II		
51. 1157228	51. The Hall And Rear Extension	II		
52. 1302487	52. The Old Farmhouse	II		
53. 1302499	53. Vine House	II		
54. 1369938	54. The Manor House	II		



3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Thorney (12)				
55. 1046017	55. House at Thorney Hall	II	Similarity of effects due to distance from the Site and lack of intervisibility indicated the ZTV	62
56. 1046018	56. The Old Manor House			
57. 1302430	57. Firs Farmhouse			
58. 1369961	58. Cottage at Thorney Hall			
59. 1462827	59. Thorney War Memorial			
61. 1178446	61. Ruins of Old Church in Churchyard			
60. 1302452	60. Church Of St Helen		Requires assessment on potential effects.	61

List Entry ID	Name	Grade	Reason for Grouping	Pages
East Drayton (13)				
62. N/A	62. East Drayton Conservation Area	II	Similarity of effects due to distance from the Site and lack of intervisibility indicated the ZTV.	27 - 28
63. 1045687	63. The Cottage			
64. 1045688	64. Pair of headstones in Churchyard of Church of St Peter			
65. 1212946	65. Church of St Peter			
66. 1212969	66. The Old Harrow Inn			
67. 1370122	67. Old Vicarage and Attached Outbuildings			
68. 1370123	68. Yew Tree Farm			



Assessment of Significance: **Designated Assets**

4 Assessment of Significance: Designated Heritage Assets

Darlington

Number of Assets: 7

Grade I: None

Grade II*: 1

Grade II: 5

Scheduled Monument: 1

Baseline Context

- 4.1 Darlington consists of 6 statutorily listed buildings and 1 scheduled monument. The settlement is rural and linear, with buildings set diffusely along Woodcoates Road and Broad Gate. There are a range of building ages and forms, with historic buildings primarily farmhouses and their respective outbuildings. Some have been converted for residential use. There are later modern developments and most are set back from the road and within large mature plots. There is significant greening and as such the experience of the village is one of rurality and low-activity.
- 4.2 The village is located along a slight ridge in the landscape and as such there is good visibility across the landscape, particularly looking south from the A57, however, only at discrete points where breaks in the greenery allow for glimpses across the landscape. There is constrained visibility looking southeast due to the ridge in the topography, which affects views towards Ragnall.



4 Assessment of Significance: Designated Heritage Assets

Whimpton Moor Medieval Village and Moated Site (Scheduled Monument) Asset: 1017567

Significance

- 4.3 This asset comprises the archaeological remains of a deserted medieval village, dating back to the Domesday Book and abandoned by 1547. The significance of the Scheduled Monument is predominantly contained within its archaeological interest, as there is a lack of above ground visibility of the remains. The asset is of high archaeological interest for the contribution of the archaeological deposits to wider understanding of the characteristics and functioning of this type of deserted medieval village. Further historic value is found in the asset's ability to convey the former existence of a lost settlement and its relative placement amongst other historic villages that have survived within the locality.

Setting and topography

- 4.4 The main portion of the scheduled monument is located between Dunham on Trent and Ragnall, to the south of the A57. The monument is truncated by the A57 which results in a smaller area of the asset being located to the east of Goosemore Cottage and also adds a sense of modern vehicular activity adjacent to it. The immediate surroundings of the monument comprises agricultural fields (with pockets of development along A57, including Whimpton House/Goosemore Cottage), but due to the slight ridge in topography that the monument sits on, visibility towards the south and east is reduced. Documentary sources have identified the former settlement as one of the four 'berewicks' of the King's Manor of Dunham.¹ As such, while there would have been some connection with Dunham, the role of the 'berewick' was detached and quasi-independent in that the Lord of the Manor likely had little presence in the settlement. Therefore, it does not appear likely that this connection was physically expressed (i.e. through views) and aside from the direct road connection, there are no views to or from Dunham itself.
- 4.5 It is known that the village formerly cultivated the land in its surroundings and evidence of the medieval open field structure is incorporated within the monument boundary itself. However, it is not known whether the village cultivated any of the land in the wider surroundings - it is assumed that the village's 'reach' was limited by its small size and, regardless, the agricultural fields in the surroundings are of a very different appearance to what would have surrounded the village pre-Enclosure.

Relationship with the Site

- 4.6 The Site includes land to the east, west and south of the monument. To the east and west, it includes the fields to the south of the A57, which can be seen alongside the field in which the monument sits in views from the north (near East Drayton). By contrast, due to the topography, the part of the Site to the south of the monument is not visible in context. As identified above, there is evidence the land around the village was cultivated and this is included within the boundary of the monument itself. There is no known association between the land in the Site and the settlement itself, and if any of this land was cultivated, this would have been in a different form to today due to the impact of Enclosure on the field structure. Therefore, while the Site makes some contribution to the setting of the monument in that it forms part of the wider landscape surrounding the former settlement and separating it from other villages, it does not directly contribute to the significance of the monument due to the lack of historic association and visual relationships (the Site is below ground).

¹ Dr. T. Davies Pryce and Mr. F. W. Dobson, An Ancient Village Site. Whimpton, Nottinghamshire, Transactions of the Thoroton Society, 11 (1907)



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Whimpton House (Grade II)

Asset: 1276445

Significance

- 4.7 The house is of historic and architectural interest for its contribution to the understanding of continued habitation on the site of the Scheduled Monument. Architecturally, there is interest in its early 19th century, and therefore late Georgian, form, with a clear sense of proportion and hierarchy to the primary elevation. The sash windows add character and interest to the facade, and the articulation of this elevation is one of polite arrangement, despite its otherwise rural and agricultural setting.
- 4.8 The house is located in proximity to the moated site, and as such, the house may be a later redevelopment of earlier buildings that occupied the site. As such, there is historic interest in how it relates both to this feature of the scheduled monument, and its proximity to the abandoned medieval village (though there are no above ground remains which can appreciably contribute to the house's significance).

Setting and topography

- 4.9 The house is located within the Scheduled Monument, to the west of Ragnall, beyond Main Street. The immediate context of the house is formed of the Scheduled Monument (though this is hidden below ground) which indicates a long history of settlement and use of this location, and perhaps contributes to the legibility of the house's location at distance from the main village. The wider rural fields add to the sense of agricultural activity here. Due to the slight ridge of the Scheduled Monument, visibility towards the south from the perspective of the A57 is partially blocked by this topography.

Relationship with the Site

- 4.10 The Site is located to the south of the house, and includes the majority of the Scheduled Monument. Beyond this, it comprises of the fields to the south of the A57, which can be seen in views along the road. As such, it contributes somewhat to the understanding of the rural setting of the monument and the house, due to the agricultural history of the settlement and the contribution that the fields make to this understanding. As a farmhouse, the asset has a functional history with its surrounding landscape, and as such, the Site would have contributed to this. This contribution, however, would only be partial, as the land to the east, north and west of the farmhouse is outside of the Site. As such, regardless of the contribution of the Site to the setting of the asset, the significance of the farmhouse in its agricultural context can be appreciated from these surrounding rear fields.



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Church of St Giles (Grade II*), Lychgate and walls to churchyard of St Giles (Grade II), three chest tombs in the churchyard (Grade II)

Assets: 1212465, 1045726, 1045727

Significance

- 4.11 The significance of the church lies primarily in its historic interest as the parish church of the village. It grants legibility to the historic built landscape of the settlement and the patterns of its development. The church dates back to the 1200s, though it was rebuilt significantly within the 19th century (with the exception of the church tower) and the lychgate dates to this period of development. As such, the primary architectural interest is within its tower, though this has also received later 19th century additions to its roof. The chest tombs, listed Grade II, are interesting for their artistic significance as mid-19th century examples of their type. They are decorated with stylised crossed and enclosed with decorative iron railings.

Setting and topography

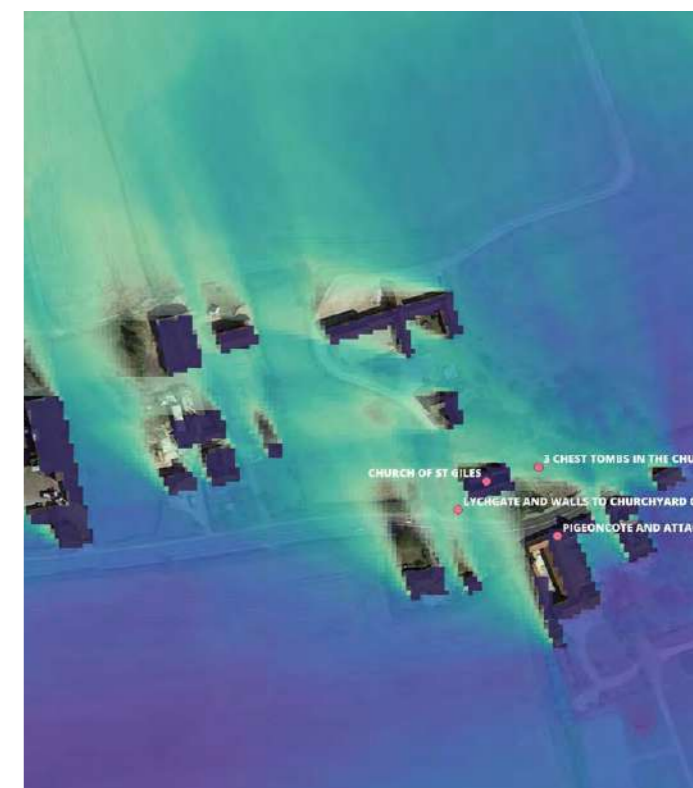
- 4.12 The church is located to the east of the village along the A57 and as such is situated at the periphery of the settlement, set within a graveyard bordered by mature greenery. As a parish church, its role within the village is the primary contributor to significance. Beyond the village, the visibility of its tower is little-to-none in the wider landscape, notably because of its diminutive height, the topography and the greenery existing around it. This is particularly true of views from Ragnall where the church is not visible at all, and whilst there may be a glimpse of the tower in winter from the public footpath south of East Drayton, this visibility is otherwise little-to-none. Given these settlements have their own parish churches, it makes sense that this parish church would not be intended to be viewed from a wide area, rather focussed within the village itself.
- 4.13 The church is adjacent to Hall Farm, which comprises of a large polite farmhouse with ancillary structures, dating to the 18th and 19th centuries, and an additional 19th century farmhouse to the north, also with outbuildings. The diffuse nature of the settlement means that the legibility of the village is one of sporadic development, with no clear sense of centre. However, there is some sense of connection between the fringes of the village and the agricultural land to which they are associated.
- 4.14 Beyond these disparate farmhouses are open fields, further aiding in the understanding of the rurality of the settlement and the significance of the church as a remote place of worship. The slight rise in topography on which the village is located means that views are somewhat more open towards the surrounding landscape. This is true along the A57 towards the east, which channels views along a slight depression in the landscape such that the legibility of the rural field systems here is possible however, there are a number of interrupting built forms on the south side of the A57 that do constrain inter-visibility with, for example, the church and the wider landscape.

Relationship with the Site

- 4.15 The Site is located south-east of the settlement and the church, but with part of the village (to the south of A57) and a large agricultural field between. A small part of the north-western edge of the Site falls within the parish boundary. As identified in the previous section, the primary contribution to setting is the village itself, given the role of church to serve this population. While the wider agricultural fields make some contribution to the experience of the wider setting, this is secondary to the contribution of the village itself as there is no functional connection between the church and this land. The Site only forms a part of this wider setting.



Location



ZTV



Photo of Asset



Photo of Asset

4 Assessment of Significance: Designated Heritage Assets

Pigeoncote and attached stable blocks and outbuilding at Hall Farm

Assets: 1289523 (Grade II)

Significance

- 4.16 The pigeoncote and the ancillary buildings are notable for their historic interest, contributing to the understanding of the site as a historic farm within the village, and for the contribution they make to the understanding of the village as a primarily agriculturally active settlement. There is architectural interest in their forms - exhibiting 18th and 19th century styles indicative of their typology, and they subsequently relate well to the farmhouse itself (not listed), which demonstrates more polite form and features of a large country farmhouse of the 19th century.

Setting and topography

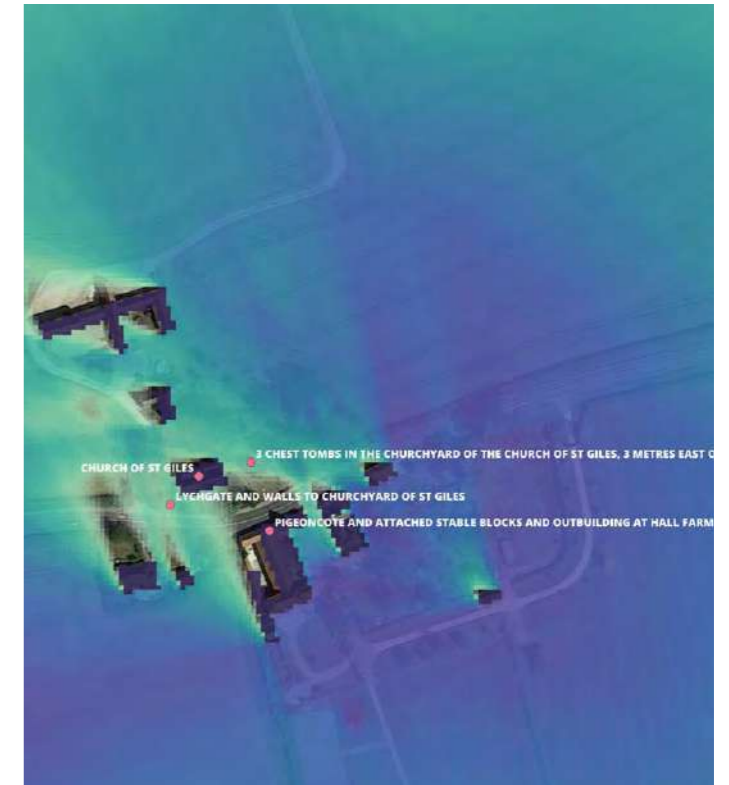
- 4.17 The farm's setting is comprised primarily of the fields around it, to the east, south and west, which form part of its historic hinterland. It is located on the edge of the village and on the busy A57 road. The assets are set within mature gardens as a result of the 19th century farmhouse, with mature greenery providing some screening and an attractive sense of residential character. The church to the north is an important contributory element, helping contribute to the sense of village character and rurality through its form. In the wider setting are those sporadic buildings - farms, farmhouses and modern houses - spread along Darlton which give a sense of the primarily agricultural history of the village.

Relationship with the Site

- 4.18 The Site is located to the eastern boundary of the settlement, and to the east of the assets themselves. Part of the Site thus forms a part of its agricultural setting. Tithe mapping shows that the fields within the Site boundary here form part of the historic hinterland of the farm, at least as far back as the 1840s. However, there has been significant evolution in the field boundaries, with the previously smaller plots amalgamated and adapted for modern intensive farming. As such, there is some contribution to the historic significance of the farm and its listed buildings. It should also be noted that the farmhouse forms the headquarters of the historic farm and, as such, there is a more important land association between this farmhouse than with the ancillary buildings themselves. In this case, the farmhouse itself is not listed because of lack of architectural interest. Nonetheless, it remains that the direct relationship of the land to the listed ancillary buildings is secondary to the relationship between the land and the farmhouse.
- 4.19 Visually speaking, there is a good degree of mature trees and greenery bordering the farm site on the eastern side, which creates some screening of views towards the Site. This is also true when looking towards the buildings eastwards from along the A57, with a copse of large mature trees disguising the assets. As such, whilst the fields are a contributory element to the setting, the ability to visually appreciate the links between them is difficult as a result of the buffering mentioned. Their contribution to the significance of the asset is therefore minor. The A57 provides the most accessibility of views towards the assets, which is characterised by the business of the road. This means that where their significance can be most appreciated, the experience of that setting is largely the modernity and noise of the road, rather than the sense of the rurality of the wider fields.



Location



ZTV



Photo of Asset



Photo of Asset

4 Assessment of Significance: Designated Heritage Assets

Manor Farmhouse and Barn at Manor Farm

Assets: 1212508, 1370100

Significance

- 4.20 These two assets, which are linked through their functional association, are of interest architecturally as late 18th century examples of a farmhouse and ancillary barn structure. The farmhouse itself is notable as a large, three storey polite brick residence, with its primary elevation facing on to Woodcoates Road where its Georgian proportions and hierarchies can be appreciated. There are later additions in the form of a rear wing, which is of less interest and somewhat degrades the quality of the 18th century elevation.
- 4.21 The barn is similarly notable architecturally as a typical example, also constructed in brick, which lends contextual understanding to the significance of the farmhouse as the central residence around which a bustling farm worked. Together, the buildings make up the complex of an 18th century farm and as such possess historic interest in their contribution to the agricultural history of Darlton and the subsequent legibility of its historic development.

Setting and topography

- 4.22 The farm's setting is comprised of the fields around it, which are mainly focussed to the east and south, which provide agricultural context to their historic function, as well as other farm buildings, some of which include later modern development or remodelling. Although these are functionally related, some of them detract somewhat from the setting. Woodcoates Lane bisects its links to open countryside to the west, where in any case, the addition of a playground and modern housing introduces a sense of residential, rather than agricultural, activity.
- 4.23 The church to the north east is a contributory element of its wider setting, as the communal heart of the historic settlement of Darlton, but visibility of it is unlikely from the context of the farm due to the lack of prominence of the church: the tree boundary around it is strong, with tall mature canopies densely packed together. As such it would not contribute to the significance of the asset. The A57 is a key element within the setting, introducing noise and activity. The location on the edge of the village adds to the perception of development and settlement.
- 4.24 There are notable elements of modern character within the setting, this is particularly true to the north of the farm, along Broad Gate, where mid- to late-20th century housing introduces more standardised forms of housing atypical to the historic forms and features within the village. To the south of the farm are some moments of commercial activity in the form of large modern barns and structures.

Relationship with the Site

- 4.25 The Site is some 670 metres to the east of the listed buildings. Presently, the Site contributes to the wider setting of the assets through its cumulative role on the agricultural character of the landscape around the farm buildings, acting as a backdrop to views eastwards, but not to the appreciation of the significance of the asset from its immediate context. Tithe maps show that there is no historic association between the fields within the Site and the farm, which were restricted to those fields immediately adjacent to the farm. As such, the Site does not contribute to the appreciation of the significance of the asset.



Location



ZTV



Photo of Asset



Photo of Asset

4 Assessment of Significance: Designated Heritage Assets

Ringwork at Kingshaugh House

Assets: 1018619

Significance

- 4.26 The significance of this monument lies primarily in its archaeological interest as the earthwork remains of ringwork - a medieval fortification built and occupied from the late Anglo-Saxon period through to the 12th century - and associated archaeological deposits. The monument is first referenced in 1194, and large quantities of Iron Age and Roman artefacts have been discovered here, suggesting it was associated with historic settlements for a very long time.

Setting and topography

- 4.27 The ringwork is now also the location of a 17th farmhouse which contributes historic interest to its setting but not to the appreciation of its archaeological interest. The ringwork is currently well enclosed by the farmhouse boundary. The character of its immediate setting comprises agricultural land which makes some contribution to the experience of the monument, however there does not seem to be a functional association between this land and the ringwork and it is likely this landscape has changed substantially since the ringwork was built and used. The A57 is a busy and important thoroughfare and is located adjacent to the ringwork and as such this does add a sense of modern vehicular activity. Within the wider context, there are a number of medieval archaeological assets dotted across the landscape. While these are all remnants of the ancient landscape, there is no known association or physical/visual connection between monuments, such as Whimpton Moor, and these are appreciated within a much-altered landscape which dilutes their contribution.

Relationship with the Site

- 4.28 The monument is located at some distance from the Site, approximately 1.5km to the west of it. As noted above, there is no known functional connection between the Site (as part of this wider setting) and the monument and, as illustrated by the ZTV, there is unlikely to be visibility from within the asset itself, or from the immediate context. Therefore, while part of a wider landscape, the Site makes no contribution to the setting of the monument.



Location



ZTV



Photo of Asset (Source: Chris Cole)

4 Assessment of Significance: Designated Heritage Assets

East Drayton

Number of Assets: 7

Grade I: None

Grade II*: None

Grade II: 6

Conservation Area: 1

Baseline Context

4.29 East Drayton is a village located 3 miles west of Dunham-on-Trent. The parish church of St Peter and St Paul is 13th or 14th century in date. East Drayton was originally known simply as Drayton, and was recorded under that name in the Domesday Book of 1086. "East" was added to distinguish the place from the village of West Drayton, 4 miles west. It is notable as the birthplace of the famous architect, Nicholas Hawksmoor.

4.30 The Site is located at an approximate distance of 1.57km (with variability) to the southeast of the village.



4 Assessment of Significance: Designated Heritage Assets

East Drayton Conservation Area (including all designated assets)

Assets: 1018619

Significance

- 4.31 The Conservation Area derives its special interest from its variety of 18th and 19th century buildings, arranged around the central church of St Peter and St Paul, which dates to the 14th and 15th centuries. These contribute to the rural character of the Area, which informs the legibility of its historic development as an agricultural settlement.
- 4.32 The majority of heritage assets are located along the roads of North Green and Top Street, giving a sense of its historically linear settlement pattern. Not all the elements of the Area contribute to its interest, and there is significant modern suburban development which is stylistically and materially out of character with the positive contributors to the Area. These developments are primarily located east-west along Low Street and Church Lane. The added effect of these is to dilute the impression of the linear pattern of the historic settlement.

Setting and topography

- 4.33 The Area incorporates historic assets which primarily contribute to its understanding as a rural settlement with a historic focus on agricultural economy. As a result of this, its wider setting is mainly characterised by fields and open spaces. Some of these retain a historic landscape character of smaller parcels, bordered by mature greenery, whilst others have been absorbed into larger, modernised and intensified field systems. The former is more apparent to the north of the village, whilst the latter can be seen to the southwest. Nonetheless, the historic form of the village is still appreciable.

Relationship with the Site

- 4.34 The Site does not have a direct relationship with the Area, with inter-visibility likely only possible from within the wider setting of the Area, rather than the Area itself or its immediate context. The Site's boundary is located well to the south of the Area and is beyond its 1km buffer range, across from the A57 and across fields which include mature hedgerows and trees along their boundaries. This road, too, is bordered by generally tall and mature hedgerows which serve to visually bisect the landscape either side of it, and this has quite a considerable impact on the experience of the wider setting.
- 4.35 Topography also further reduces the visual relationship between the Area and the Site, preventing long range views and visually isolating the Area from within the immediate settlement itself. Nonetheless, to the south, public footpaths provide more panoramic open views which would include the north part of the Site and Whimpton Moor. However, the topography here, which features a shallow ridge behind the Scheduled Monument, means little-to-no visibility beyond this.



Location



ZTV

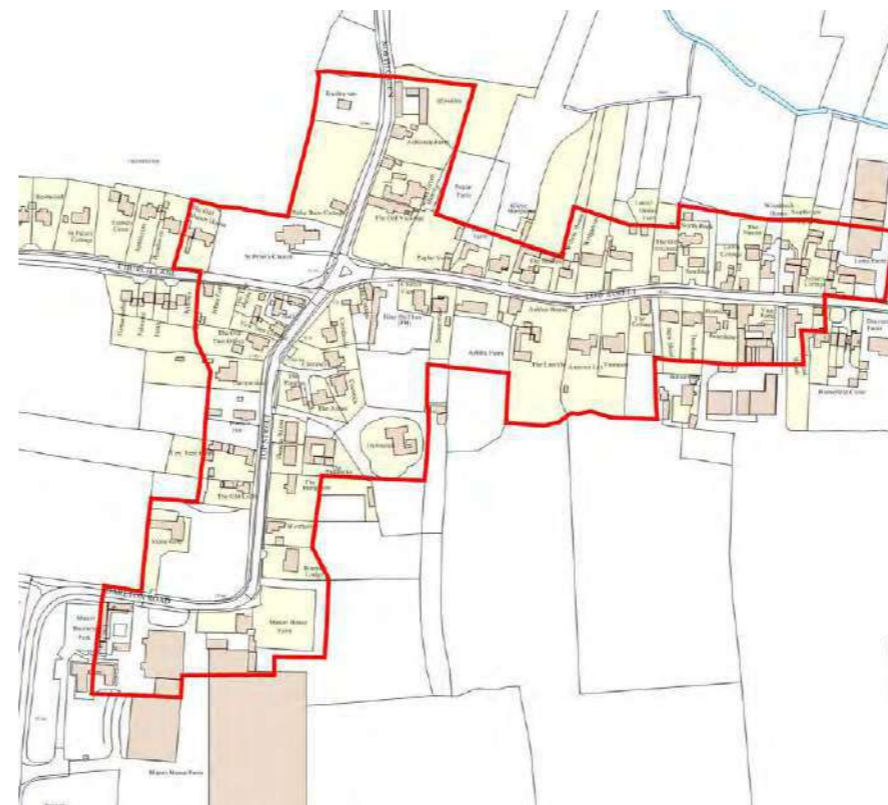


Photo of Asset (Source: Bassetlaw District Council)



Photo of conservation area

4 Assessment of Significance: Designated Heritage Assets

Dunham on Trent

Number of Assets: 8

Grade I: 1

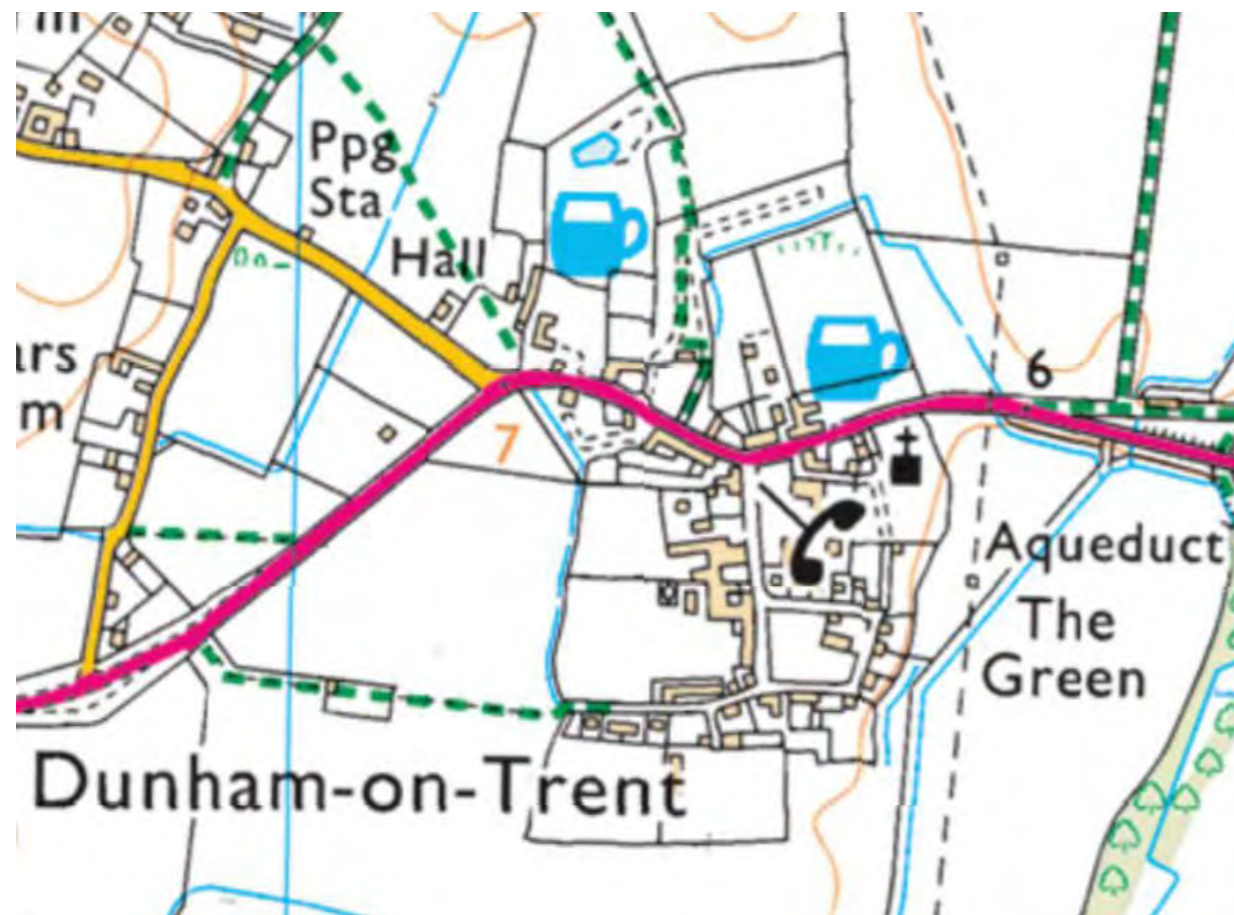
Grade II*: None

Grade II: 7

Scheduled Monument: None

Baseline Context

- 4.36 Dunham consists of 11 statutorily listed buildings. The village is located to the west of Dunham Toll Bridge, and as such is located along an important thoroughfare (A57), which carries vehicular traffic east-west from Lincoln. It comprises of a roughly ribbon-style settlement, spreading east-west along a portion of the A57, before projecting south along The Green. Later modern development has extended the village to the north and south, contributing to a more radial arrangement.
- 4.37 The setting of the village is primarily rural, though there are clear industrial elements within the landscape in the form of tall pylons and infrastructure related to the toll bridge and pipe bridge crossing the Trent. The flat topography exposes significant power infrastructure within the area, such as the Cottam Power plant to the north and elevates the prominence of pylons.



4 Assessment of Significance: Designated Heritage Assets

Church of St Oswald (Grade I), gateway to churchyard 12 metres north (Grade II), gateway to churchyard 24 metres west (Grade II), group of three headstones (Grade II)

Assets: 1370101, 1045729, 1212606, 1289459

Significance

- 4.38 The church has high historic interest as the centre of historic worship in the parish since the 15th Century; the parish is focussed on the village itself with the land to the north (south of Laneham) and a small portion of land to the south. The communal value of the church is further evident in the listed headstones of the 18th century, which also provides some artistic interest to the churchyard through their decorative schemes.
- 4.39 The church possesses architectural interest in its distinct phases of historic development. Primarily this is within its characterful 15th century tower, which notably possesses tracery perpendicular-style windows, which create a visually striking appearance. The rest of the church was rebuilt in the 1860s, and the two listed arches contribute to the legibility of this phase of development, featuring Gothic arches in stone with decorative ironwork.

Setting and topography

- 4.40 The setting of the church is primarily its relationship with the village itself, due to the functional role of the church serving the people of the parish. The A57 passes adjacent to the north boundary of the churchyard, and introduces a considerable degree of vehicular activity and noise in its immediate setting. The primary views from which the church and its arched gateways are appreciated is from this road, a view in which the electrical infrastructure of the pylons is apparent rising above the roofline of the church, and from the toll bridge to the east before the road falls away. Visibility of the tower from within the wider landscape to the south are complicated by the degree of mature greenery around the boundary of the churchyard, particularly to the south, where Victorian ornamental trees have created a more enclosed experience, however, there is some visibility from the footpath south-east of Ragnall, where open, flat land allows for appreciation of the tower. Whilst the agricultural fields in the wider landscape make some contribution to the experience of the church, there is no direct association between the land to the south and the function of the church (to serve the people of the parish). This is consolidated by the fact that the visual experience of the church tower is generally localised, albeit forming a distinctive landmark within the context of the village itself. Aside from agricultural fields, the wider surroundings also include the busy A57 (and associated toll bridge) and the pylons and power infrastructure characteristic of the Trent Valley.

Relationship with the Site

- 4.41 The Site does not fall within the parish boundary of the church. Due to the enclosure of the church within a boundary of mature greenery, there is a level of visual screening from the wider area. The Site's boundaries range from around 600 metres to the east and 1 kilometre to the south from the churchyard, between which are a number of large, open agricultural fields and mature greenery. As identified in the previous section, the primary contributor to setting is the village itself, given the role of church to serve this population. While the wider agricultural fields make some contribution to the experience of the wider setting, this is secondary or incidental to the contribution of the village itself as there is no functional connection between the church and this land. The Site only forms a part of this wider setting.



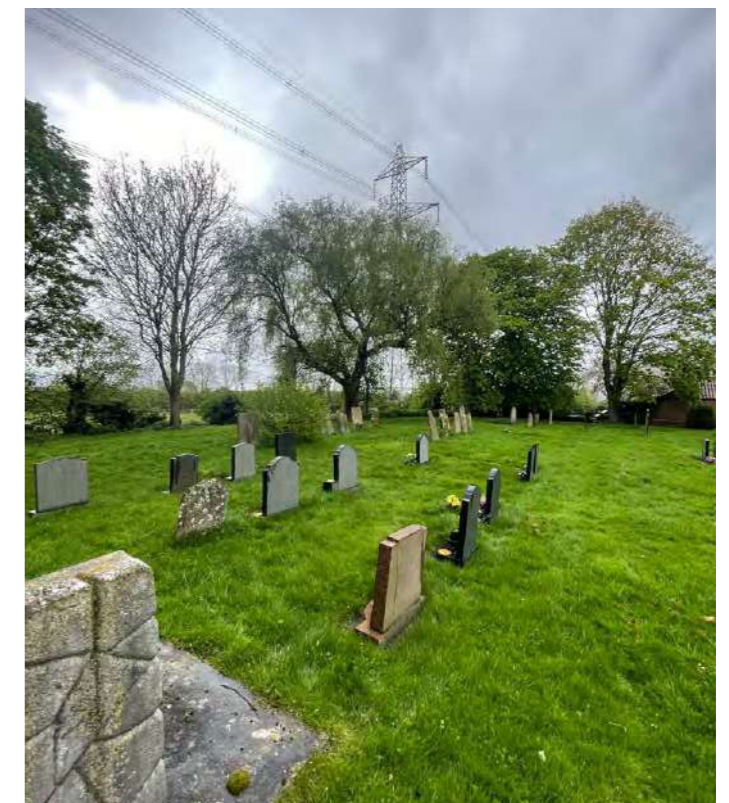
Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Marples' Cottages

Assets: 1045728

Significance

- 4.42 The cottages are significant as vernacular 18th century examples of a rural homestead, constructed as a semi-detached pair in brick over two storeys. They feature uneven fenestration, with a mix of flat and segmental arches, with some decorative dog-tooth coricing and string coursing to the easternmost cottage. The rustic nature of their construction is apparent in the somewhat rough brickwork, and it is clear that there have been a number of later alterations, particularly to the roofs.

Setting and topography

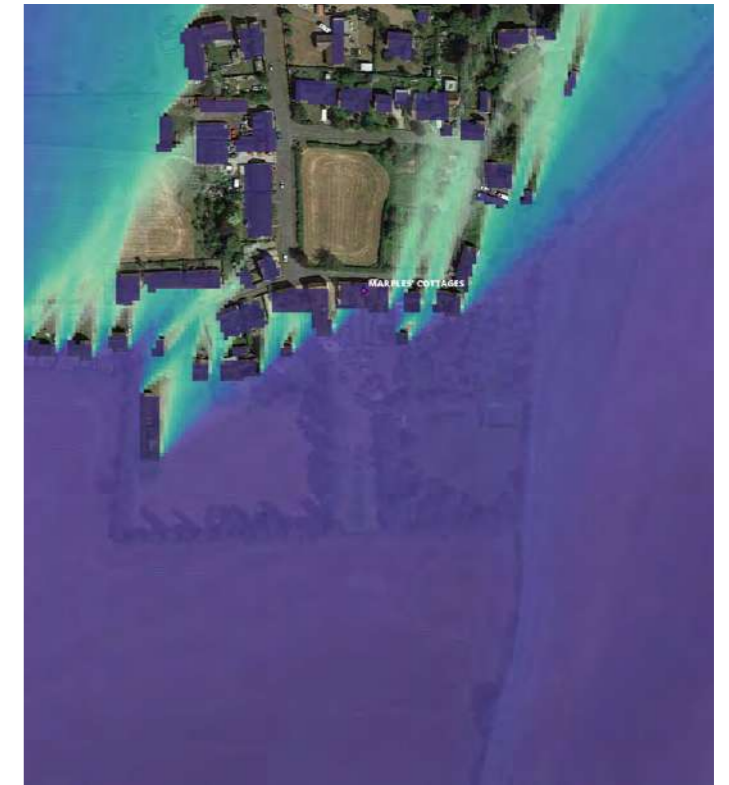
- 4.43 The cottages are arranged around a green, on its south side, and this forms the most apparent contributory element to its setting. Other housing, a mixture of historic and modern typologies, complement the east, west and north sides, giving a clear sense of space to this portion of the village. The majority of these are modern and atypical to the traditional form of the cottages. There is therefore a strong contrast but also a sense of historic continuity in the settlement.
- 4.44 The church is located to the north, and a historic route provides access from the north side of the green to the churchyard. The church is therefore also an important element of the cottages' wider setting, and the tower would have been highly present in the setting of the green before the intensification of mature greenery on the churchyard's southern side.
- 4.45 The cottages are set within long mature gardens to their south, beyond which are the open fields of the agricultural landscape. This landscape is a contributory element to the setting of the cottages and provides legibility for the rurality of the settlement.

Relationship with the Site

- 4.46 The Site is located approximately 540 metres to the south of the cottages and 620 metres to the east, across the River Trent. The most relevant elements are those fields within the Site to the south, which provide a wider landscape character of agricultural rurality which contributes to the village character, but this is well distanced from the cottages themselves by the generous rear gardens and associated greenery and boundaries.
- 4.47 The cottages' architectural interest is contained primarily within their façades and the contribution this makes to the historic green and the sense of settlement pattern here. As such, due to the distance of the Site and its lack of connection to this interest, there is no contribution from the Site to the appreciation of the assets' significance.



Location



ZTV



Photo of Asset

4 Assessment of Significance: Designated Heritage Assets

West End Farmhouse and attached stable block (Grade II), Dunham House and attached walls and stable (Grade II), Bridge Inn (Grade II)

Assets: 1289301, 1370121, 1212620

Significance

- 4.48 These assets have been grouped together due to their shared setting and association with the settlement, and for the similarity of their expected effects. They range from the 17th to the 19th centuries and are primarily interesting for their illustration of rural architectural typologies. They are generally constructed in brick with a vernacular form that at times indicates references to the politer stylistic qualities of Georgian architecture. This is despite their generally functional association with farming, with the exception of examples such as Bridge Inn.
- 4.49 This latter point ultimately lends historic significance to the assets through their contribution to the legibility of the rurality and agricultural history of the village. This is supported by the variety of ancillary structures and barns that survive and provide contextual understanding to their significance. Bridge Inn, located at the periphery of the settlement, is notable for the expression of its historic function in its scale and form, and for its deliberate situation to act as a prominent stopping point for travellers. This, too, provides historic significance in the legibility of the village along an important and busy thoroughfare, both historically and in present day.

Setting and topography

- 4.50 The setting of the assets includes the village and surrounding field systems. As a historic inn, Bridge Inn is closely tied to its location on the periphery of the village where the bridge crosses the River Trent and travellers would arrive as potential patrons. The wider rural landscape is a contributory element to its setting and aids in the legibility of its rurality. As with the church, however, the activity of the A57 and the visibility of power infrastructure within the landscape degrades the impression of rural village character.
- 4.51 In the case of the farmhouses, their setting is to a greater degree the open fields and landscape around them, which historically provided their economic hinterland, though they are located within the village proper. Modern development is an established addition to the settings of the assets, with modern housing located to the north and south of the A57, and with larger, modern barn structures added to sites such as Manor Farm. In addition to these are the many electricity pylons which dot the landscape, introducing industrial forms and visually intrusive elements into the landscape. At distance, the Cottam power station can be clearly seen to the north of the village.

Relationship with the Site

- 4.52 The Site is too distant to be a relevant contributor to the setting of the assets. Whilst it is considered that the fields and open spaces around the village illustrate the relative rural isolation of the village (with the exception of modern power infrastructure), the Site's distance from the assets and their more immediate connection to the settlement itself means that in appreciating their significance, the Site is not a contributor to the appreciation of their significance.



Location



ZTV



Photo of Asset



Photo of Context

4 Assessment of Significance: Designated Heritage Assets

Fledborough

Number of Assets: 3

Grade I: 1

Grade II*: None

Grade II: 2

Scheduled Monument: None

Baseline Context

- 4.53 Fledborough is a small and highly diffused hamlet comprising of a small handful of buildings along Hollow Gate Lane and Main Street. Most notable is the church of St Gregory's, located at the east of the hamlet, and Manor House, located to its south. It is supposed that the River Trent formerly meandered close to these buildings, which can be seen evidenced in the landscape, but which since silted up, suggesting a historically greater degree of prominence to the church.
- 4.54 The village is agriculturally focussed, with a handful of farms located within it. There is one listed: Manor Farm at the eastern end, and a non-designated heritage asset at the western end historically known as Fledborough House. As of 2021, the census noted 38 residents.



4 Assessment of Significance: Designated Heritage Assets

Church of St Gregory including group of headstones in the churchyard (Grade I and Grade II)

Assets: 1045689, 1213065

Significance

- 4.55 The church has considerable architectural interest, dating from the 12th century with additions through the 13th, 14th, 15th, 17th and 18th centuries, with some significant rebuilding in the 19th. As a result of this, it displays an interesting tapestry of historic fabric reflected in the stylistic articulation of windows, doors, arches and masonry. It is of historic interest as the hamlet's only place of historic worship. Its churchyard is defined by its mature greenery and the artistic interest of its tombstones, which are additionally of historic significance in their connection to the historic community around the church.

Setting and topography

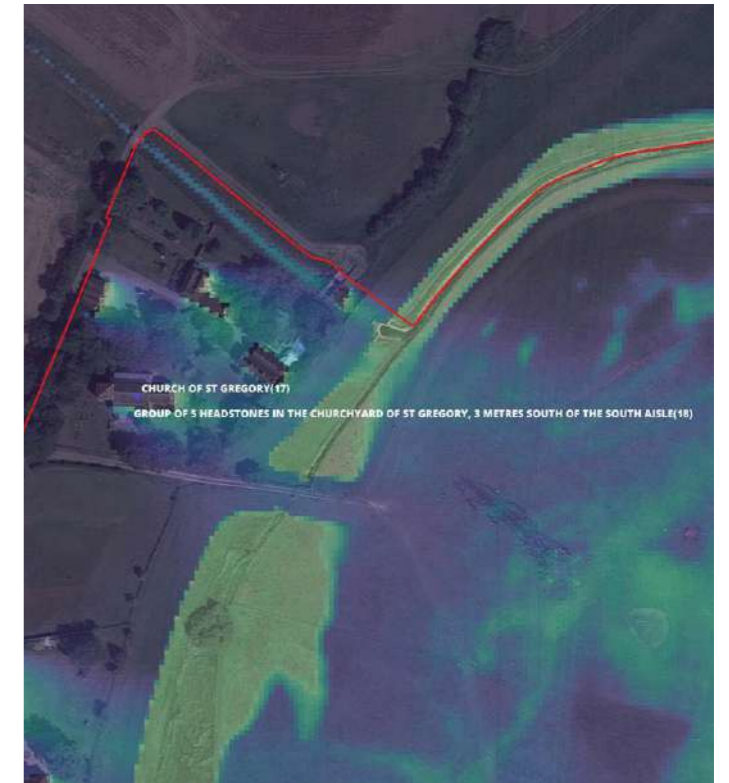
- 4.56 The church is appreciated within a diffused hamlet with a loose settlement pattern, which is not laid out to have a communal centre, albeit the church plays this role in terms of its function to serve the parish. The River Trent is an important element of its setting and likely influenced its original location, previously meandering adjacent to the church but since altering its course through natural silting. As such, it would have had a more prominent location from views along the river, but this has since depreciated with the changing bank locations. Further to this, the tower is quite squat, so visibility in the wider landscape is little-to-none, and there is a sense that this relationship is secondary to its relationship with the hamlet itself, despite the modern day parish extending westwards towards Tuxford. It is glimpsed, particularly from its southern side and from the Fledborough Viaduct, which further fluctuates with winter and summer foliage.
- 4.57 A rectory was once located next to the church but this has since been lost. The nearby Manor House, which dates to the early 19th century, introduces some polite historic forms and contributes to the pastoral character of the surrounding landscape, which is informed by bordered field systems complemented by mature greenery. The narrow, rural track alongside the church further adds to the sense of isolation.
- 4.58 The hamlet and its buildings are defined by their separation and sense of diffusion, which, while part of its identity, makes it difficult to visually understand the associations between them. This is less apparent between the church and the nearby Manor House, which as a group appear as the only collection of listed built forms in the hamlet. The farmhouses, some of which are NDHAs, appear as more separate from this group and, in this, their historic function is apparent.
- 4.59 Aside from the agricultural fields within the wider setting, there are conspicuous industrial elements to the skyline, in the form of large electrical pylons, as a result of the wider context of power plant-related infrastructure, and these are particularly visible in key views from Fledborough Viaduct and the river, the pylons are prominent features in the setting.

Relationship with the Site

- 4.60 The agricultural fields to the east and west of the church make some contribution to the setting of the church and its relative isolation, as well as being part of the diffused nature of the hamlet itself. The electrical pylons which cross through the Site do allude to a sense of wider industrial activity in the area, which somewhat degrades the otherwise rural sense of isolation. The Site boundary includes the fields to the west of the church, and part of the site falls within the parish boundary. As identified in the previous section, the primary contributor to setting is the hamlet itself, given the role of church to serve this population. The site boundary includes land between the church and other elements of the hamlet which contributes to the understanding of relationships of the church with the parish. However beyond this, the role of the agricultural fields in the wider Site are a secondary or incidental feature in the setting, given the lack of functional connection between the church and this land.



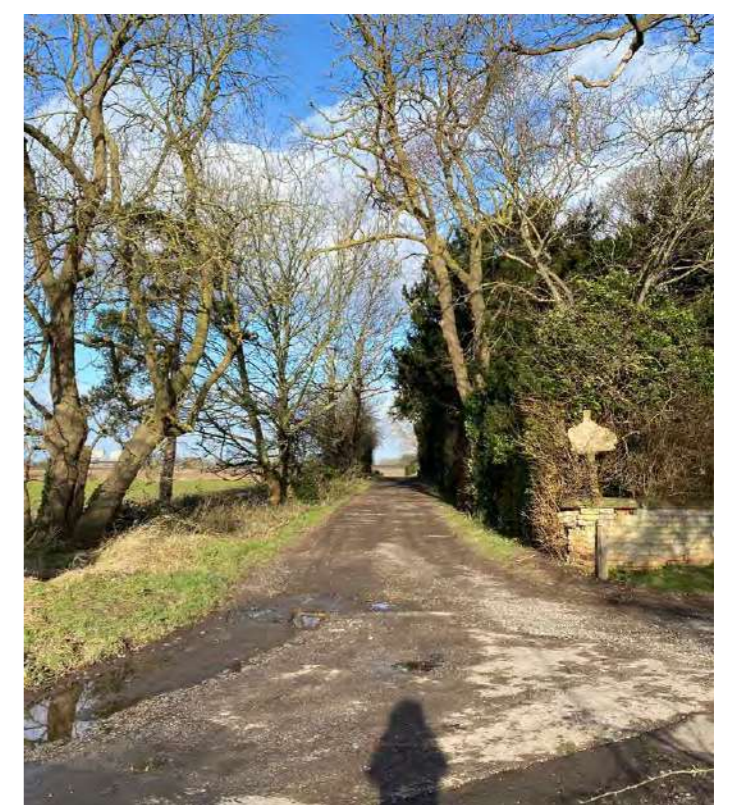
Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Manor House (Grade II)

Assets: 1276572

Significance

- 4.61 The house is primarily of architectural interest, presenting an attractive 19th century form, with generally symmetrical fenestration to the primary elevation apart from on the right-hand bay, which is set back and results in a break in rhythm. The door features a doric porch and the windows are sash, culminating in an attractive, late-Georgian farmhouse.
- 4.62 The farmhouse is accompanied by brick barns to the rear, which contribute to the legibility of the historic significance of the house as part of a large, historic farm within the hamlet of Fledborough. The hamlet is primarily associated with farming, with built forms mainly comprising of farmhouses with their respective ancillary structures. As such, these associated buildings are connected with the asset's significance.

Setting and topography

- 4.63 The house is set within a garden bordered by an attractive and tall brick wall, creating a clear sense of separation between the ornamental domestic setting of the house and the wider, agricultural landscape. This impression is accentuated by the attractive array of mature ornamental trees within the grounds which creates a sense of seclusion from within the immediate setting of the house.
- 4.64 As a historic farm, the surrounding field systems contribute to the legibility of the house's significance and its economic function, with the garden walls creating a clear distinction between domestic space and hinterland, and this can be seen in historic tithe mapping. The barn structures to the rear of the house contribute to this functional and agricultural setting, aiding in the understanding of the house's significance as a working farm.
- 4.65 The church is also a contributor to the setting, creating a defined sense of historic place and communal activity. There is some inter-visibility between the two aided by the sense of openness between them, with the break in greenery on the south side of the churchyard creating a visible face to the church from the perspective of the house, and vice versa. However, there is no evidence of a deliberate historic connection between the two (as might be expected with a rectory, which was historically located to the east of the church but which has since been lost). It is more likely that there is a break in greenery here to allow for appreciation of the church from the perspective of the road/track.
- 4.66 As similarly assessed with the church, there is the presence of industrial elements in the form of the tall electrical pylons, which further contribute to the sense of economic activity in the house's setting, albeit modern and of a scale which contrasts with the existing historic forms.

Relationship with the Site

- 4.67 The relationship is as assessed previously for the church of St Gregory. The house is located close to the Site boundaries, and as such, the Site forms part of the house's agricultural setting to the south and west. This includes the fields around the farmhouse as well as the sense of openness between the diffuse structures of the hamlet of Fledborough, which are located at distance to the west of the house. As outlined above, the ability to appreciate this rural setting from the perspective of the house is reduced by the sense of enclosure from the walled garden. The line of boundary trees to the west and a further sense of visual separation between the house and the Site to the west, as do the ancillary structures here.



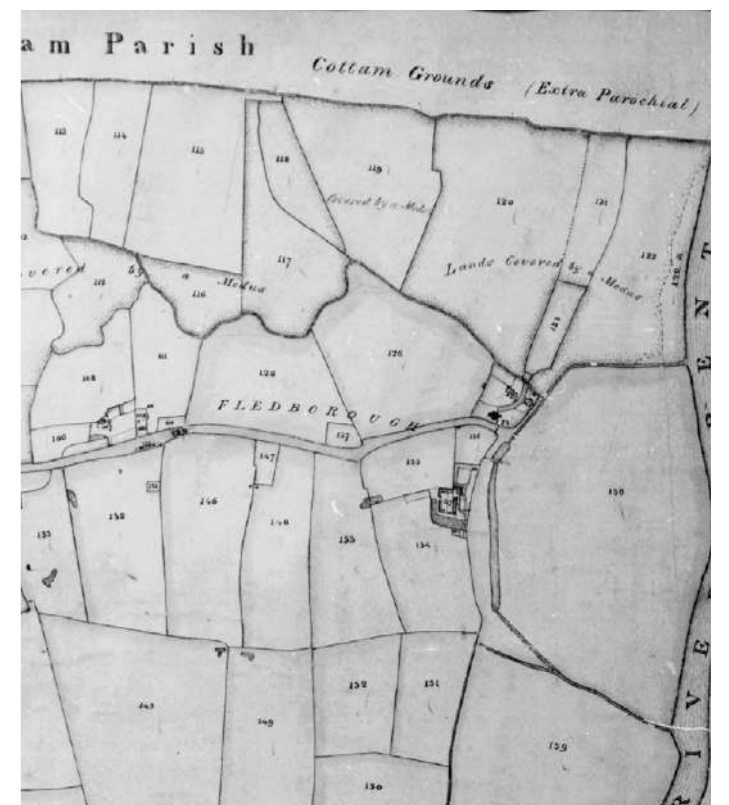
Location



ZTV



Photo of Asset (Source: mapio.co.uk)



Tithe map, 1839 (thegenealogist.co.uk)

4 Assessment of Significance: Designated Heritage Assets

High Marnham

Number of Assets: 1

Grade I: None

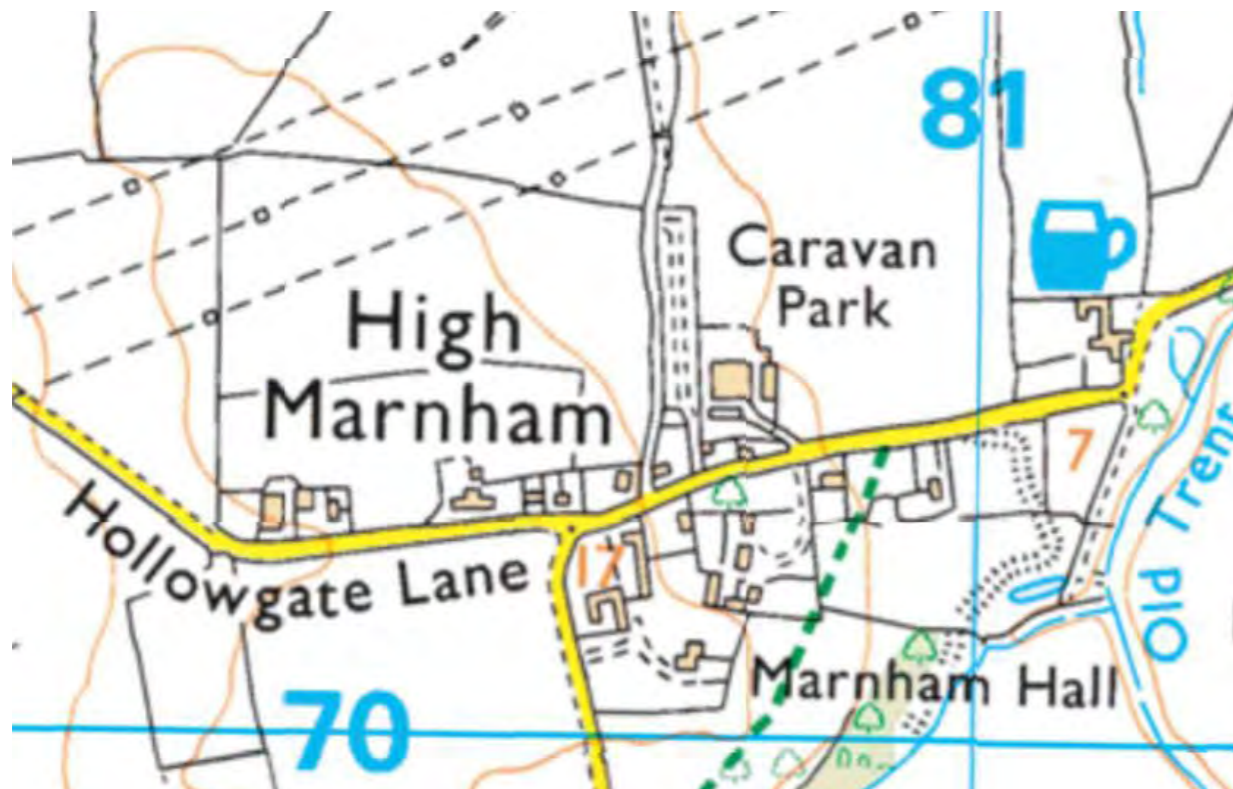
Grade II*: None

Grade II: 1

Scheduled Monument: None

Baseline Context

- 4.68 High Marnham is a small village, located to the south of Fledborough and north of Low Marnham. Historically, it was a small agriculturally focussed settlement, reflecting the typology of villages around it. Marnham Hall, listed at Grade II, is a notable historic building and was owned by a family who dominated the local area.
- 4.69 In recent times it was the site for the High Marnham power station, located just to its north. This was decommissioned in 2003. High Marnham was the most southerly of three power stations which lined the River Trent, known locally as Megawatt Valley, the others being West Burton and Cottam.
- 4.70 The Site is located approximately 240m to the east and approximately 677m to the west of the settlement, with the river dividing the boundary to the east. There is therefore a good sense of separation between the boundaries of the Site around the settlement.



4 Assessment of Significance: Designated Heritage Assets

Marnham Hall (Grade II)

Assets: 1276556

Significance

- 4.71 The hall is significant for its primarily 18th architecture. The hall was constructed in various phases, and there are elements of 16th century fabric incorporated into it. The primary elevation, wherein much of the external architectural interest is expressed, is a reconstruction of the late 18th century. This elevation incorporates symmetrically arranged sash windows, set flush, with string coursing and a six-paned panel door with traceried fanlight and a wide rusticated brick surround. The hall is historically significant as the home of the Cartwrights, who were the locally dominant family for centuries having profited from connections to Thomas Cranmer (they also owned Ossington Hall until the 18th century).
- 4.72 The hall is set within large grounds which contribute to its significance - of architectural note are the two barns, dating from the 18th and 19th centuries which contribute to the agricultural context of the house, the primary source of wealth for the Cartwright family.

Setting and topography

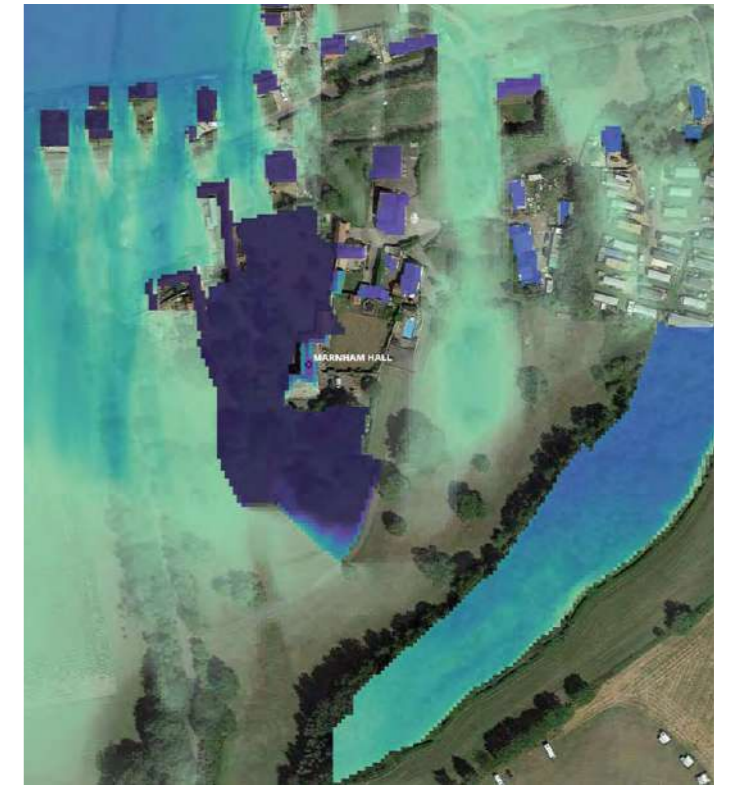
- 4.73 The Hall is set within large, formalised grounds, characterised by tree belts and specimen trees. This landscape contributes to the significance of the hall as a prominent dwelling of a locally important family and aids in the appreciation of its polite architecture, though it has over time been developed as the settlement expanded and its character and appearance has changed. This means that whilst it contributes to the setting of the hall, the contribution of the grounds is low. Due to its historic interest, the grounds have been formalised by Nottinghamshire County Council as an Unregistered Park & Garden.
- 4.74 Beyond the grounds, the setting is defined by the fields which formed the basis of the wealth of the Cartwrights through their agricultural holdings now held by other ownerships. More recently this has been complicated by the presence of the High Marnham power plant, which was a significant coal plant from the 1950s until 2003, and which dominated the landscape through its industrial form and conspicuous cooling towers. As such, for a long period of time the setting of these assets was characterised by significance power infrastructure (the photo of Marnham Hall opposite shows the former cooling tower to its rear). These are now gone, but a substation remains and much of the ancillary electrical infrastructure, such as pylons, with it. These traverse the landscape around the hall and in so doing introduce noticeable elements of industrial activity which has affected the contribution of the wider rural setting to its significance.
- 4.75 The settlement of High Marnham contributes historic legibility to the Hall, however, there is quite considerable modern housing here which detracts from the elements of historic built forms which remain.

Relationship with the Site

- 4.76 The Site is located to the north, east and west at a distance that its contribution to the setting of assets is limited. Between the Site and the asset there is power infrastructure in the form of pylons which further separates the sense of connection and introduces a sense of modern industrial activity here. This includes the land formerly occupied by the High Marnham Power station, and as such there is a strong legacy of conspicuous and significant power infrastructure within the Site boundaries. Whilst these structures are now mostly gone (notably the cooling towers), the substation remains, contributing a sense of the former scale of industry here.
- 4.77 The formalised grounds are the most relevant element of its setting, including remnants of both formal landscaping and historic structures which contribute in a low way to the significance of the Hall. These are protected by its status as an Unregistered Park & Garden and as such, there is likely to be sufficient buffering from the proposed infrastructure to allow for appreciation of this garden setting.



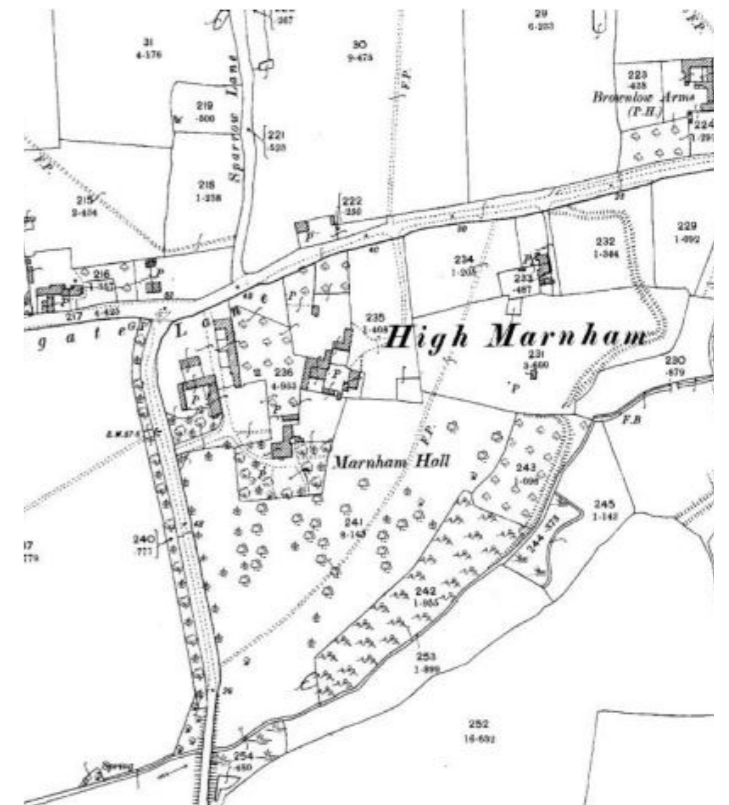
Location



ZTV



Photo of Asset, with now demolished cooling tower in background (Source: geography.org.uk)



1898 OS Map of Marnham Hall (Source: maps.nls.uk)

4 Assessment of Significance: Designated Heritage Assets

Low Marnham

Number of Assets: 4

Grade I: 1

Grade II*: None

Grade II: 3

Scheduled Monument: None

Baseline Context

- 4.78 Low Marnham is a small village located to the south of High Marnham, with which it shares a historic parish in the form of Marnham. The village contains a number of listed and historic assets, primarily located around the Grade I listed church of St Wilfrid.
- 4.79 Similarly to High Marnham, the village is characterised by its proximity to industrial character and the sense of 'Megawatt Valley' is apparent here, with a chemical processing plant located adjacent to its west and very conspicuously within the setting of its heritage assets (namely the church and its tower, which competes with the chimneys of the plant). This makes the appreciation of their rural setting particularly ambiguous where views of the processing plant are dominant.



4 Assessment of Significance: Designated Heritage Assets

Church of St Wilfred (Grade I), Grange Farm Farmhouse (Grade II), Crewyard and attached barn at Grange Farm, Village Hall and wall (Grade II)

Assets: 1276534, 1276501, 1233706, 1233550

Significance

- 4.80 These assets combine to form a range of communally and functional significant buildings that cumulatively provide legibility of the history of the settlement of Low Marnham. The church is both architecturally and historically of interest as the historic place of worship within the village, illustrating a range of ecclesiastical styles in its medieval through to Victorian interventions. Its location prominently within the centre of the village speaks to its historic interest, as does its tower which identifies its prominence within the material and cultural landscape around it.
- 4.81 Grange Farm, meanwhile, is important as an example of a rural polite farmhouse typology, dating from the 19th century and thus exhibiting architectural interest in the articulation of Georgian building conventions. The historic interest of its function and the status it held in its economic context is elevated by the contribution of the crewyard and attached barn. There is architectural interest in how its function is reflected in its built form, with ventilation slits and decorative detailing blending status and utility.
- 4.82 The village hall is relatively simple in its form but possesses historic interest in its importance to the local community. It was built in 1823 for Earl Brownlow and later extended in the 20th century. Like the church, its significance lies in its deep association with the settlement around it - its Gothic architecture reflects early Revivalism of the early 19th century and reflects that of the church across from it.

Setting and topography

- 4.83 The assets have a defined sense of connection through their close proximity. The church is prominently sited at the centre of the village, which, in contrast to more diffuse settlements in the wider landscape, helps to give a clear sense of historic place within the setting of the assets around it.
- 4.84 As a historically rural settlement, its perception of isolation within the landscape is important to the legibility of the historic significance of the assets - particularly within the case of Grange Farm, where its historic function as a key farm is supported by the character of the fields around it. That being said, the build up of mature greenery around the church and the structures around it do contribute to a sense of withdrawal visually from the landscape around it. This significant greening contributes positively to the character of the setting of the assets and helps soften some of the otherwise more industrial elements within the landscape.
- 4.85 On this last point, there are significant industrial forms within the immediate setting of the assets. Most notable is the chemical refinery to the west of the church, which introduces a dominating and stark contrast in its scale, features and contribution of noise and activity to the otherwise rural feel of the village. The tall chimney competes with the tower of the church and creates a distracting element within the skyline.

Relationship with the Site

- 4.86 The Site is located to the north, and there is sufficient buffering of agricultural character between the assets and the boundaries of the Site that there is no contribution to the significance of the assets. At the periphery of the settlement, it can be understood as a distant, cumulative element in the landscape outside of the sense of seclusion created by the strong boundary of greenery around the village. The nearby refinery is a considerably more relevant contributor within the setting of the assets, introducing conspicuous tall industrial elements which compete with the church tower in certain views.



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Newton on Trent

Number of Assets: 7

Grade I: None

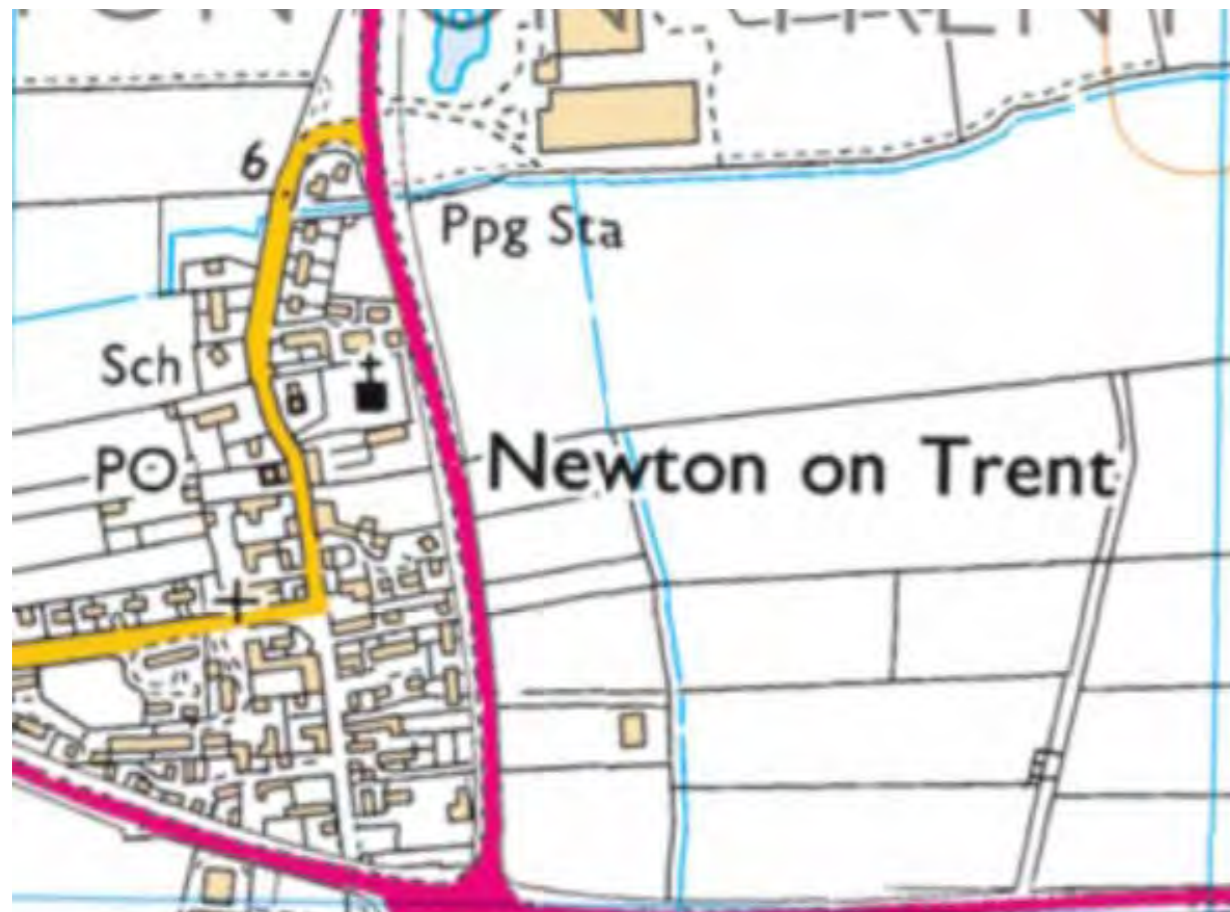
Grade II*: 1

Grade II: 5

Scheduled Monument: 1

Baseline Context

- 4.87 Newton on Trent contains 6 designated assets ranging from Grade II* - Grade II, including 1 Scheduled Monument which for administrative purposes is considered within its area (though in truth is located away from the settlement). The area is rural, but with elements of industry in its wider setting illustrated by electrical infrastructure related to the significant power plant structures in the region. The A57 also passes through here, and, as a busy thoroughfare, subsequently introduces modern sense of noise and activity. There are a number of rural settlements close by, with Dunham to the west and North Clifton to the south.
- 4.88 The church of St Peter's, which is Grade II*, is located to the north of the village. The historic village has a roughly ribbon style of development, with listed buildings spread along its central High Street.



4 Assessment of Significance: Designated Heritage Assets

Roman Vexillation Fortress, and a Royal Observer Corps Monitoring Post

Assets: 1003608

Significance

- 4.89 The Roman Vexillation Fortress and the two associated Roman Marching Camps are of archaeological interest for their date, being from the 1st century AD, during the military conquest of Britannia by the Roman Army. They are highly representative of this initial phase of the Roman conquest and occupation of Britain and are a rarity of Roman defensive sites. Three sides of the fortress survive, complete with outworks and internal features. The two camps survive as the northern arm of the defensive circuit. The listing description identifies that 'The fortress occupies a strong position at the highest point along the ridge' and 'Its location suggests that in addition to guarding the river crossing, it was built as part of a line of vexillation fortresses along the Trent designed to intimidate the Brigantes to the north'.
- 4.90 The fortress and camps remain unexcavated and contain considerable potential to inform on the nature and lives of the Roman Army in the early days of the occupation of Britannia. Nonetheless, this makes appreciation of its significance difficult due to lack of above ground evidence and the use of the site for farming.
- 4.91 The monument also include a Royal Observer Corps post built in 1961, one of a national network of observation posts designed with the task of reporting and monitoring aircraft and nuclear explosions. While there is a concrete access point visible above ground, the monitoring was undertaken below ground via a series of instruments, rather than requiring the visibility over the landscape afforded by the topography.

Setting and topography

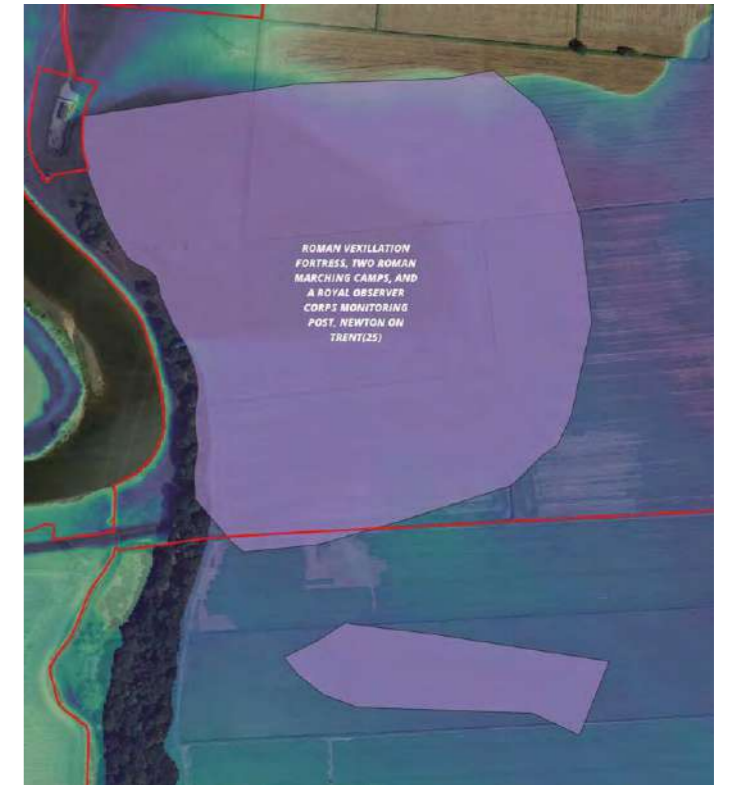
- 4.92 The asset has no above ground evidence, aside from the access point to the Royal Observer Corps post, and is itself a tilled field. The proximity of the asset to the River Trent and the river crossing at Dunham (although substantially changed) contributes to its setting as a key reason for its location. Similarly, the raised topography allowing for views along the river contributes to the significance of the Roman Fortress, albeit not to the functioning of the Royal Observer Corps. The A57 is located to the north, adding a sense of busy vehicular activity, and there are further elements of modern industrial character within the landscape, including the pipe bridge and toll bridge over the Trent to the northwest and the electrical pylons within the wider setting.
- 4.93 While the wider agricultural fields in the surroundings of the monument make some contribution to the experience of it, this is an incidental feature as there is no functional connection between the use of the fields and the monument itself (either the Roman Fortress, or the Royal Observer Corps Post).

Relationship with the Site

- 4.94 The Scheduled Monument is located within the Site. Aside from this direct relationship with part of the Site, the wider Site comprises agricultural fields in the surroundings of the monument, many of which are some distance away or have no visual relationship due to the size of the Site. Beyond the monument itself and the fields within which the monument sits, the wider Site makes some contribution to the experience and appreciation of the monument, albeit notably views to the monument are less important as the role of the Roman Fortress was outward looking. In addition, the wider agricultural fields in the Site do not contribute to setting in terms of their use and appearance necessarily as there is no link between their agricultural use and the historic function of the monument.



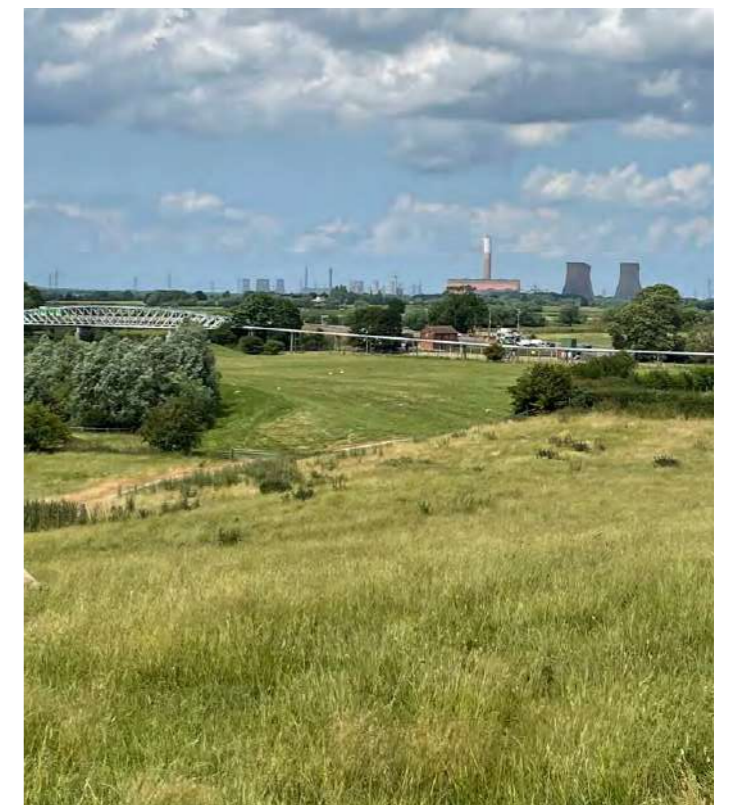
Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Church of St Peter (Grade II*)

Assets: 1064109

Significance

4.95 The significance of the church lies primarily in its historic interest, in particular for its communal value as the village's ancient place of worship. This asset also has architectural importance in its illustration of rural ecclesiastical architecture dating to the 12th and early 13th century, with later alterations creating a range of stylistic elements of cultural importance.

Setting and topography

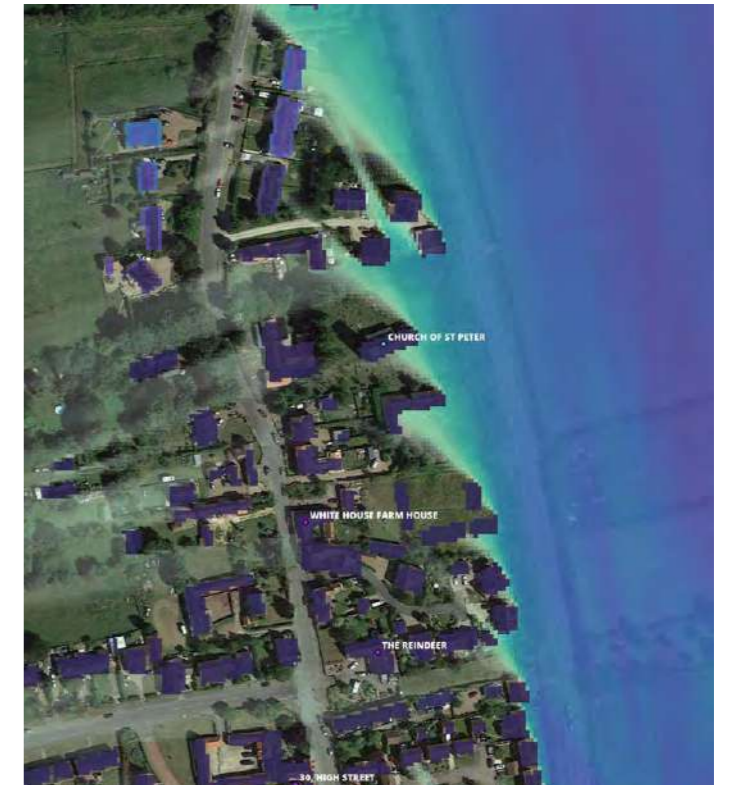
4.96 The church is located to the north of the historic settlement within a defined graveyard setting bordered by mature greenery creating separation from its wider setting. The setting of the church is primarily its relationship with the village itself, due to the functional role of the church serving the people of the parish. There is visual interrelationship with structures along the High Street and some encirclement has occurred owing to gradual expansion of the village. There is some modern development within its immediate setting within the village. Due to the low height of the tower, extent of the mature tree buffering and the tight-knit nature of surrounding development, visibility of the church tower as a local landmark is limited. The A1133 and the A57 adds further noise and activity to the east and south of the village, albeit the latter is somewhat separated from the church, and there is visibility of the established power industry within the wider vicinity, most notably characterised by tall pylons.

Relationship with the Site

4.97 As identified above, the primary contributor to the setting of the church is the village itself. While the Site is within the parish boundary which extends to the south of the A57, there is no evidence that the church was designed to be a visible feature from the south, particularly given its enclosed location in the north of the village. Regardless of this, the current context of the village now features a busy, strategic road (A57) to the south which carries traffic towards the Dunham toll bridge to the west and eastwards to Lincoln. Despite the small grouping of development south of the A57 associated with the village, the road creates a strong sense of division between the village core and the wider parish to the south, which features part of the Site.



Location



ZTV



Photo of Asset



1885 OS Map of Newton On Trent (Source: maps.nls.uk)

4 Assessment of Significance: Designated Heritage Assets

White House Farmhouse (Grade II), the Reindeer (Grade II), 30 High Street (Grade II), and the Old Hall Farmhouse (Grade II)

Assets: 1147202, 1359469, 1308608, 1359489

Significance

4.98 These assets have been grouped because of their similarity of setting due to their proximity and location in the northern part of the village. They are primarily of architectural interest for their vernacular architecture and historic reference to the development of the settlement. The White House Farmhouse is notable for its early 15th century date as a likely medieval hall house, and for the original timber structure and wattle and daub which adds further interest to its. The Reindeer illustrates 17th century vernacular style, red brick with irregular bays. The lobby plan with central chimney stack is of interest for its demonstration of traditional vernacular plan arrangement, with later alterations of 18th and 19th centuries adding additional wings and features. Its location plays into the understanding of its function as an important commercial and leisure hub within the village.

Setting and topography

4.99 Similarly to the church, the proximity of the assets to the northern half of the village strengthens the contextual relationship with the wider settlement, with a further setting of rurality via the fields here (though buffered by built forms, some modern development, and the activity of busy thoroughfares). In the case of the farmhouse, it has lost most of its rural setting, but still has a much larger plot than others in the village which is a remnant of its former rural setting. Its setting is now very much part of the village.

4.100 As a historic pub within the village, the most relevant setting of the Reindeer is the High Street. The rurality of its setting contributes less to the understanding of its historical significance as a pub, which is derived from primarily from the settlement itself, than its position at the junction of two main roads within the village.

4.101 There has been significant modern development to the southern half of the village, which has expanded the original diffuse ribbon-style nature of the settlement and served to suburbanise the experience of the setting here. The A57 here is also a significant presence, introducing busy vehicular activity and noise whilst also obstructing views through its verge greenery. The houses have typical modern styles and in the case of the developments to the south, have coalesced and encircled historic buildings.

Relationship with the Site

4.102 The Site now holds a low level of contribution to the assets, due to their situation within the middle of the village and the degree of buffering from later development around them, as outlined above. The A57 is a notable dividing element between the Site and the settlement, creating noticeable vehicular noise and activity which interrupts the experience of rurality (see the 1906 OS map opposite for an illustration of this evolution). Attempts to mitigate this with tree buffering either side further act to separate the village from its context to the south. While this buffering is not factored into the ZTV, it still shows a lack of visibility in the context of heritage assets. The road connects to Dunham to the west and Lincoln to the east and there is thus a sense of wider urban development, further strengthened by the distinct industrial elements within the wider landscape.



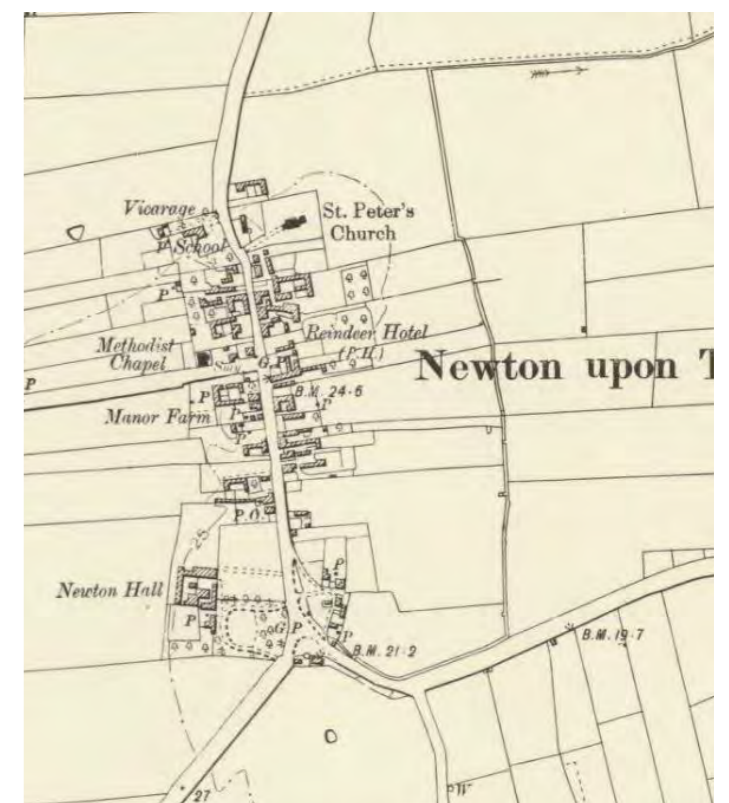
Location



ZTV



Asset Context looking towards the Site



1906 OS Map of Newton On Trent (Source: maps.nls.uk)

4 Assessment of Significance: Designated Heritage Assets

Hall Farmhouse

Assets: 1147213

Significance

- 4.103 The building is primarily interesting for its early date of 1656, with significant 19th Century remodelling creating a phased built form. The result is a polite form, which contributes to the understanding of its historic significance to the settlement as a farmhouse. The fields to its rear, which are part of the Site, still function as agricultural fields, providing continued contextual understanding of its significance as a farmhouse.
- 4.104 Notable elements include symmetrically arranged fenestration (thus illustrating its early polite form) with flush sash windows demonstrating their relatively early adoption. The evidence of earlier 17th century building is evident in its fabric, contributing to a rich range of evidence.

Setting and topography

- 4.105 The setting of the asset is the wider landscape around it, comprising primarily of fields from which the legibility of the asset's historic function as a farmhouse can be deduced. The polite architecture of the asset and its separation from the settlement grants it a degree of prominence within the landscape here, though it should be noted that significant hedgerows and trees around the asset's boundaries limit visibility into and out of it.
- 4.106 The village, located north across the A57, also forms part of the asset's setting. The mitigation measures of greenery and trees along the roads border, and the busy vehicular activity here, creates a sense of separation such that the settlement is a reduced contributor. There are modern developments located primarily around the south of the village that also contribute to the cumulative sense of later modern settlement growth. There are a number of buildings around the asset of varying types and dates, which further aid in the understanding of the asset's historic and continuing use as a farm. They may be of separate ownership, which would somewhat diminish the appreciation of a cohesive farmstead.
- 4.107 The fields are large but bounded by hedges, which visually compartmentalise the fields. There is also significant canopy, particularly along the roads of the A57 (to the north) and A1133 (to the east) which creates strong visual buffering during summer, less so during winter. The flat topography of the landscape therefore means that visual permeability through them is difficult, and the views along the roads are restrictive so that appreciation of the asset within its landscape context is possible only from discrete elements at the entrance to the farmhouse. There is a public right of way between the fields and the river to the west, however, the farmhouse is too distant and well hidden behind mature greenery such that it is not easily seen within this setting.

Relationship with the Site

- 4.108 The Site forms a large portion of the asset's setting, comprising of fields to the east, south and west. Some of these are the historic fields of the farmhouse. Legibility of the asset within this setting varies considerably due to the restrictions on visibility through the fields, which are bounded by mature greenery, and only a portion of these fields are within the Site itself. The farmhouse is also surrounded by large mature trees and hedges which adds to a more private, residential character immediately around the farmhouse, further contributed to by its attractive residential architecture. This also means that the farmhouse reads more as a private house, than as an agricultural headquarters. As a result, the contribution of the Site to the significance of the farmhouse, and the ability to appreciate this, is reduced from the experience of publicly accessible areas in the wider landscape. The Site is therefore only partially a contributor to the asset's historic interest, whilst the rest of the site forms part of the wider rural setting.



Location



ZTV



Photo of Asset



Photo of Asset

4 Assessment of Significance: Designated Heritage Assets

Normanton on Trent

Number of Assets: 1

Grade I: None

Grade II*: One

Grade II: None

Baseline Context

- 4.109 Normanton on Trent is a small village located to the south of Low Marnham and Skegby. The majority of its historic buildings are located along South Street, where its ribbon-style pattern of development can be more clearly identified. Later modern development along Tuxford Road has resulted in a T-shape development, with some coalescence and encirclement.
- 4.110 There are a number of heritage assets to the south of the village, however, these have been scoped out due to the lack of anticipated effects on their special interest and setting.



4 Assessment of Significance: Designated Heritage Assets

Church of St Matthew (Grade II*)

Assets: 1233792

Significance

4.111 The church is located at the junction of Tuxford Road and South Street, at a prominent location within the village. It is of historic interest for its high level of communal value and as the historic place of worship within the settlement. Architecturally it possesses considerable interest for the array of historic fabric as a result of phases of development from the 13th century, with restorations in the 19th and 20th centuries.

4.112

Setting and topography

4.113 The immediate setting of the church is the village around it, which gives legibility of its historic significance as the settlement's place of worship and as a communal centre. The churchyard forms an immediate context characterised by an attractive garden quality, featuring mature trees, including specimen trees such as yew. This well-manicured setting allows for an appreciation of the church's architectural interest and further elevates its social prominence within the community.

4.114 In the wider streetscene there are a number of historic vernacular types, primarily of brick with characterful features, which contribute to the historic significance of the church. They are also set within mature garden plots where specimen trees add to the quality of the surrounding setting, whilst providing visual screening of the wider landscape.

Relationship with the Site

4.115 The Site is located considerably north of the church, and is not within the parish boundary. As outlined above, there is extensive tree cover around the church and within the mature gardens of surrounding houses. Combined with the slightly rising topography to the north of the village, there is no intervisibility between the church and the Site (very low intervisibility shown on the ZTV which does not take into account tree cover). Regardless, the primary contributor to the setting of the Church is the village itself, rather than the agricultural fields in its surroundings (including the Site).



Location



ZTV



Photo of Asset (Source: southwellchurches.nottingham.ac.uk)



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Marrison's House (Grade II)

Assets: 1233802

Significance

4.116 The significance of Marrison's house is predominantly found within its historic and architectural interest as a house of c.1700 origin. Architecturally the building stands as a neat example of early 18th century house featuring dentil detailing and expressive fenestration. Further historic interest is found in the asset's positioning near to the settlement's church and its informative relationship as part of the historical development of Normanton on Trent.

Setting and topography

4.117 The house's setting is comprised of the village it is situated and its somewhat remoteness from the main settlement of historic buildings on South Street. The modern residential dwellings along Mill Lane and Tuxford Road strengthen this distinction and present an understanding of successive reclaiming of wider rural land and expansion of the settlement.

4.118 The assets immediate setting is clearly defined through a strong vegetated boundary with dense tree coverage on the north and south aspects. Greater connectivity to the abutting graveyard is found through a break in the tree coverage. In turn, the graveyard a greater appreciation of the once historic setting of the asset and its connectivity to church and the few historic buildings that stand amongst the modern dwellings on Tuxford Road.

4.119 At length to the east of the Site is the wider rural setting comprising of a field system and hedgerow boundaries. This forms a minor contribution to the assets setting which is predominantly appreciated within the enclosed settlement that it stands within.

Relationship with the Site

4.120 The Site is located at a considerable distance to the north of the asset. The land in-between is formed of agricultural fields and the modern dwellings on Mill Road. The distance between the Site, the intervening modern developments, and the dense tree coverage that forms the assets boundary results in there being no intervisibility between the asset and the Site. As mentioned, the asset's setting is predominantly informed by the domestication of former agricultural land that comprises Mill Road and Tuxford Road, resulting in the present agricultural land of the Site holding little-to-not relationship with the asset.



Location



ZTV



Photo of Asset



Context of Asset (google.com)

4 Assessment of Significance: Designated Heritage Assets

North Clifton

Number of Assets: 4

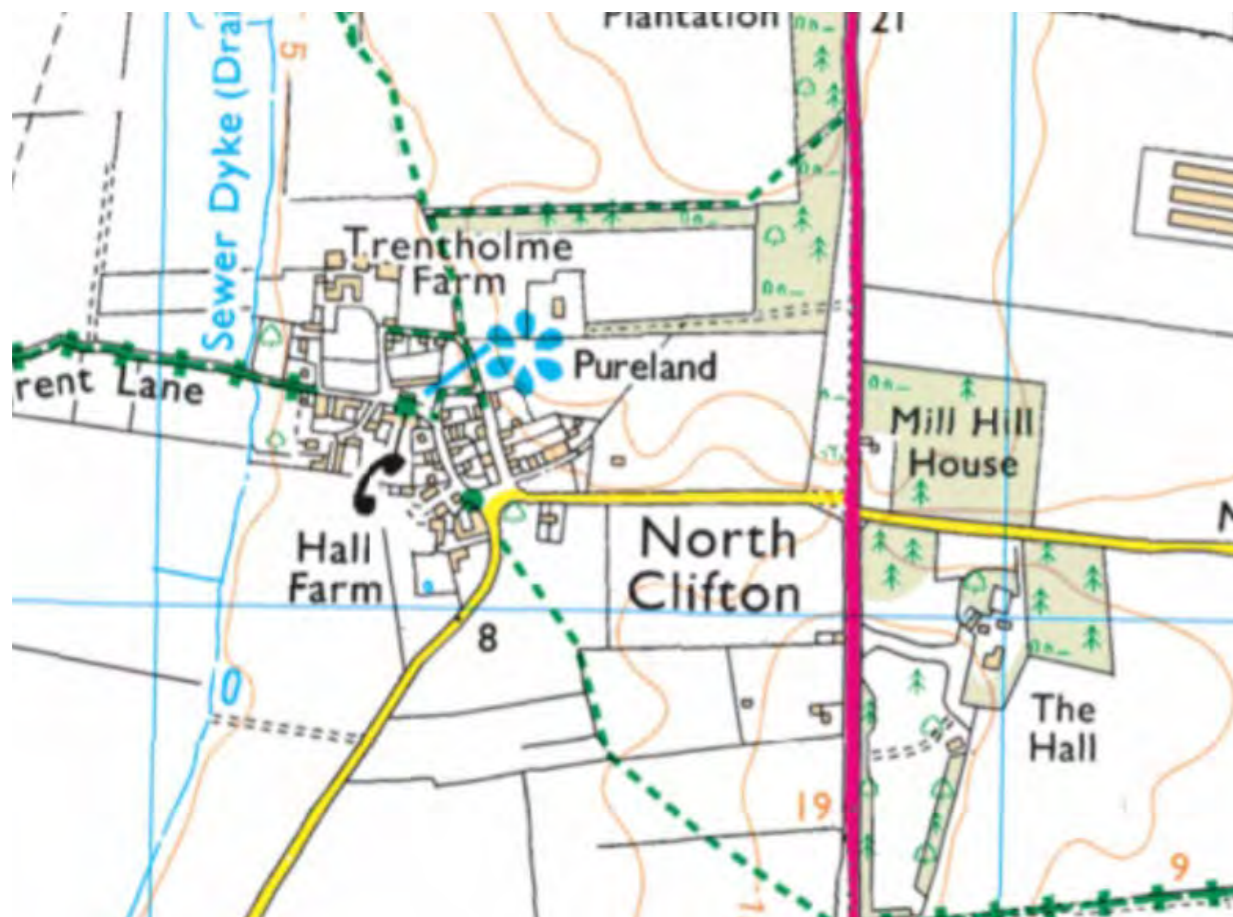
Grade I: None

Grade II*: 1

Grade II: 3

Baseline Context

- 4.121 North Clifton is a small village adjacent to the River Trent, on its eastern bank. It is located north of the Fledborough Viaduct, and is historically a primarily agriculturally focussed settlement.
- 4.122 Along with South Clifton, the village shares a single parish church, which is located halfway between the two settlements. There is therefore a sense of historic connection between the two.



4 Assessment of Significance: Designated Heritage Assets

Church of St George the Martyr and lychgate & railings (Grade II* and Grade II)

Assets: 1046053, 1157171

Significance

- 4.123 As the parish church of both North Clifton and South Clifton, the building has both high historic and architectural interest. In built form it is important for its illustration of ecclesiastical architecture, dating from the medieval period with subsequent alterations. Its location is key to the understanding of its historic significance, being the shared parish church of both North and South Clifton.

Setting and topography

- 4.124 The immediate setting of the church is characterised by fields, bordered by mature greenery creating a strong sense of rurality, with a sense of a very small community through the presence of rectory building and school. Because the church is located halfway between North and South Clifton, there is a lack of built form around it, as unusually the church is not situated within a communal centre. The sense of rurality is broken by the presence of electricity pylons which rise conspicuously within the landscape. With the nearby viaduct, there is a strong sense of activity within the wider context, even if the immediate setting is characterised by a more pastoral scene.
- 4.125 There is a strong inter-visibility between the north of South Clifton, approaching the church from Church Lane, however, due to the raised viaduct between North Clifton and the church, visibility between the two is much harder, making the significance of its position and the subsequent relationship with its setting harder to deduce, albeit it rises prominently between the trees in raised views from Fledborough viaduct. It is also relevant to note that because of the size and prominence of the tower, it is visible from a number of locations in the vicinity, predominantly along the river which adds to the sense of its local landmark status, particularly in respect of its shared relationship with the two villages.

Relationship with the Site

- 4.126 The church is located close to the Site. Importantly the parcels of land between the church and the settlement of South Clifton are not included within the Site. This ensures that the direct sight-line and setting of the church tower from across the fields at South Clifton would remain unchanged, and the contribute that these fields make to its setting, by illustrating the church's role in calling the two parishes to worship, would be unchanged from the baseline conditions. The wider Site does not appear to have a functional relationship with the church and therefore does not contribute to its setting. More distant elements of the Site include some of the power infrastructure which is visible in the wider setting of the villages.



Location



ZTV



Photo of Asset (Source: Churchcare)

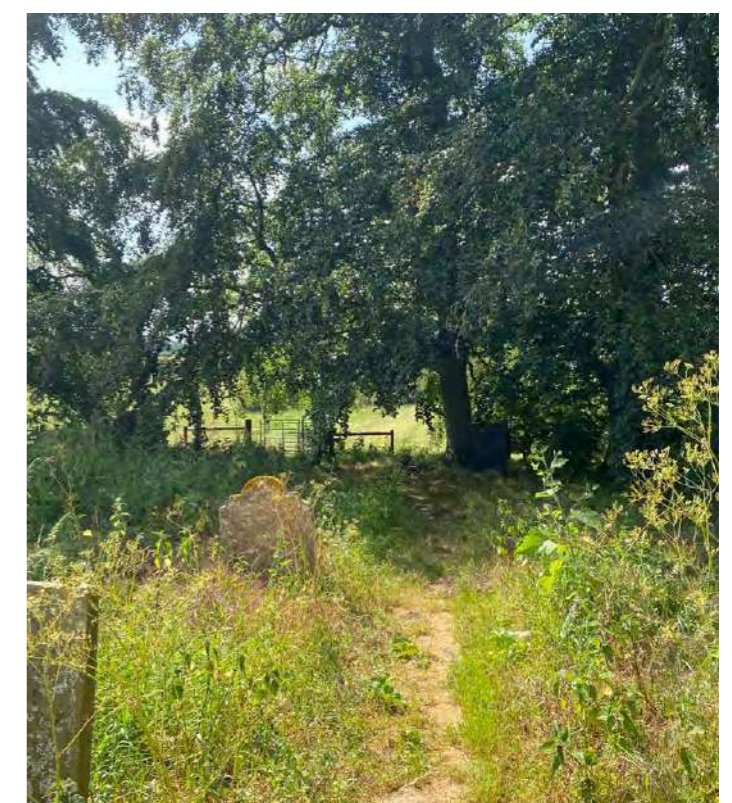


Photo of Churchyard Boundary

4 Assessment of Significance: Designated Heritage Assets

Trent Lane Farmhouse

Assets: 1369937

Significance

- 4.127 The asset derives its historic interest as a farmhouse and the legibility this provides of the historic economic focus of the settlement. In this sense, it shares a similar value as that of Hall Farmhouse. The farmhouse has architectural interest in its brick structure which relates to the 18th century, with later 19th century additions. There are ancillary structures around it, of various dates, which contribute to its historic interest as a farmhouse (though now possibly of separate ownership and modern redevelopment).

Setting and topography

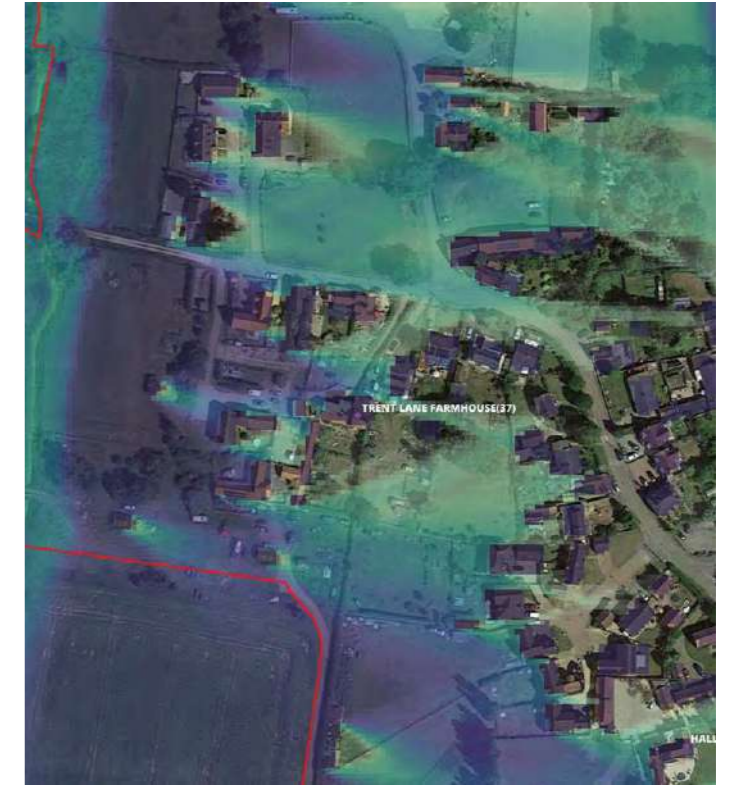
- 4.128 The setting of the farmhouse has changed over time as the settlement has evolved, with modern residential development to the south east of the asset. The farmhouse is located on the periphery of the village, with open fields to the south and west giving a sense of the rurality of the settlement. Garden walls and surrounding converted ancillary buildings do add buffers to the inter-visibility between these open spaces and the asset, as well as a sense of change, but the general character of rurality is maintained.
- 4.129 Along with Hall Farmhouse overleaf, these assets comprised relatively small farmsteads within the village, with limited landholdings around the settlement and inconsistent apportionment of fields during the mid 19th century, often with narrow, strip-like field plots and alternating ownership such that a clear sense of connection is difficult to appreciate. These have since been amalgamated into larger, modern field plots, further disrupting the farms' connection to their historic land ownership.

Relationship with the Site

- 4.130 The asset is located to the north of the Site boundary here. The main contribution of the Site to its setting are the fields and open spaces to the south and west, which provide legibility of its historic significance as a farmhouse. In this sense there is a close relationship, where the primary historic interest of the buildings are related to the character of the Site around them. More distantly, there are the industrial elements within the Site, both historically in the form of the raised viaduct, and in the modern power infrastructure of the former High Marnham plant which adds conspicuous elements of non-rural character into the relationship.



Location



ZTV



Photo of Asset (Source: google.com)



1884 Os Map showing Trent Lane (Source: maps.nls.uk)

4 Assessment of Significance: Designated Heritage Assets

Hall Farmhouse

Assets: 1302529

Significance

4.131 The asset derives its historic interest as a farmhouse and the legibility this provides of the historic economic focus of the settlement. It is representative of the prevailing typology of vernacular housing in the wider area around the 1700s to mid 18th century and as a result, its primary architectural interest is in illustrating the forms, features and materiality typical of this. Whilst arguably vernacular, its phased development shows the interest and influence of politer forms of Georgian architecture in the application to a rural farmhouse context.

Setting and topography

4.132 The setting of the farmhouse has changed over its lifetime - it has been eroded through 20th century development immediately adjacent to the farmhouse, altering its setting and dividing it from the wider agricultural landscape. The farmhouse is located on the southern periphery of the village and as such has a sense of its historic rurality to the rear. However, visual appreciation of the fields here are again buffered by garden boundaries and mature greenery, as the farmhouse has become increasingly set within a garden curtilage. The modern development to the north has introduced coalescence with the settlement, contributing to a greater sense that the farmhouse now exists more within a developing village context.

4.133 As outlined with Trent Farmhouse above, the historic ownership of the farms was inconsistent and tended to alternate across small, strip-like fields, particularly to the south of the village. This has since changed significantly, altering the historic context and landscape character.

Relationship with the Site

4.134 The asset is located close to the Site boundaries. The main contribution of the Site to its setting is the contribution of fields and open rural character which provide legibility of its historic interest as a farmhouse, and which has resisted encirclement from later development that has occurred within the village. In this sense there is a close relationship, where the primary historic interest of the building is related to the character of the Site around it. More distantly, there are the industrial elements within the Site, both historically in the form of the raised viaduct, and in the modern power infrastructure of the former High Marnham plant which adds conspicuous elements of non-rural character into the relationship. However, the rural character of the village remains.



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Ragnall

Number of Assets: 6

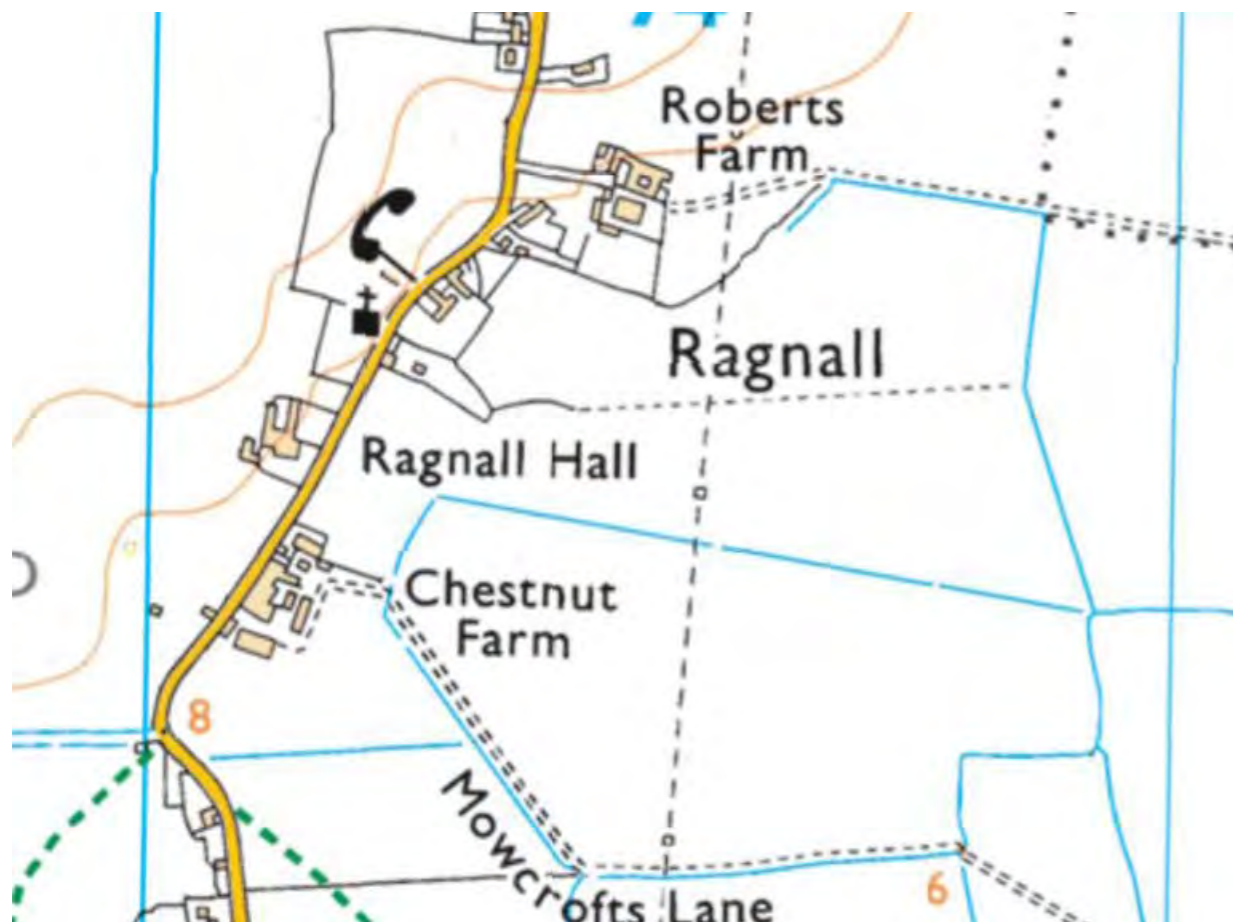
Grade I: None

Grade II*: 1

Grade II: 5

Baseline Context

- 4.135 Ragnall contains 6 designated heritage assets ranging from Grade II* - Grade II. The area is rural and the settlement is defined by the sparse spread of buildings located on either side of Main Street which cuts through the field system. Ragnall Hall (Grade II) is located to the south of the main cluster and features a unregistered park and garden (assessed independently as an NDHA) which provides a defined setting from the surrounding fields.
- 4.136 Located north and within the wider setting of Ragnall Hall is the Church of Leonard (Grade II*) and the listed gateway (Grade II). These assets are grouped for assessment. On a similar longitude to the church and the opposite side of the road is Ragnall House (Grade II) and the associated stables (Grade II), these two assets are also group during assessment.



4 Assessment of Significance: Designated Heritage Assets

Church of St Leonard (Grade I) and Gateway (Grade II)

Assets: 1233804, 1233805

Significance

- 4.137 Primarily of significance for its high historic interest as the communal heart of the settlement for many centuries. Architecturally of interest for its medieval through to 19th century alterations, showing phases of development in its historic fabric. The significance of the church and the gateway are linked due to their strong association.

Setting and topography

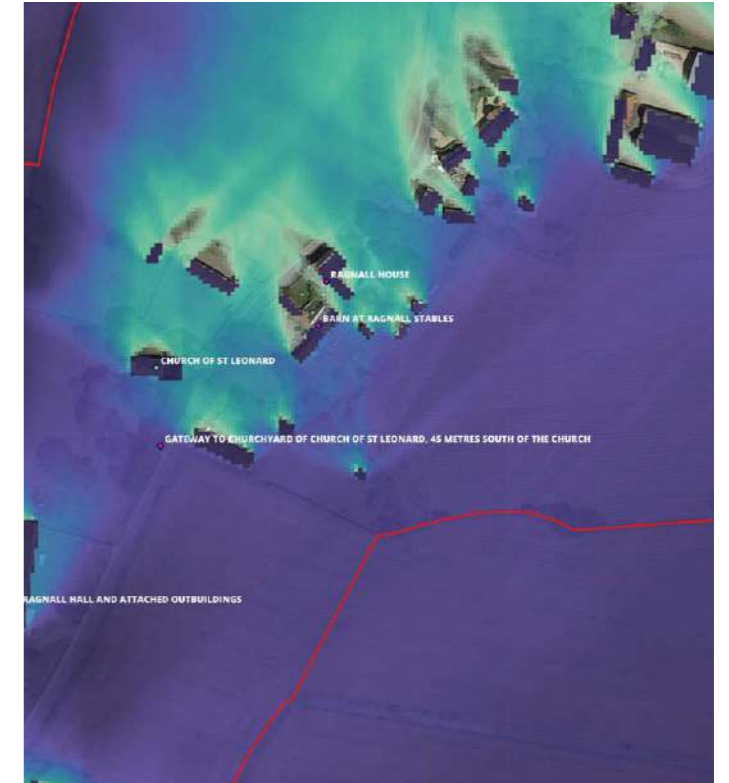
- 4.138 The church is set within a graveyard of mature greenery and defined borders, giving an attractive and peaceful sense of place, well defined from the agricultural character of the fields around it.
- 4.139 There are few built forms in its setting - the adjacent Ragnall House is a positive contributor to its setting, with its attractive 18th and 19th century mixture of vernacular and polite forms contributing to the historic significance of the church. This is also true of Ragnall Hall.
- 4.140 The relatively diffuse nature of the village means immediate agricultural fields make some contribution to the understanding of the village, albeit they do not have a functional association with the church itself. As a result, there are several opportunities for open views of the church tower to the south-east from land within the parish. There are, however, instances of modernity and industrial character within these views, most notably as a result of the electricity pylons which dot the landscape. However, due to the topography, there is low-to-no visibility of the church tower to the north-west and west.

Relationship with the Site

- 4.141 The Site includes fields to the east and west of the village. It does not directly meet the village boundary, however is within the parish boundaries. While there is more of a visual relationship between the eastern part of the Site and the church and therefore making some contribution the experience of the wider setting, this is secondary or incidental to the contribution of the village itself as there is no functional connection between the church and this land.
- 4.142 However, the opportunities from views between the western part of the Site and the church, are reduced and low due to topography and the degree of mature greenery around the church's grounds. The relatively modest height of the church also means that whilst acting as a landmark by association with the village, it is not particularly visible from the wider area.



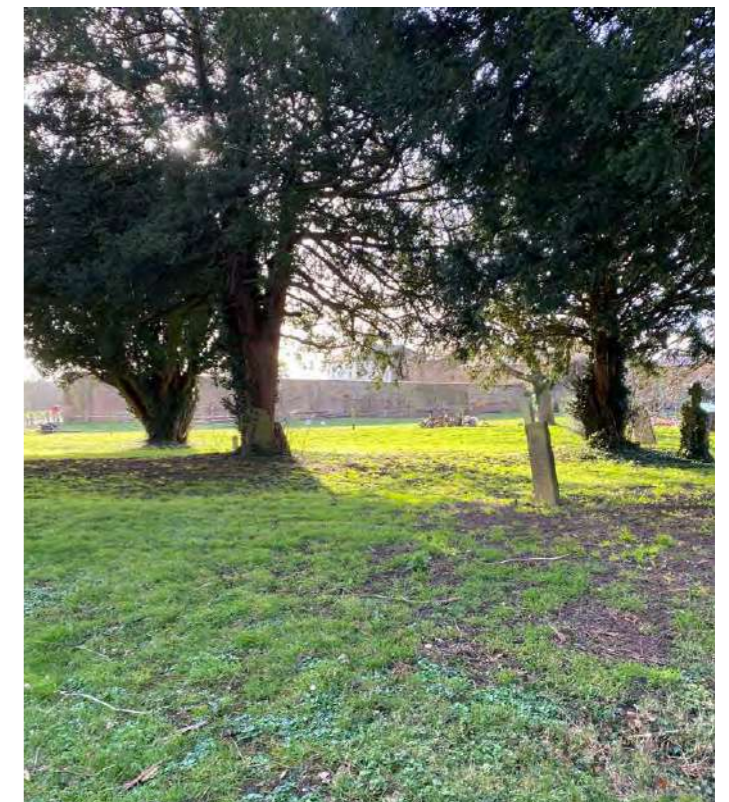
Location



ZTV



Photo of Asset



View from within the Churchyard

4 Assessment of Significance: Designated Heritage Assets

Ragnall Hall and Attached Outbuildings

Assets: 1276446

Significance

- 4.143 Historical interest is found within the assets standing as a former country house and family seat (primarily the Mellish Family) from the early 17th century. Architecturally, the building includes a number of phases, with a remnant bay of the early 17th century manor still incorporated into the later 19th century farmhouse. The clear distinction between the architectural styles - Jacobean vs late Georgian - contributes particularly to its historic interest.
- 4.144 In addition to its interest as a country house, it provides insights into 18th and 19th rural outbuildings and how successive generations adapted existing structures to meet refreshed agricultural and societal requirements. Latter ownership of the farmhouse saw it reorientated from a primarily country house to malting, resulting in the addition of the large brick barn structure to the north and the removal of much of the landscaping to the rear.
- 4.145 The asset is incorporated into an Unregistered Park & Garden (UPG) on account of its historic significance and the historic park which was formerly located to its rear, introduced in the early 19th century but swept away when the house was intensified for farming and malting. This is assessed later in this report.

Setting and topography

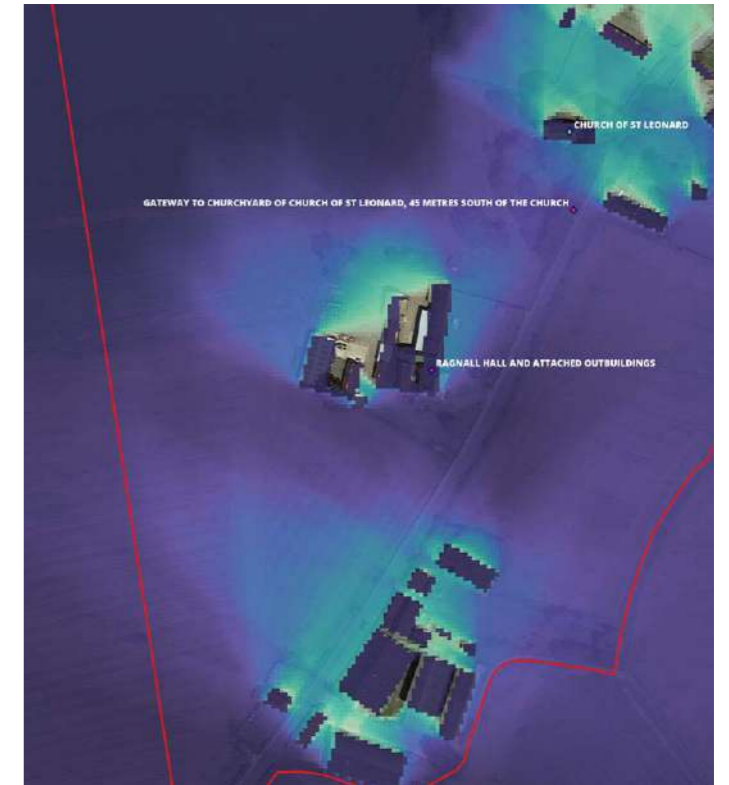
- 4.146 The immediate setting of the farmhouse is the Unregistered Park & Garden to its rear along with the expansive fields around the farmhouse here which relate to its historic significance as a locally important agricultural hub. These fields appear to have been primarily focusses to the northwest of the farmhouse as outlined in the 1804 map (shown here opposite). Here, the fields can be identified by the Crawley name stretching westwards.
- 4.147 None of the UPG now survives above ground, as a result of the parkland being removed for intensified farming to support the expansion of the farm into malting (some evidence exists in aerial photos, including of a remnant brick kiln). As a result, the primary contribution to its setting is the sense of agricultural activity and rurality. To the north is the church of St Leonard, which is a historically and architecturally significant contributor to its setting and grants legibility to the village's sense of place, and the farmhouse's central situation within it.
- 4.148 The farmhouse has open views southeast across fields. Within this view there are significant elements of modern/industrial character in the form of pylons, again hinting at the wider power/industrial context of the surrounding area. To the rear, the land rises gently to the A57, making long-range views in this direction more restricted.

Relationship with the Site

- 4.149 The farmhouse is located outside of the Site, the boundaries of which wrap around it to the east, south, west and partially to the north. The most important elements of this relationship are to the fields to the rear (northwest), where the UPG is located (though no above ground evidence survives), as these comprise both the historic parkland that was planted here in the 19th century as well as the historic fields that the farm operated within. To a lesser degree, the Site also contributes to the wider rural setting to the east, though the fields here did not form a part of the farm's ownership and so the contribution to its significance is lessened.



Location



ZTV



Photo of Asset



1804 OS Map (Source: maps.nls.uk)

4 Assessment of Significance: Designated Heritage Assets

Ragnall House and Barn at Ragnall Stables

Assets: 1233806, 1233877

Significance

- 4.150 The house is of primary interest architecturally as an 18th and 19th century farmhouse, illustrating features and materiality representative of prominent rural farmhouse typologies showing influences of polite architecture. The front, primary elevation can be read as a single house of the mid 18th century, with a hierarchical and symmetrically arranged elevation. The rear wing is 19th century, and adds a further layer of interest to its historic fabric.
- 4.151 The barn is of particular interest for its early 18th century date, with later 19th century alterations. It is brick built but with extensive timber structure, which contributes to its significance as an example of early modern barn construction.

Setting and topography

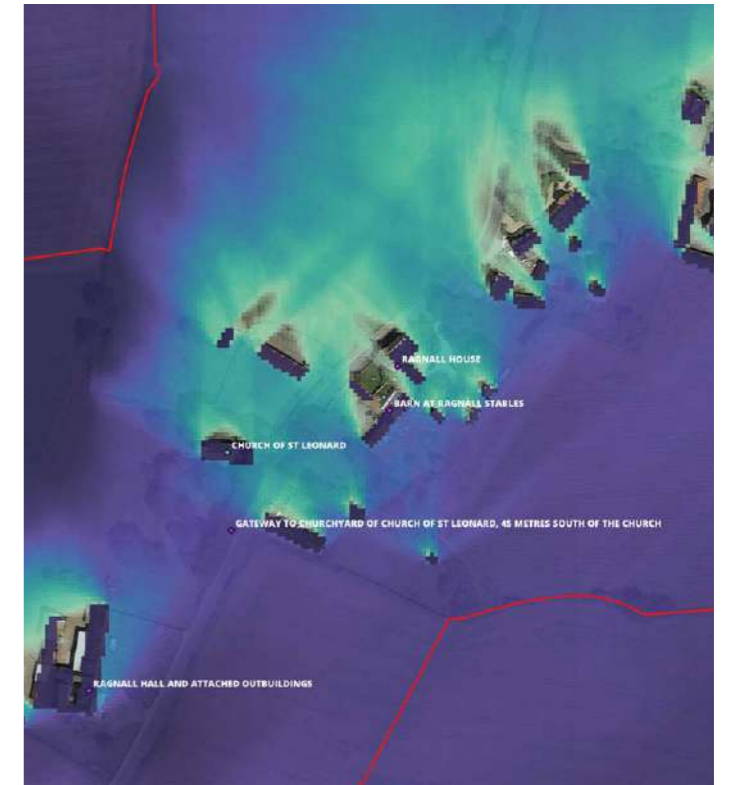
- 4.152 The assets have a shared relationship with one another as part of a 18th century farm and both contribute to the other's interest. In the wider setting, the agricultural character is an important contribution to the historic significance of the assets, aiding in the understanding of their form and function.
- 4.153 Other built forms in the setting make some contribution to the setting as other surviving examples illustrating the historic development of the village, with the church, as a communal and religious hub of particular significance. The nearby Ragnall Hall contributes to the setting as another example of a polite farmhouse of an early 17th century date with later 19th century alterations. Combined with the strong sense of rurality, there is legibility within the setting of the agricultural history of the settlement, however, each individual asset can be understood without the other.

Relationship with the Site

- 4.154 The assets are located outside the boundary of the Site but with the boundary to the southeast. As such, it contributes a portion of their rural setting here as well as being part of the historic field ownership within the farm's immediate context. This is the most relevant element of the relationship, with relatively open vistas to the south providing good legibility of the expanse of the Site. This does of course also include the intrusion of industrial elements in the form of the electricity pylons.



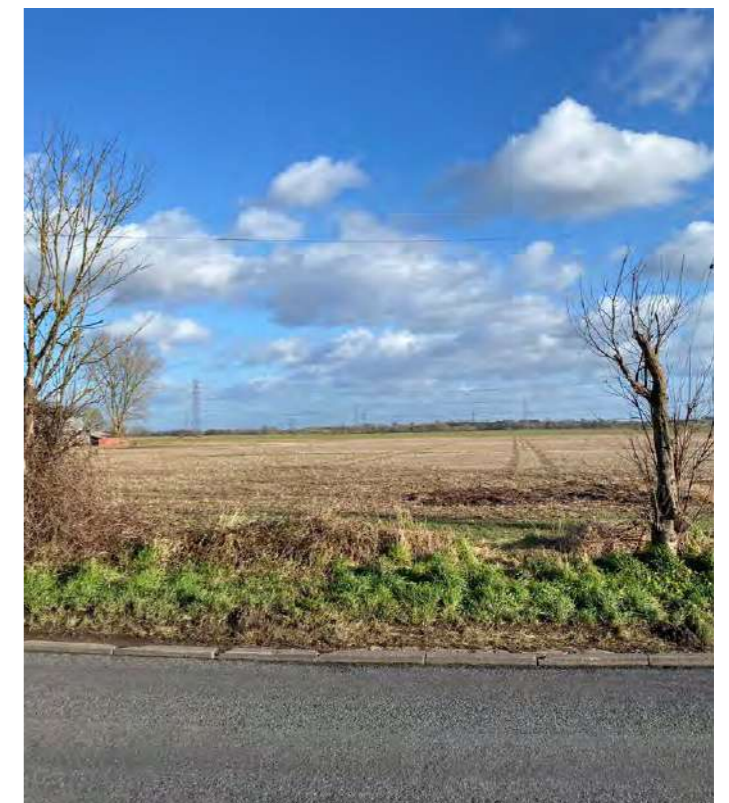
Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Skegby

Number of Assets: 2

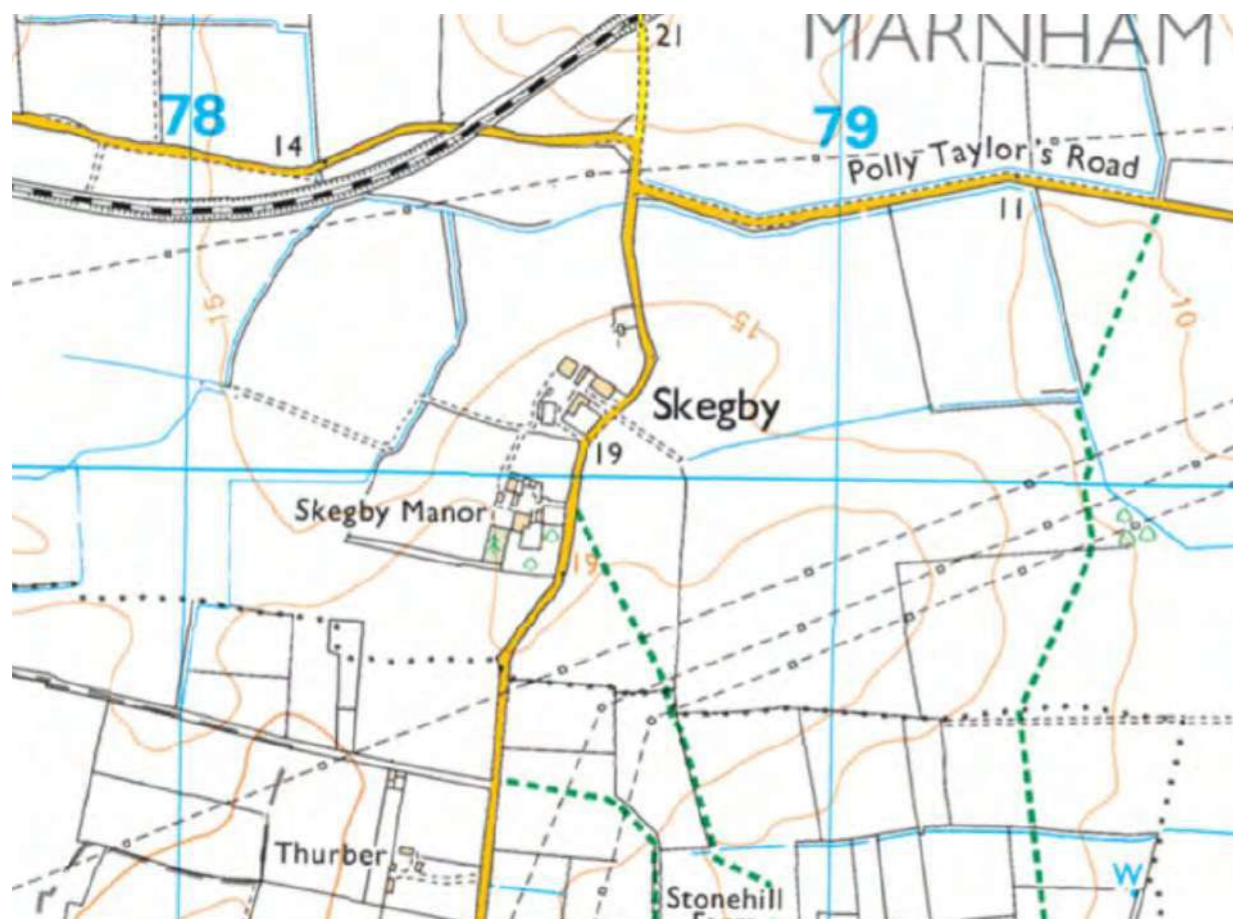
Grade I: None

Grade II*: None

Grade II: 2

Baseline Context

- 4.155 Skegby is a hamlet within the Marnham civil parish. There are two listed buildings in the area: Skegby Manor and its associated pigeoncote. It has a strong sense of isolation, owing to its small size and location away from larger population centres. Like many of the villages in the area, the character is primarily agricultural, with the surrounding area dominated by fields and mature greenery.
- 4.156 The Site is located to the east of the village, with its boundary following Skegby Road. There is a small protrusion of the Site to the north along the railway, but at a greater distance from the settlement.



4 Assessment of Significance: Designated Heritage Assets

Skegby Manor and Pigeoncote

Assets: 1276477, 1233707

Significance

- 4.157 The manor is primarily of architectural interest as a mixture of vernacular and polite 18th and 19th century architecture. The primary elevation incorporates the Georgian focus on hierarchy of space and symmetry within the facades, whilst other wings of the house illustrate its phased development and mixed materiality - timber and brick. This combines to create interest in the influence of successive generations who have sought to create a rural farmhouse of prominence.
- 4.158 The pigeoncote complements the interest of the manor (though has historic and architectural interest in its own right), providing historic interest in pre-modern forms of communication and architectural interest in the adaptation of space to accommodate its use. Dating to the 18th century, it is a good survival of its type.

Setting and topography

- 4.159 The immediate setting of the assets is the generous garden around the manor, creating a distinct sense of separation from the surrounding agricultural character and the more genteel setting of the manor. To illustrate this, the garden features many ornamental and specimen trees which elevate its character and appearance and contribute to a sense of peaceful privacy.
- 4.160 Skegby Road is a single lane route, bordered by established greenery and mature trees which further contributes to the rural character of the setting. Beyond this, field systems create a strong sense of agrarian activity.
- 4.161 Due to the proximity of High Marnham's former power station to the northeast, and the flat nature of the topography, there are conspicuous elements of power infrastructure, particularly to the east where open views across the fields here allow for appreciation of this more modern character. Nonetheless, the well developed greenery along the boundary of the manor helps to visually buffer these elements.

Relationship with the Site

- 4.162 The manor and pigeoncote are located just outside the boundary of the Site. As such, the elements that contribute to the relationship are those fields to the east of the manor and north which form part of the wider rural setting here. This also includes the distant industrial elements of the pylons, and so there are some examples of power infrastructure already visible within this wider setting.
- 4.163 However, tithe mapping shows that the focus of the manor's fields were to its rear to the west, with a small apportionment across Skegby Road to the east. Nonetheless, the Site boundaries do not include any of these historic fields and as such there will be no direct relationship between the manor, its historic hinterland, and the Site itself.



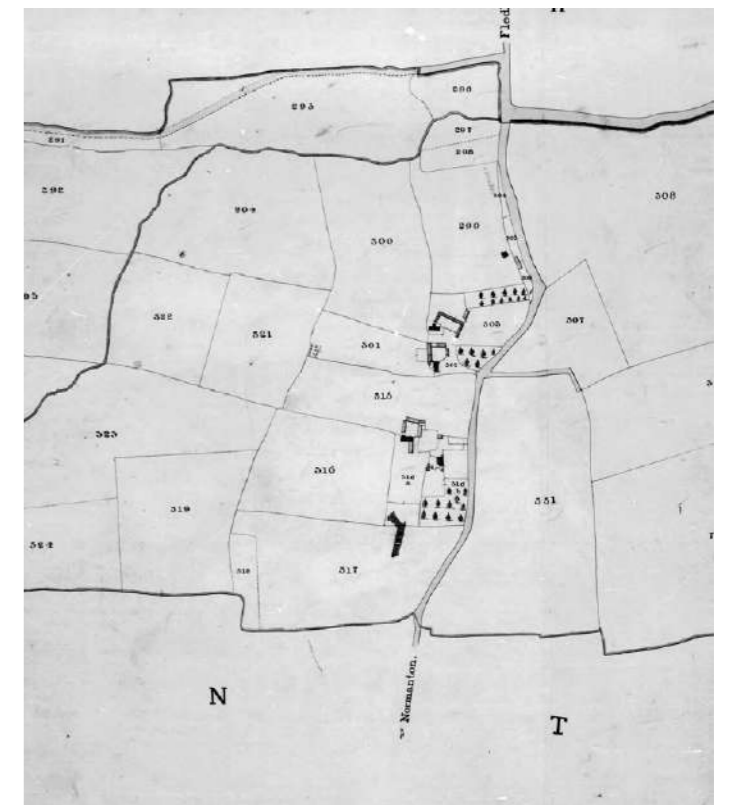
Location



ZTV



Photo of Asset (google.com)



1849 Tithe Map of Skegby (Source: maps.nls.uk)

4 Assessment of Significance: Designated Heritage Assets

South Clifton

Number of Assets: 9

Grade I: None

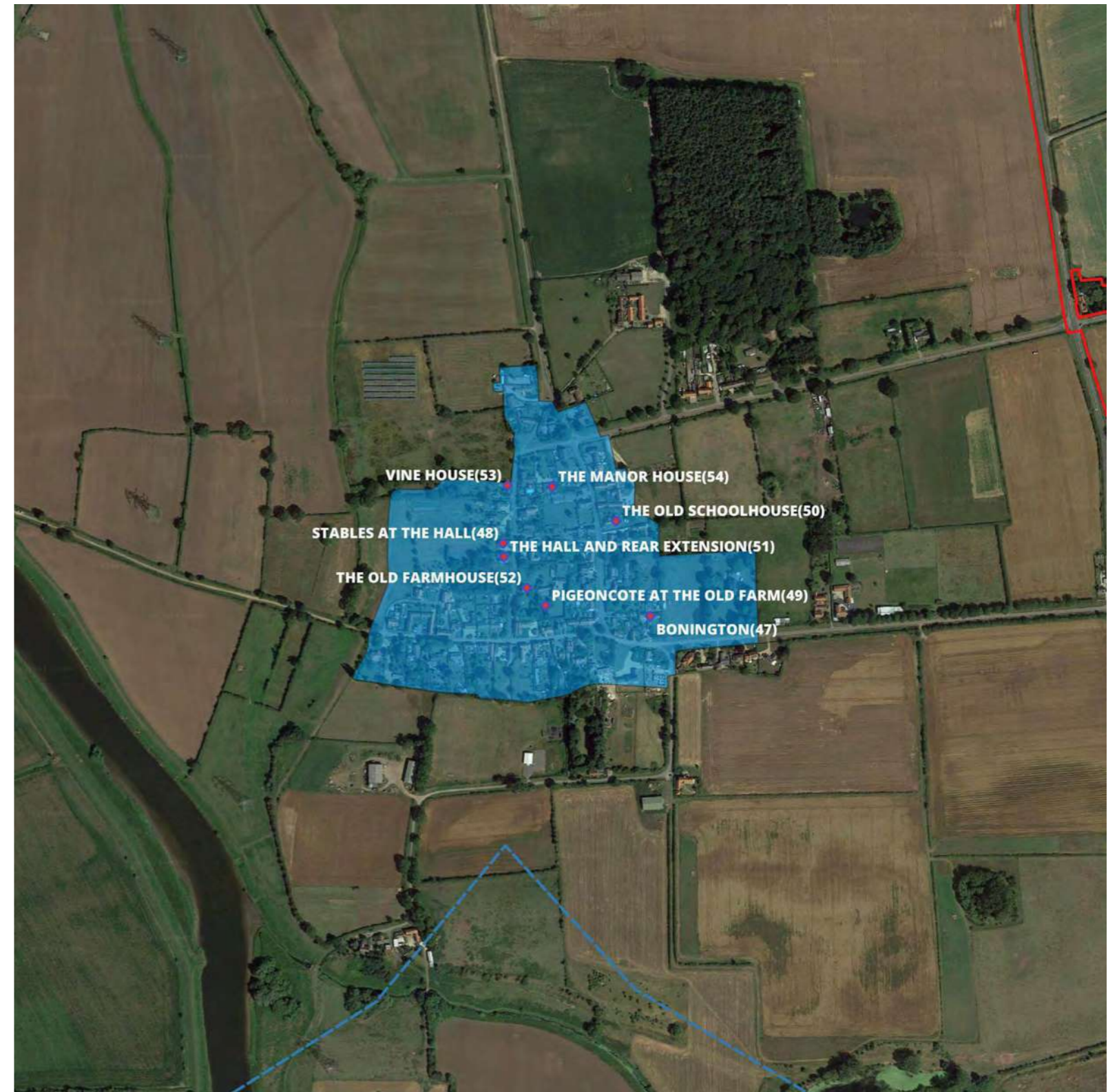
Grade II*: None

Grade II: 8

Conservation Area: 1

Baseline Context

- 4.164 South Clifton is a village south of North Clifton and the Fledborough Viaduct. It is located to the east of the River Trent and is surrounded by mature farmland. As with North Clifton, it shares its parish church of St Gregory, which is located halfway between them and to the north of South Clifton.
- 4.165 There are a number of heritage assets within the settlement, which is slightly larger than North Clifton. Due to the number of heritage assets here, the village was designated a Conservation Area in 1967. It should be noted that the assessment of the Conservation Area includes the assessment of the NDHAs, as their significance is heavily linked with the special interest of the Conservation Area.



4 Assessment of Significance: Designated Heritage Assets

South Clifton Conservation Area (including all designated and non-designated assets)

Assets: 1302499, 1369938, 1046056, 1046054, 1157228, 1302487, 1046055, 1046013

Significance

4.166 The Area derives its character and appearance from its range of vernacular houses and farmhouses ranging from roughly the 17th century through to the 19th century. They are characterised by a diverse range of forms and historic features, mainly comprising of brick, with some rendered, with good survival of historic layout and appearance which allows for appreciation of this type of rural settlement. Mature gardens and attractive greenery further contribute to the tranquillity of what was an agriculturally centred settlement. There are a number of listed builds and NDHAs, mainly focused along Back Street.

Setting and topography

4.167 The settlement has an agricultural history and has a strong historic association with the nearby River Trent, which was a navigable route, and with North Clifton, with which it shared a historic parish centred on the church of St George. The historic industries were mainly centred around rural activities and so this forms the primary setting of the Area, with expansive field systems bordered with dense and mature greenery adding legibility to the significance of the Area. This serves to often create limited views into and out of the Area, further aiding in the feel of rural isolation because there are limited opportunities to appreciate the wider setting.

4.168 The lack of modern development around the Area and within its setting means the interest of the Area as a rural settlement is well preserved, and many of its listed and non-listed historic assets benefit from this. However, from the c.1950 onwards, the wider region became an important energy centre through the High Marnham coal power plant, which introduced significant industrial elements to the landscape in the form of large pylons and cooling towers. The viaduct, constructed at the end of the 19th century to provide railway links, was used primarily from the mid-20th century to shuttle coal to the station. With its brick arches it is an attractive feature in the wider landscape, but serves to add to the impression of larger infrastructure within an otherwise rural/agricultural scene. The power station was decommissioned and the cooling towers demolished in 2012, however, the pylons remain and illustrate what was historically significant energy infrastructure. There is therefore a long precedent of nationally significant infrastructure within the wider setting of the Area.

Relationship with the Site

4.169 The Conservation Area is excluded from the Site and a wide buffer area is located between the north boundary of the conservation area and the south boundary of the Site. Parts of the land to the north of the Area contribute somewhat to the setting as they comprise the wider rural setting. However, they do not themselves have a direct contribution to the appreciation of the interest of the assets within the Conservation Area. Although the significance remains clearly legible regardless of the Site, the Site boundary stands at a distance of around 1km from the Conservation Area to ensure no change to the slightly contribution the north fields afford to setting.

4.170 Views to the church and the separation from the church to North Clifton are of historic significance. To ensure these direct views remain unchanged the fields to the north of South Clifton are not located within the Site boundary.

4.171 The Site also contains much of the industrial character of the electrical infrastructure, which is an established contributor to the perception of this historic industry here. This is particularly true around High Marnham to the west which became locally known as 'Megawatt Valley'.



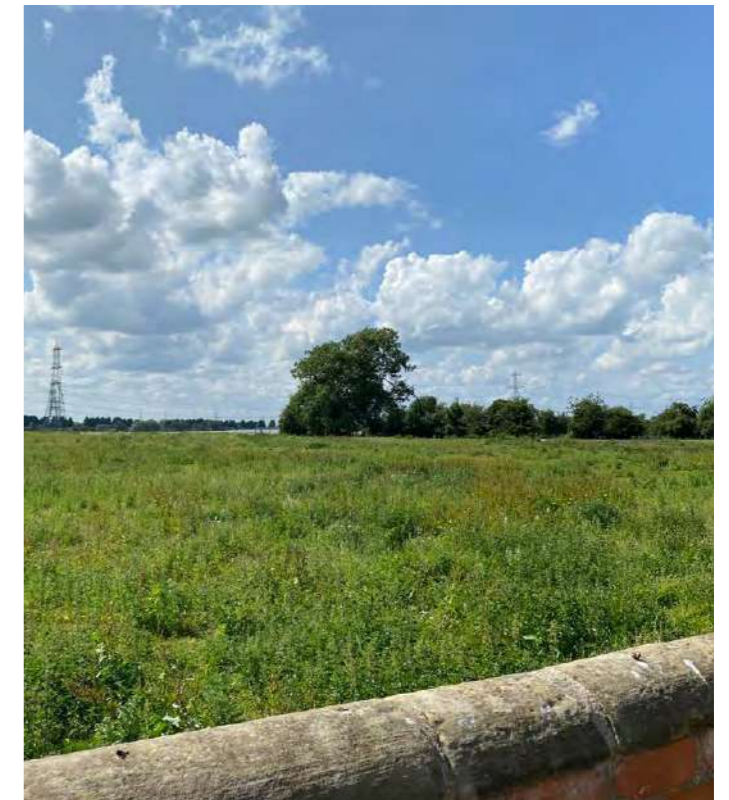
Location



ZTV



Photo of South Clifton



Context of Asset

4 Assessment of Significance: Designated Heritage Assets

Thorney

Number of Assets: 7

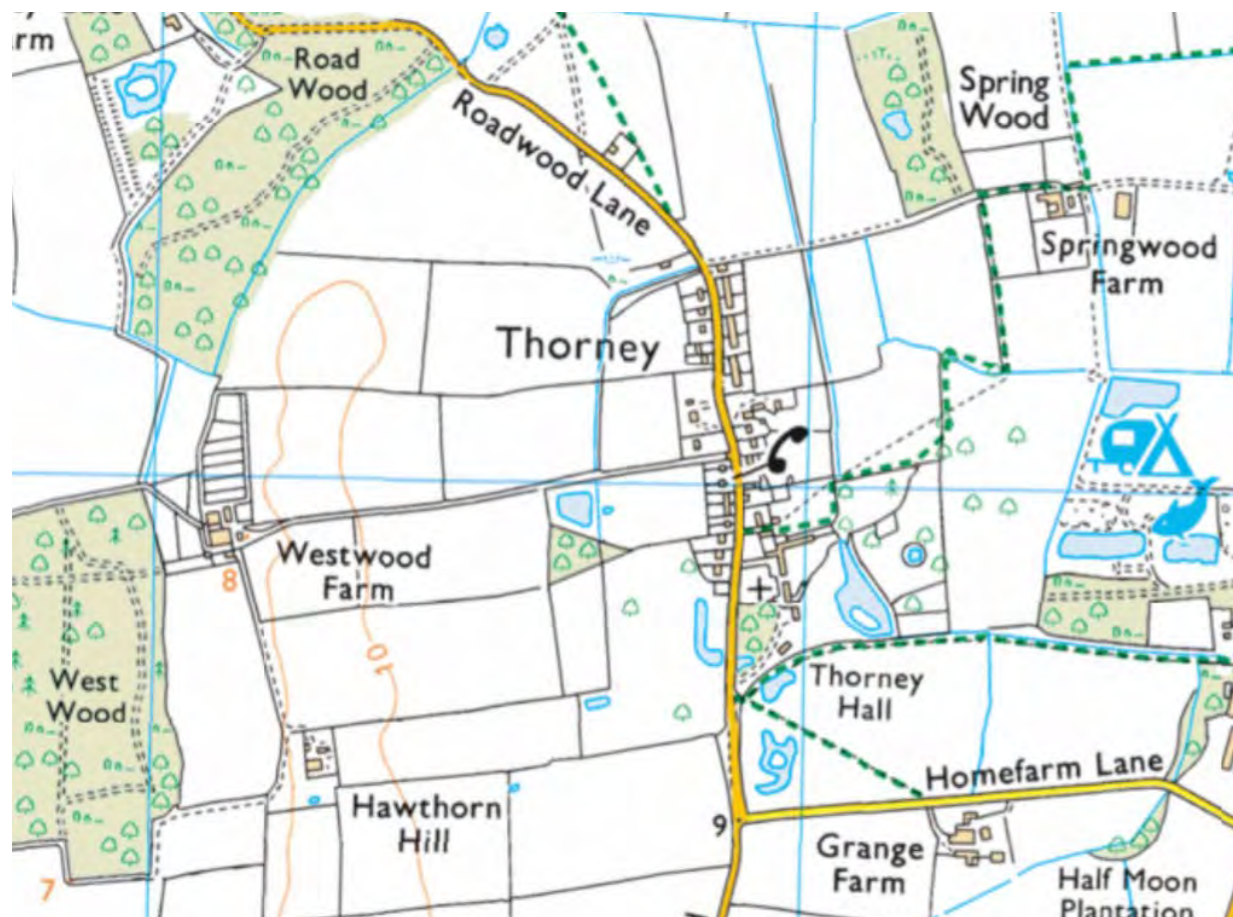
Grade I: None

Grade II*: 1

Grade II: 6

Baseline Context

4.172 Thorney is a village and civil parish about 10 miles north of Newark-on-Trent. The settlement is close to the eastern edge of the county. A small portion of Drinsey Nook mainly in Lincolnshire falls into the parish to the north, Thorney Moor is a hamlet to the south of the parish area. The parish borders other nearby parishes including Wigsley, Kettlethorpe, Newton on Trent, Saxilby with Ingleby, Harby, North Clifton, South Clifton and Hardwick.



4 Assessment of Significance: Designated Heritage Assets

Church of St Helen (Grade II*)

Assets: 1302452

Significance

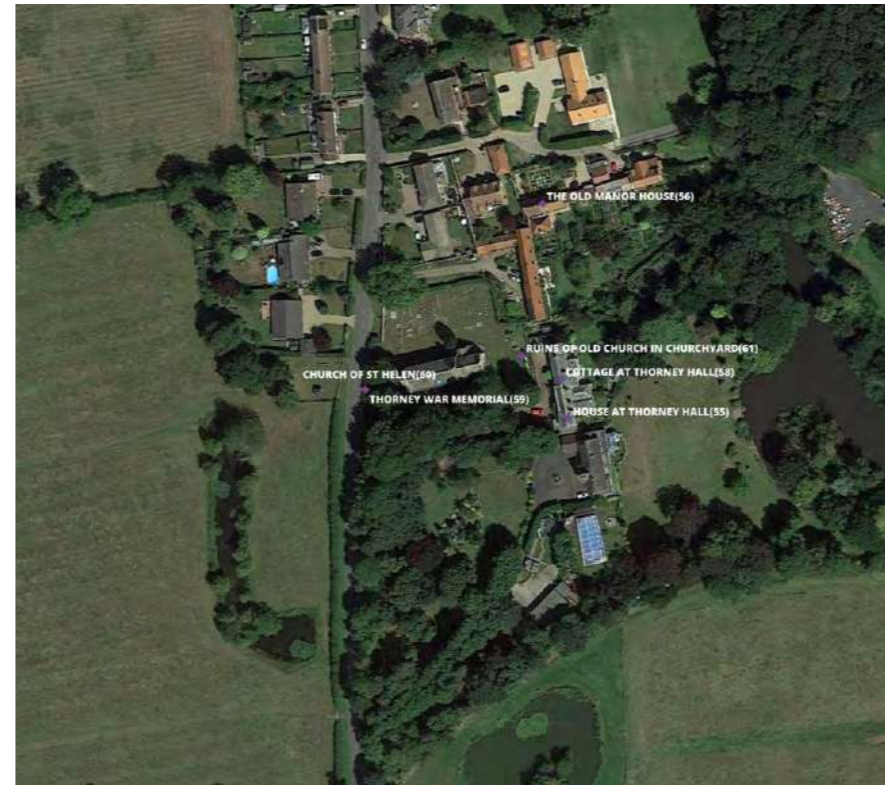
- 4.173 Primarily of historic interest as the parish church. Constructed on the site of an earlier medieval church, whose remains are preserved in the church yard (and are themselves listed Grade II). Its community and religious significance is further reflected in the presence of the war memorial, which was dedicated around 1920 to local soldiers of WW1. Architecturally interesting for the revivalist elements of Romanesque architecture, which evokes early church styles in England.

Setting and topography

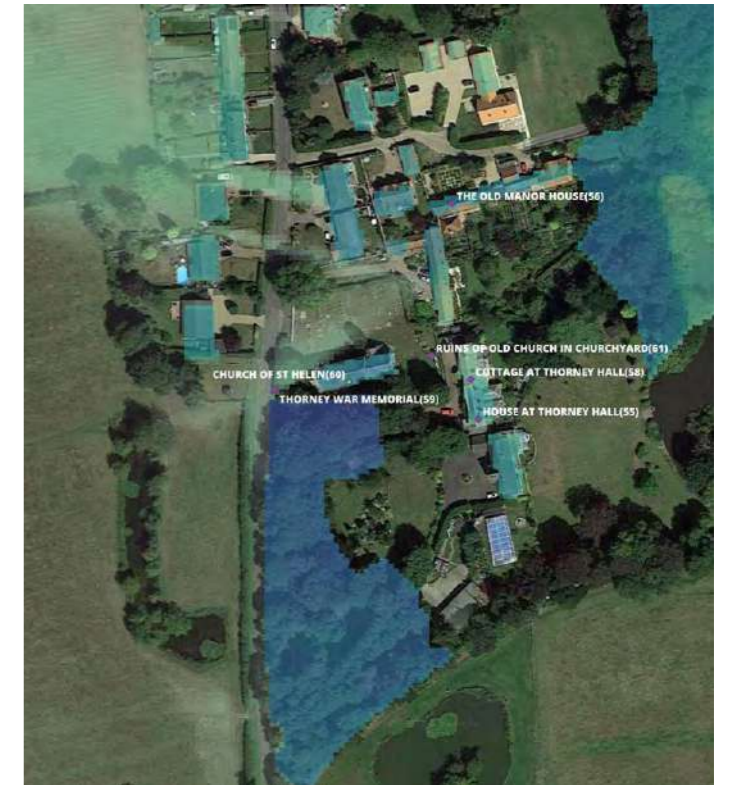
- 4.174 The church is located to the south of the village, which forms an important part of its setting. It is located also adjacent to a collection of 18th century houses which formed part of a now demolished manor complex. There was, therefore, previously a legibility of social status to this area of the community which has been somewhat diminished by the aforementioned loss.
- 4.175 The church, in its expression of early Romanesque churches, lacks a tower and thus height, and so has a reduced visual relationship with the wider setting. There is established modern housing within the setting to the north of the church, which is primarily mid-20th Century along this portion of Main Street.

Relationship with the Site

- 4.176 The church is located outside of the Site boundary, at some distance from its eastern edge. There is a strong degree of visual buffering as a result of the mature borders along main Street, the distance from the Site's boundaries, and the degree of woodland to the west (as demonstrated in the low visibility in the ZTV, which does not take into account trees aside from woodland). Even where the Site would be visible, it would form part of the wider rural surroundings which do not make a strong contribution to the setting of the Church due to their lack of functional association.



Location



ZTV



Photo of Asset



1884 Os Map of Thorney (Source: maps.nls.uk)

4 Assessment of Significance: Designated Heritage Assets

Thorney (all designated assets)

Assets: 1302430, 1046018, 1462827, 1369961, 1178446, 1046017

Significance

4.177 The majority of assets are located around the church and the site of the former manor, and as such are historically significant in how they provide legibility of the historic settlement. They are architecturally significant for their rural character, primarily 18th and 19th century, constructed of brick and featuring characterful elements.

Setting and topography

4.178 The church is an important part of their setting, as does the former manor complex. There was, therefore, previously a legibility of social status to this area of the community which has been somewhat diminished by the aforementioned loss.

4.179 The rurality of the fields contribute to their significance although they are restricted in scope due to the concentration of mature greenery to around the assets (particularly to the south). The church, in its expression of early Romanesque churches, lacks a tower and thus height, and so has a reduced visual relationship with the wider rural setting.

4.180 As with the church assessed above, there is significant modern housing development which has coalesced and encircled historic assets, introducing a more established sense of modern character but, also, introducing additional visual buffering of views into the surrounding landscape.

Relationship with the Site

4.181 The assets are located outside of the Site boundary, adjacent to its eastern edge but at a good distance. The relationship of the Site with the asset is therefore based on the distant sense of agricultural character of the fields and woodlands to the west, which would be difficult to appreciate from the perspective of the village. As with the church, there is a strong degree of visual buffering as a result of the mature borders along Main Street and the degree of woodland to the west, which combines with the distance between the village and the Site to result in a very low relationship between the two.



Location



ZTV



Ruins of Old Church

Assessment of Significance

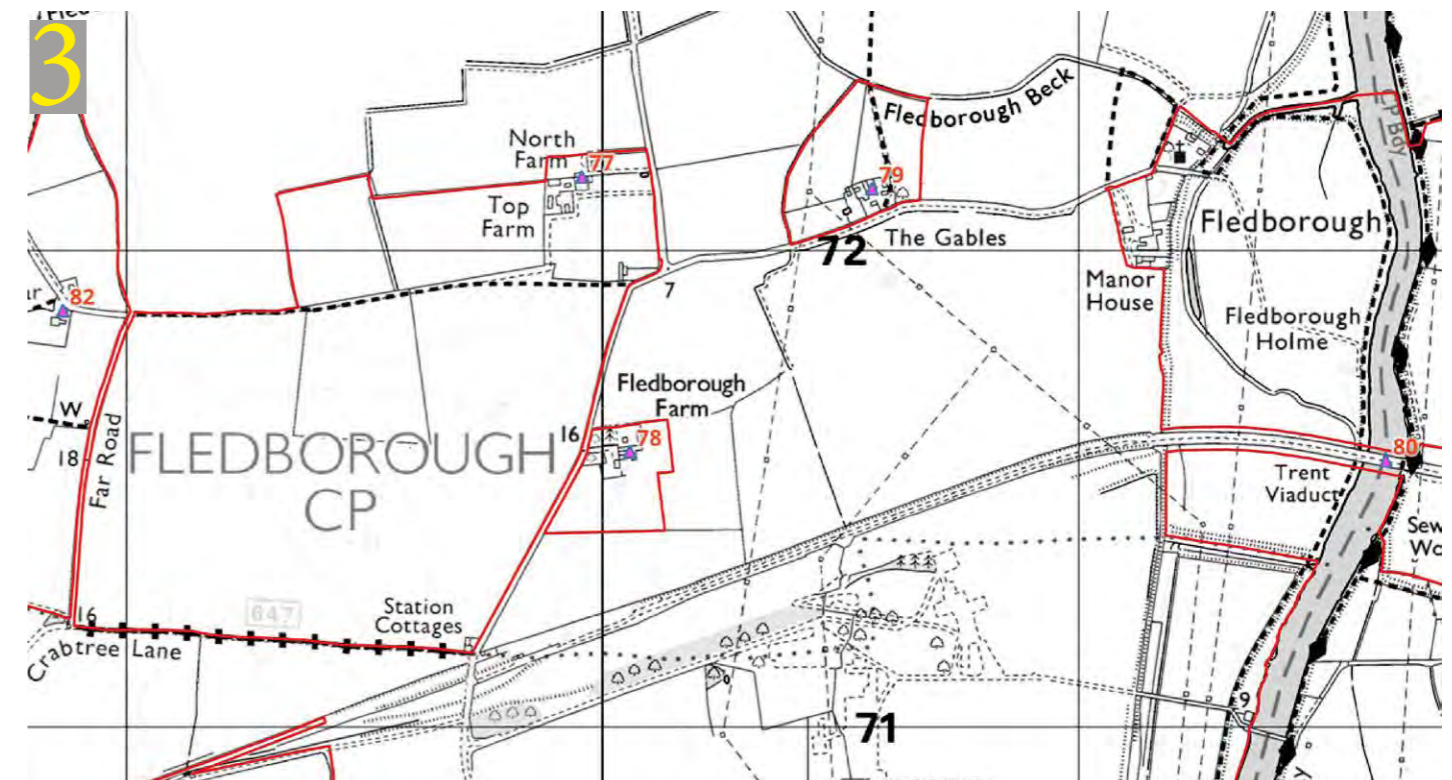
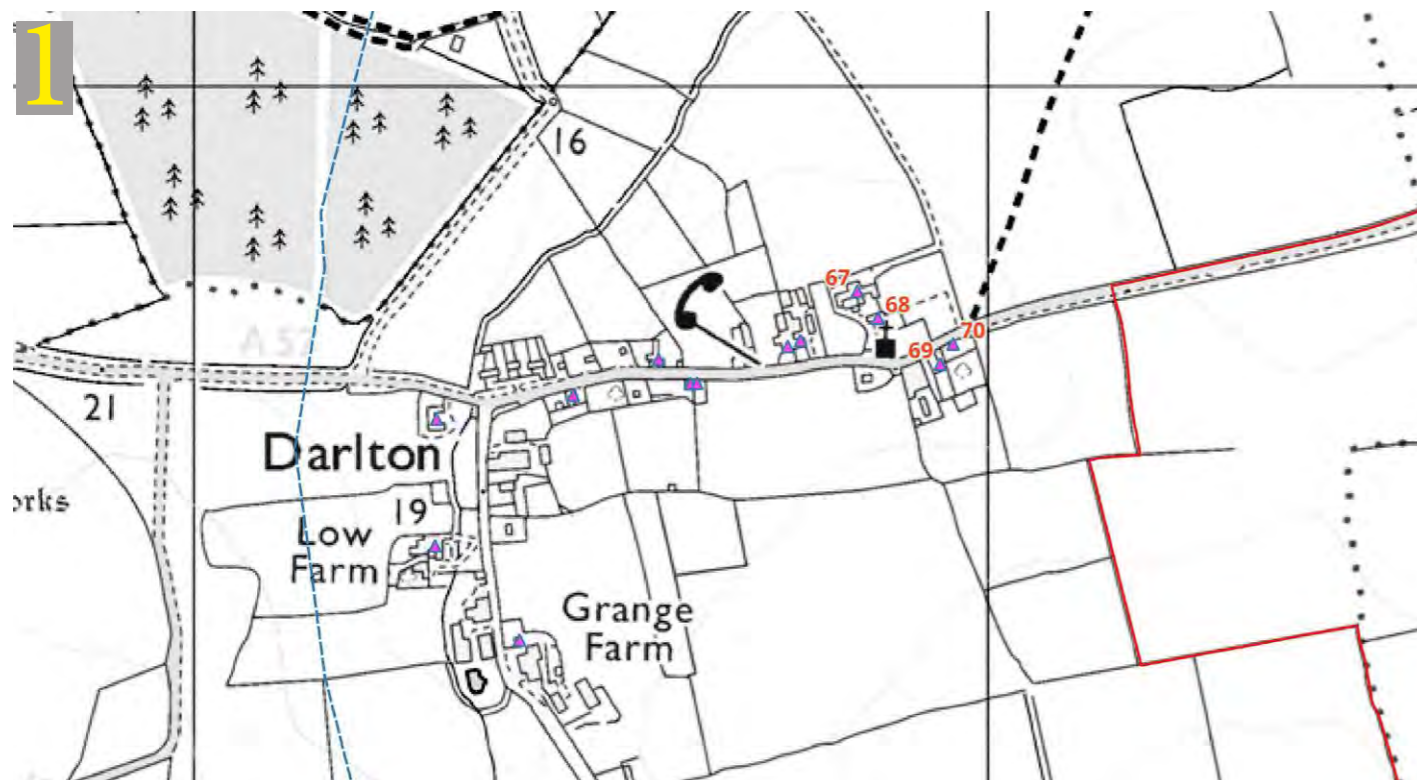
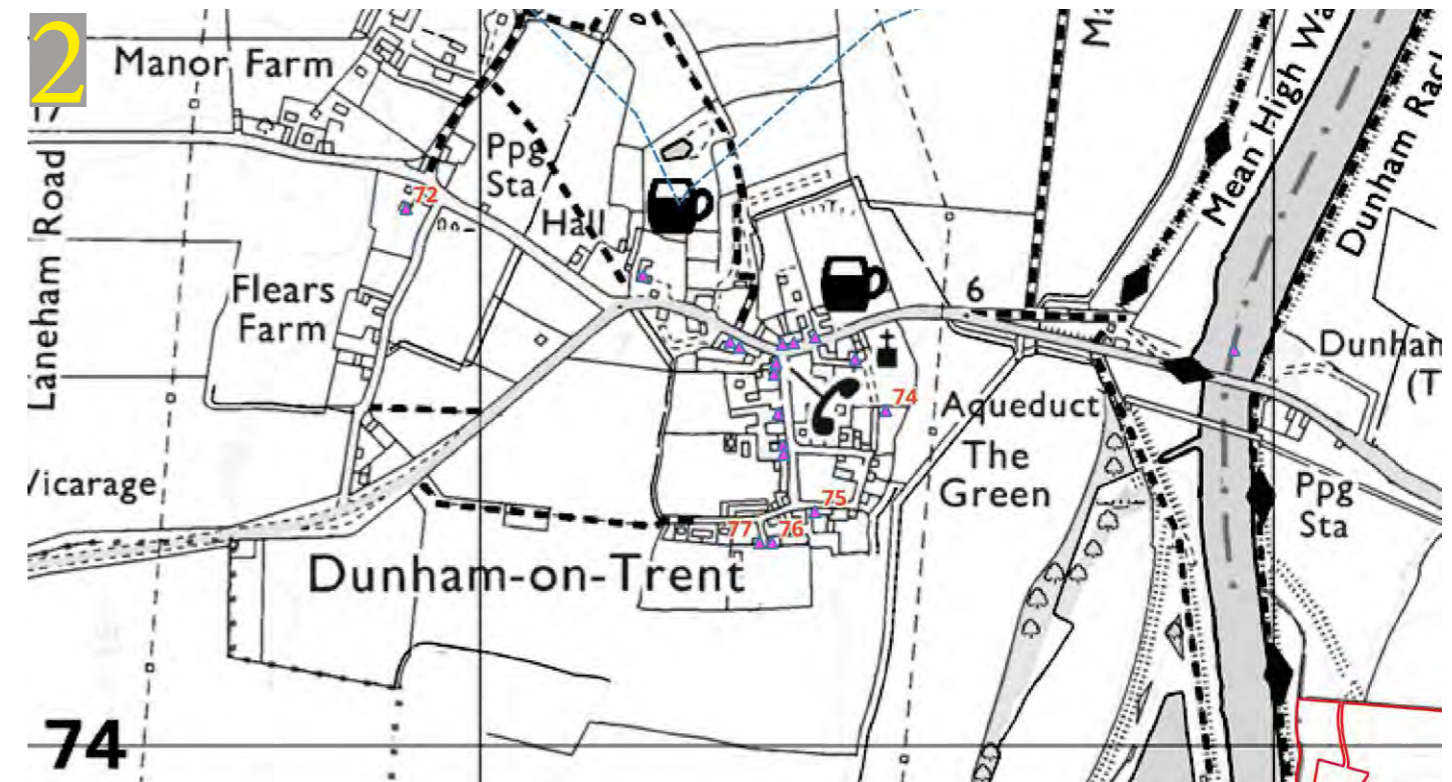
Non-Designated Assets

5 Assessment of Significance: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

Name	Reason for Inclusion	Pages
Darlington (1)		
66. Church Farm building, Broadgate, 67. Church Farm, Broad Gate 68. Darlton Hall, Broad Gate, 69. Darlton Hall Cottage, Broad Gate	Potential for intervisibility and effects to setting	68
Dunham on Trent (2)		
71. The Old Vicarage, Darlton Road 72. The Mount, Upper Row 73. Church House Stables, The Green 74. Marples Cottage, The Green 75. Cliffe View, Horne Lane 76. Inglenook Cottage, Horne Lane	Potential for intervisibility and effects to setting	69
Fledborough (3)		
77. Top Farmhouse and Farmbuildings 78. Fledborough House, Ragnall Road 79. The Gables 80. Fledborough Viaduct 82. Gibraltar Farm, Far Road	Potential for intervisibility and effects to setting	70 - 71

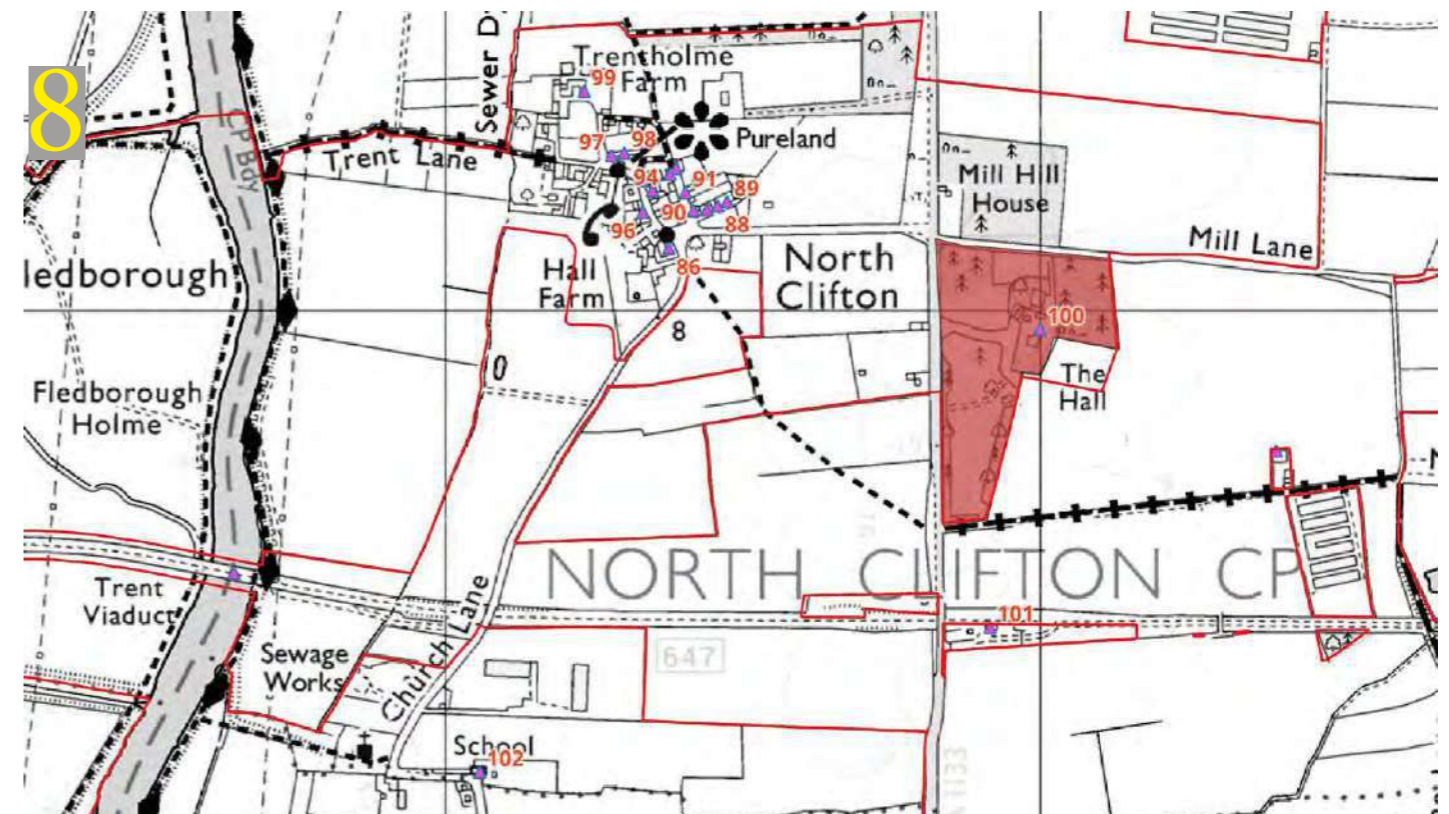
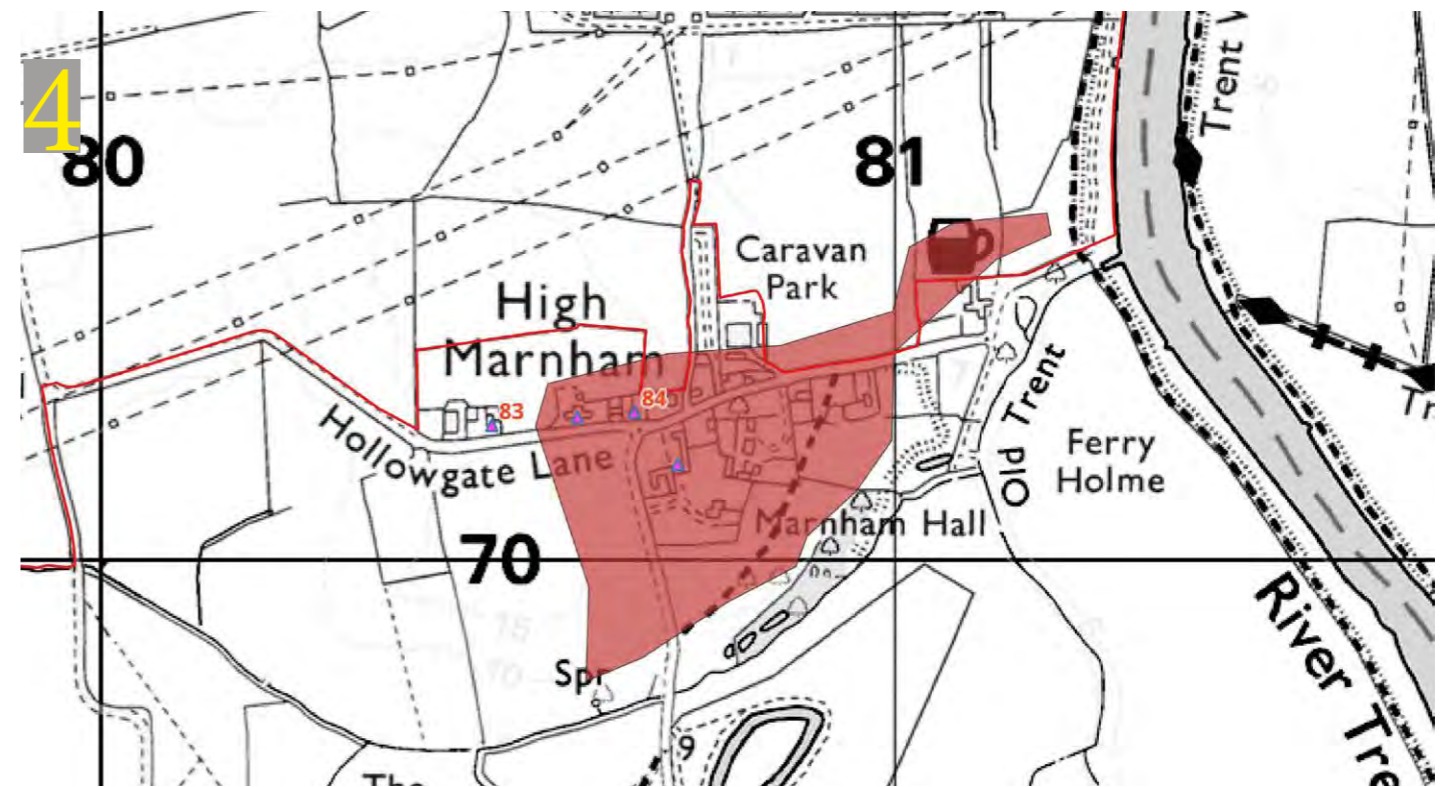


6 Assessment of Significance: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

High Marnham (4)		
83. Hill Farm, Hollowgate Farm	Potential for intervisibility and effects to setting	72
84. 1 & 2 Hall Cottage		
85. Marnham Hall [UPG]		
North Clifton (8)		
86. Hall Farm Barn	Potential for intervisibility and effects to setting	74
87. Freeth Terrace		
88. Post Office		
89. Freeth Terrace		
90. House adjacent to 1 Freeth Terrace		
91. The Beagles		
92. House opposite Jubille Cottage		
93. Jubilee Cottage and adjacent		
94. Ludaville		
95. Green gates		
96. The Cottage		
97. December Barnhouse		
98. Malthouse		
99. Trentholme Farm building		
100. Grounds at The Hall, North Clifton [UPG]		
101. North Clifton Station		
102. North Clifton Primary School		

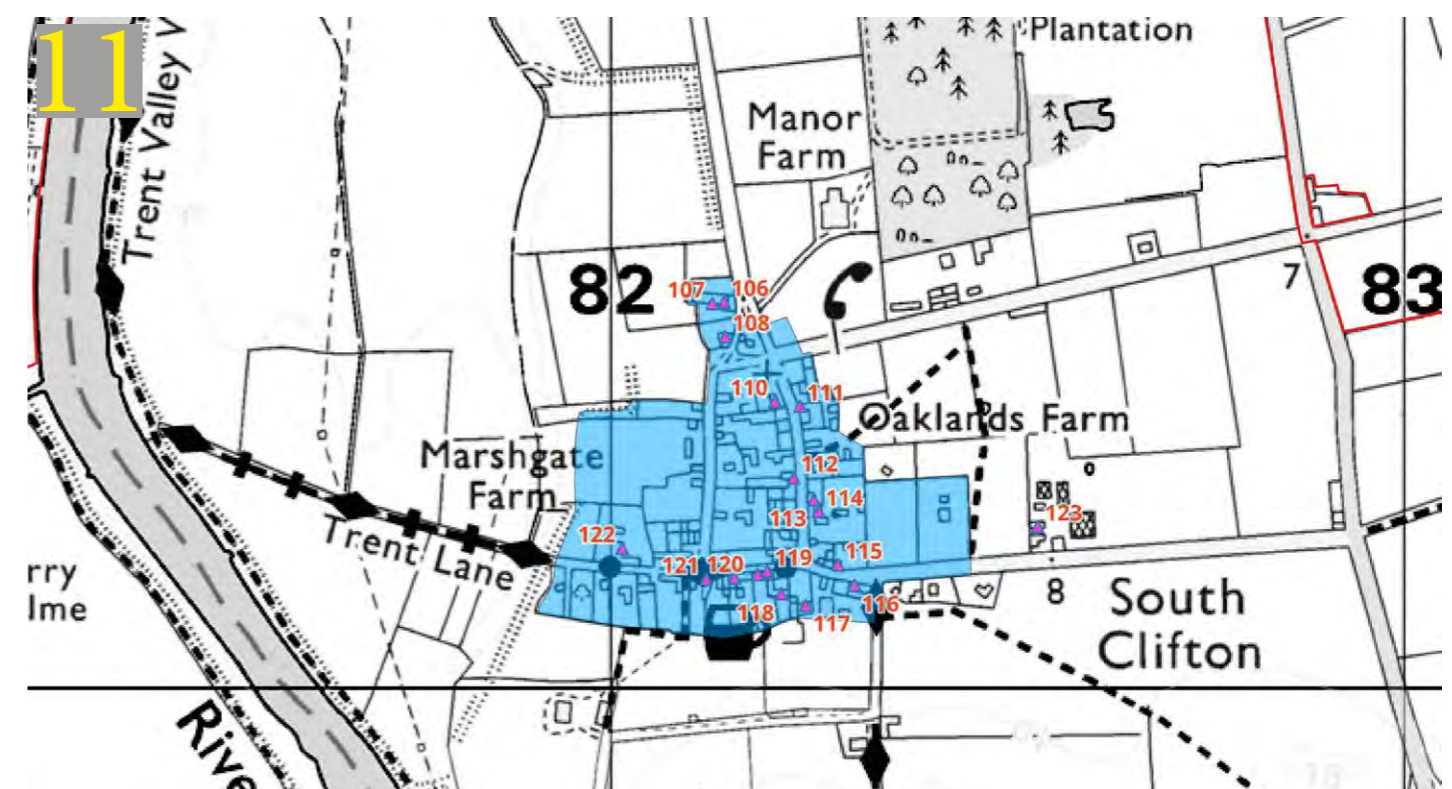
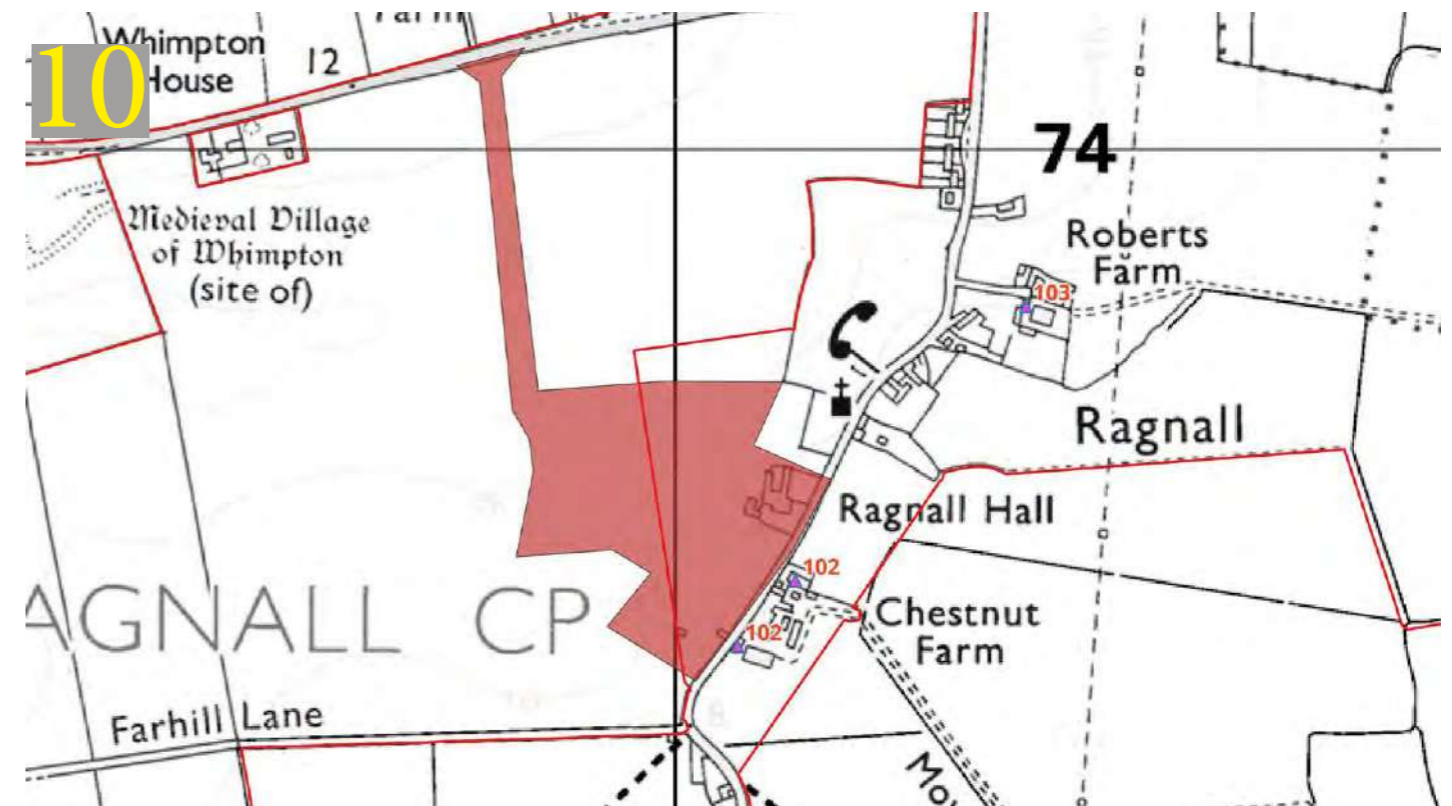


7 Assessment of Significance: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

Name	Reason for Inclusion	Pages
Ragnall (9)		
102. Chestnut Farm buildings, Main Street	Potential for intervisibility and effects to setting	75
103. Roberts Farm Cottage		
104. The Old School, Laneham Road		
105. Ragnall Hall [UPG]		
South Clifton (11)		
106. Woodview	Potential for intervisibility and effects to setting	
107. Woodview Stables		
108. Ivy Bank Cottage		
109. The Manor House		
110. House opposite the forum		
111. Marshgate farmhouse and adjoining		
112. Ivy Cottage		
113. Rose Cottage		
114. The Den		
115. The Cottage		
116. Highfield Farmhouse and adjoining		
117. Highfield Farm Barn		
118. The Old Vicarage		
119. The Old Saddlers		
120. Second house east of the Hollies		
121. The Hollies		
122. Marshgate Farm Barn		
123. The Old Nursery Barn		

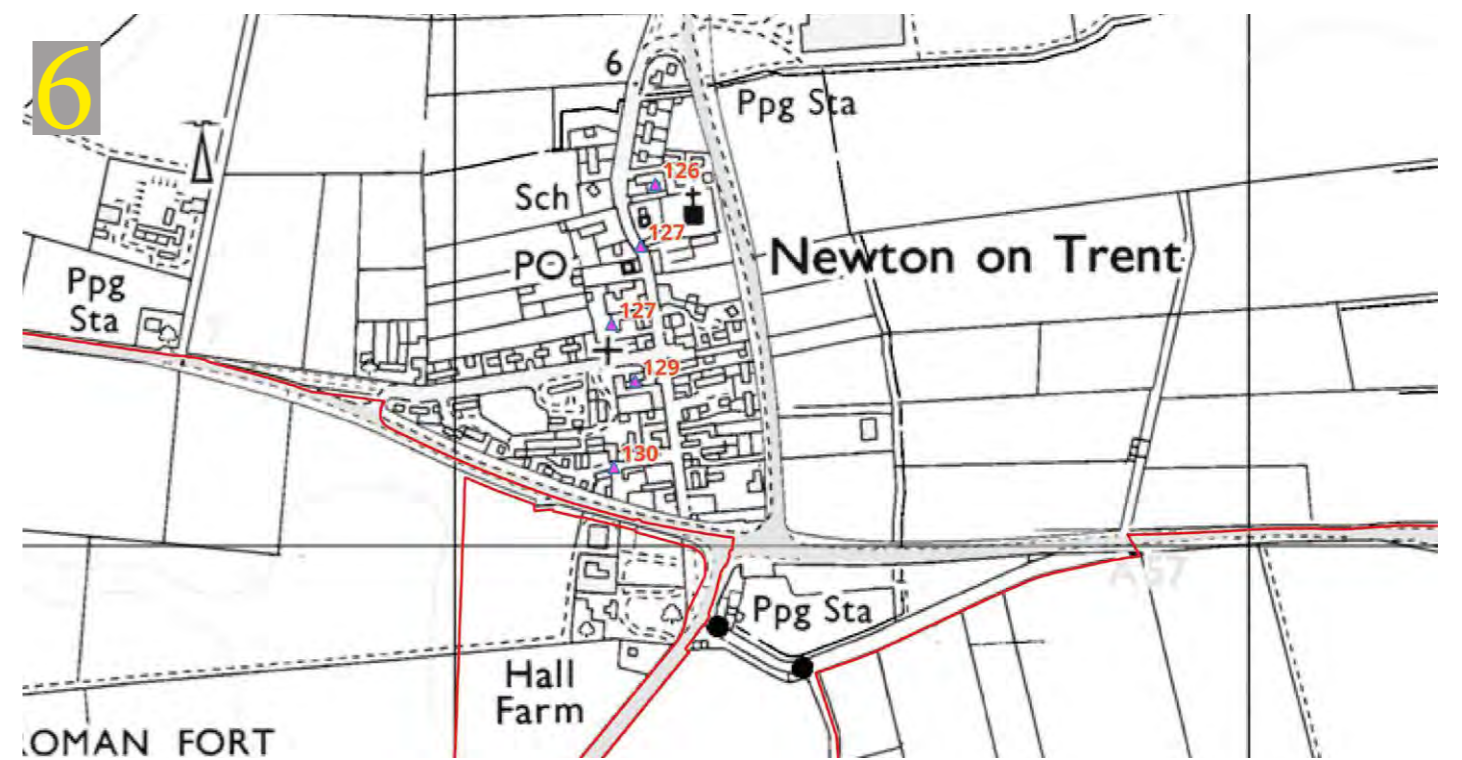


8 Assessment of Significance: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

Name	Reason for Inclusion	Pages
Thorney (12)		
124. The Vicarage	Potential for intervisibility and effects to setting	76 - 77
125. Westwood Farm		
Newton-on-Trent (6)		
126. Unnamed farmstead		73
127. Newton on Trent War Memorial		
128. Unnamed farmstead		
129. Manor Farm		
130. Old Hall		



5 Assessment of Significance: Non-Designated Heritage Assets

Darnton

Significance

- 8.1 Primarily of local interest for their group value as historically associated with a rural settlement of agricultural economic activity. The group, which are locally listed, includes farmhouses and their associated barn structures, which supports legibility of the historic development of Darnton, as well as its settlement pattern, and as such they are of local significance. Many of the buildings date to the 19th century and are primarily constructed of brick, however, usually in a relatively plain fashion, and often with modern alterations that have degraded their historic fabric and reduced the value of their significance. Nonetheless, there is a sense of a phased historic development which complements the earlier, generally listed structures (such as Ragnall Hall and House).

Setting and topography

- 8.2 As a historically agricultural settlement, the primary setting of these assets are the fields around the village which create a clear sense of rural identity. The village maintains a generally ribbon pattern of development, which allows for quite open views, particularly to the south. There is a distant context of industrial character as a result of electricity pylons and this adds a sense of modern activity to the wider landscape. The A57, as a busy thoroughfare connecting to Lincoln, also disturbs the rurality of the setting, introducing noise and movement. There are also discrete elements of modern housing, particularly to the west of the village, which do not, in their form and materiality, reflect the historic typologies of the settlement.

Relationship with the Site

- 8.3 The Site is located to the east of the village. The Site's relationship varies with those NDHAs within the village, with greater visibility to those on the eastern edge, such as around Darnton Hall. Here, the perception of the Site as belonging to a wider network of field systems surrounding these NDHAs is appreciable.
- 8.4 While tithe mapping shows that a small portion of the site was formerly in the ownership of Darnton Hall, this is no longer the case. Otherwise, the Site has no functional connection to the NDHAs in terms of use or ownership, and for many of the NDHAs, the visual connection is also little-to-none and/or appreciated in the context of more intensive agricultural operations and modern buildings. The NDHAs are primarily experienced from within the village itself which is the principal contributor to their settings. Therefore, while the Site can be appreciated as part of the wider agricultural land surrounding the village, making a degree of contribution to their settings, this is a secondary element which does not include the fields immediately surrounding the village.



Location



ZTV



Context Photo of the Area



Context of Asset

5 Assessment of Significance: Non-Designated Heritage Assets

Dunham on Trent

Significance

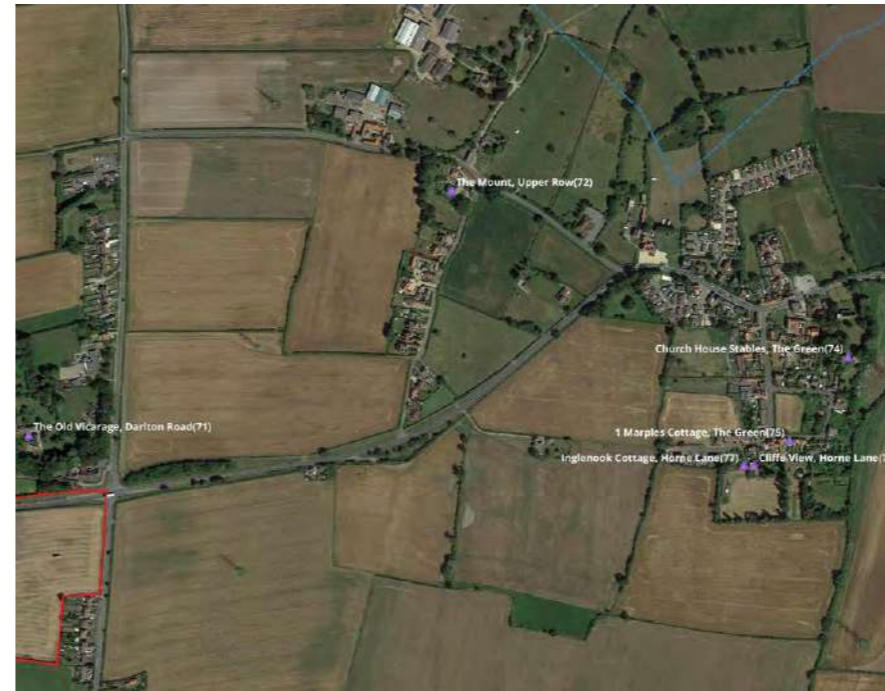
- 8.5 Primarily of local interest (they are locally listed) for their group value as historically associated with a rural settlement of agricultural economic activity. They are of low architectural interest - primarily modest in form and dating from the 19th century, usually built in brick for use by workers, and often terraced. There is typically little to no decorative ornamentation and many of them have had later, modern alterations which has somewhat degraded the purity of their historic fabric.
- 8.6 They contribute to the identity of the historic settlement and its development pattern - situated mainly to the High Street and The Green to the south, where they help provide legibility of the square of historic housing formed around a central green space here.

Setting and topography

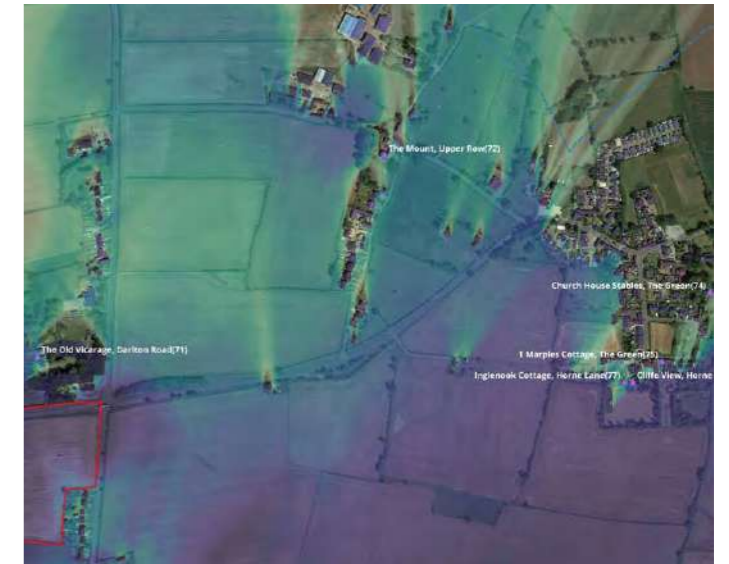
- 8.7 Part of the setting incorporates the rural character of fields around the village, which do provide legibility of its historic development as an agriculturally focussed centre. Nonetheless, the primarily 19th century assets are situated within the settlement and along its primary routes, with the exception of those located to the south of the village (although it should be noted that these are encircled by modern development and mature greenery). As a result there is a greater sense of linkage with the village than with the wider agrarian landscape.

Relationship with the Site

- 8.8 The Site is located to the south of the settlement such that the direct relationship is lessened, although many of the assets are located towards the edge of the village where more direct visibility is possible and where they can be understood within the wider power landscape. As aforementioned, for some of the assets, such as those along the A57, there is a greater sense of inwardness to the assets identified, giving a sense that they relate more closely with the immediate setting of the village than with the wider landscape. Nonetheless, there is contextual understanding of the rurality of the village's history contributed to by the agrarian character of the Site (such as with the assets located to the south of the settlement).



Location



ZTV



Context Photo of the Area



Context of Asset

5 Assessment of Significance: Non-Designated Heritage Assets

Fledborough: Top Farmhouse and buildings, Fledborough House, The Gables, Gibraltar Farm

Significance

8.9 Primarily of local interest (the assets are locally listed) for their historic significance as farms within the highly diffuse settlement of Fledborough. Their spatial separation makes legibility of the settlement difficult, however, they are important to the understanding of its development. Whilst not of sufficient architectural interest to warrant statutory listing, they have rural character in their forms, primarily constructed of brick and dating from the 19th century with simple decorative articulation and extensive alterations since. The similarly dated ancillary barns and structures provide further legibility of their historic function and relationship with the landscape around them. In the case of Gibraltar Farm, whilst it forms part of this historic farming, it is presently derelict and of very poor quality, with significant damage to its form such that it is of negligible significance.

Setting and topography

8.10 Fledborough is defined by its diffuse layout, so the sense of openness and space between these farmhouses contributes to the legibility of this historic development. As historic farms, the character of fields around them contributes to the understanding of their significance. The former High Marnham power plant was a significant industrial element within the landscape. This is now gone, however, the remnant electricity pylons remain, contributing to a sense of activity.

Relationship with the Site

8.11 The Site forms part of their rural settings, and in some cases partially surrounds them, creating separation between the assets which is characteristic part of the appearance and experience of the settlement. The primary character of the Site here is the rural open fields which contribute to their legibility as agriculturally related historic buildings.



Location



ZTV

5 Assessment of Significance: Non-Designated Heritage Assets

Fledborough Viaduct

Significance

8.12 The viaduct is locally significant as an example of Victorian railway infrastructure, initially built to provide passenger railway services to Lincoln over the River Trent and then to supply coal to the High Marnham power station. It is architecturally interesting, though functional in its appearance, for its demonstration of Victorian engineering - with 59 arches, built of brick and iron. Its simple but precise brick form makes for an impressive addition to the landscape, and it has high visibility due to its height and the flat topography. It has now been converted to a public walkway.

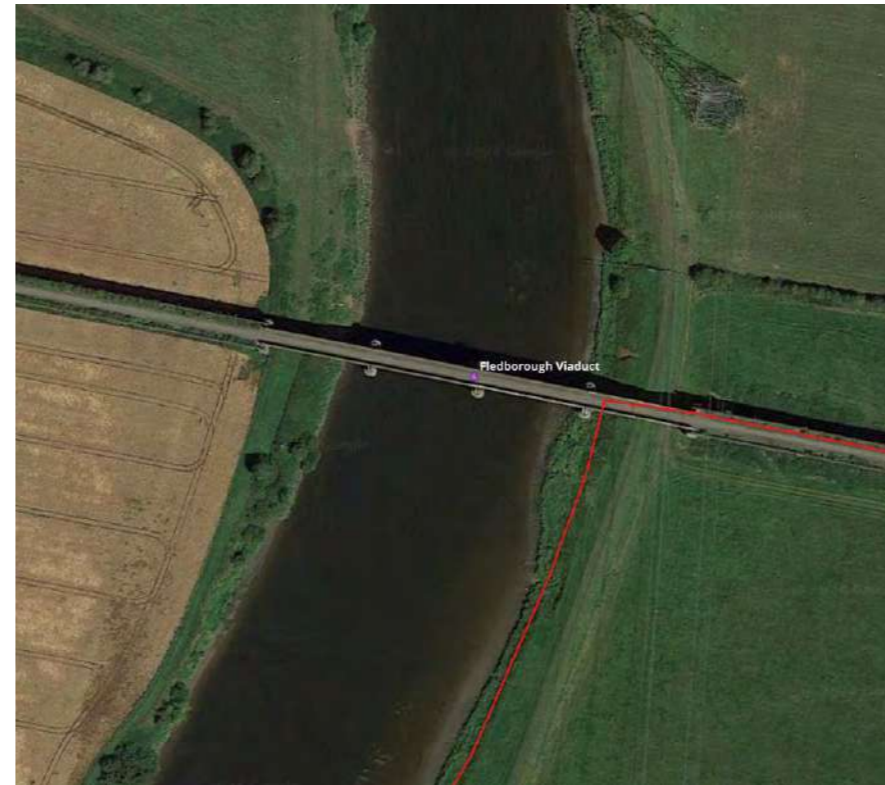
Setting and topography

8.13 The viaduct is appreciable due to the flat topography and its raised profile, which allows for legibility of its architectural interest. Initially, the viaduct was used for passenger services however was later utilised to transport coal to the former High Marnham power plant. As such, those surviving elements of industrial power infrastructure within its wider setting provide contextual insight into this later period of historic significance.

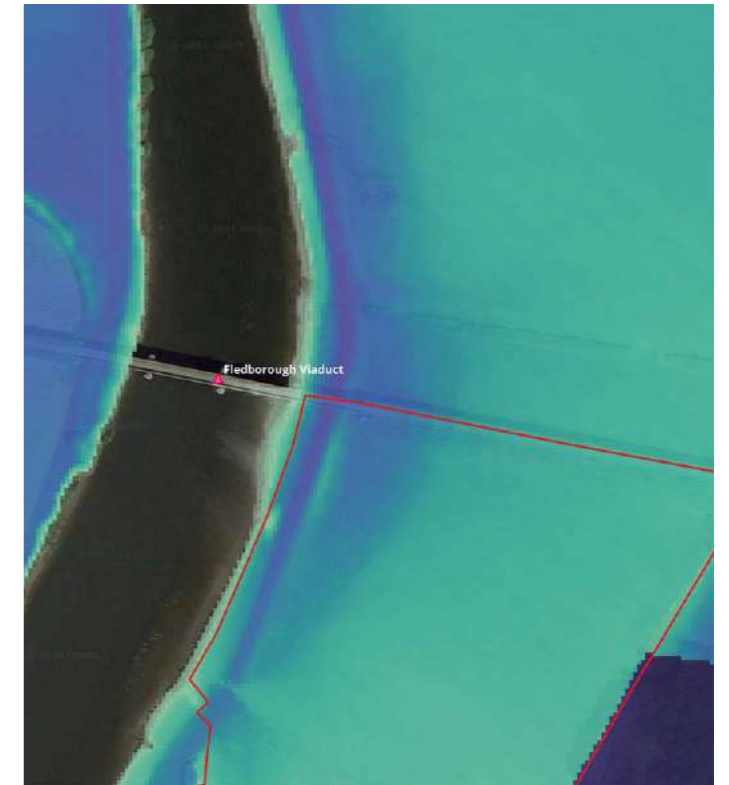
Relationship with the Site

8.14 The relationship with the Site is primarily predicated on the flat character of the landscape which allows for appreciation of the viaducts raised form. The viaduct is not related and does not derive significance, however, from the rurality of its surroundings - its primary function was purely to support the railway and the transport of passengers, which was later adapted for the transport of coal to the power plants. As such, there is a key historic association between the viaduct and the historic development of power infrastructure, with the viaduct itself having a sense of industrial character, particularly in the case of the metal barricades.

8.15 Now that the viaduct has been converted for pedestrian use, there are opportunities for panoramic views of the landscape around it, where the viaduct walls do not block visual access. As such, there is good visibility of the Site over long distance, and also for the existing industrial elements within the landscape, including power stations that are still extant in the wider landscape and the network of electricity pylons.



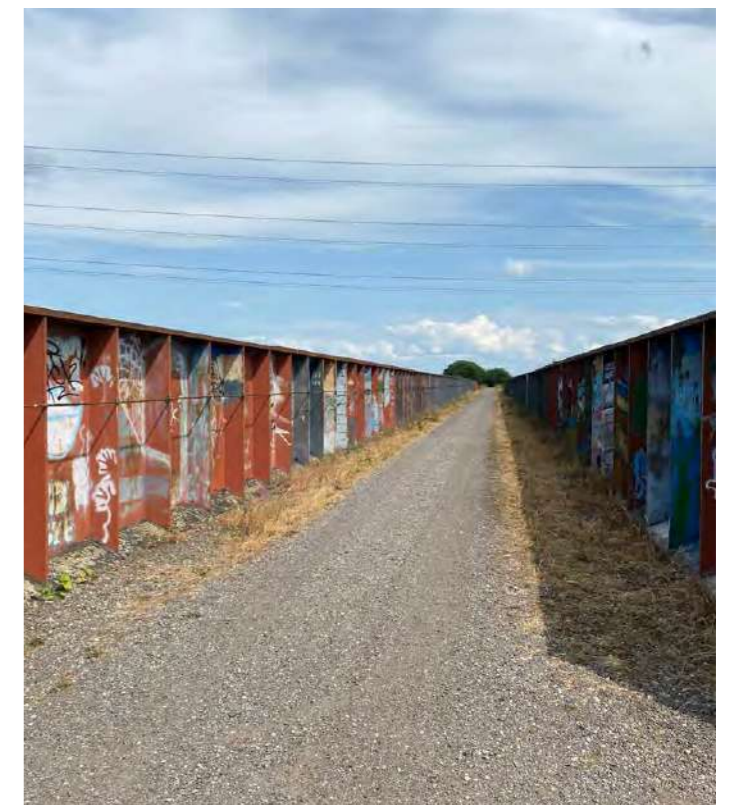
Location



ZTV



Context of Asset



Context of Asset

5 Assessment of Significance: Non-Designated Heritage Assets

Marnham Hall (UPG), Hill Farm and buildings, 1 & 2 Hall Cottage, Grange Cottage

Significance

8.16 Marnham Hall Unregistered Park & Garden is of local interest as incorporating the former landscaped parkland adjoining the historic hall (listed Grade II). The formal landscaping includes lawns, tree belts and specimen trees, mostly dating to the late 18th/early 19th century although it has evolved over time, with later development constructed over parts of it (namely the caravan park). Earthworks at the east end of the site (visible on late 19th century maps) are of unknown origin. The two cottages are an attractive contribution of local significance to the architectural interest of the UPG and to the setting of the listed hall. Hill Farm, dating to the 19th century, provides legibility of the primarily agricultural history of the settlement, which provided the primary source of income for the Cartwright family associated with the hall. It, too, is of local interest, due to its low architectural significance and primarily local historic significance.

Setting and topography

8.17 The setting of the assets is primarily the open, agrarian character of the landscape around them. There are appreciable modern elements, including modern housing and the caravan park which now occupies a portion of the UPG and subsequently diminishes its local interest. The wider landscape setting has changed significantly, with the former High Marnham power plant previously introducing large-scale industrial character into their setting. This has now gone, but the sense of major industry permeates through the remains of the sub-stations and pylons which are a noticeable element within the skyline.

Relationship with the Site

8.18 The Site has a very low level relationship with the assets. The very northern and eastern sections of UPG are located within the boundaries. The remainder of the NHDAs stand at greater distance to the south. The Site boundary along Hollygate Lane rises to the north along the section around the NDHA which ensure the Site does not hold impact to the closely formed setting of the NDHAs.



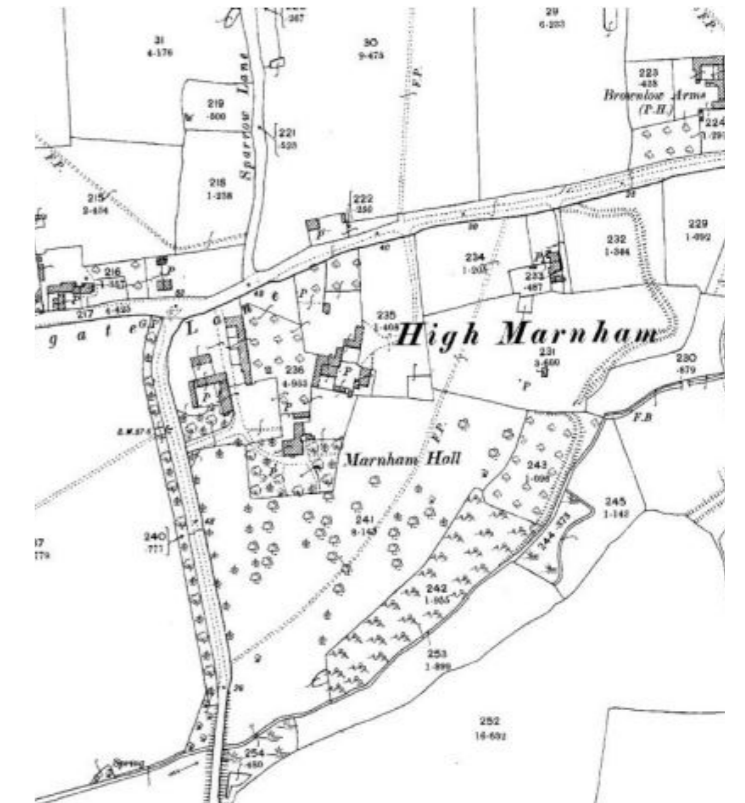
Location



ZTV



Context of Asset



1898 OS Map of Marnham Hall (Source: maps.nls.uk)

5 Assessment of Significance: Non-Designated Heritage Assets

Newton on Trent (all NDHAs)

Significance

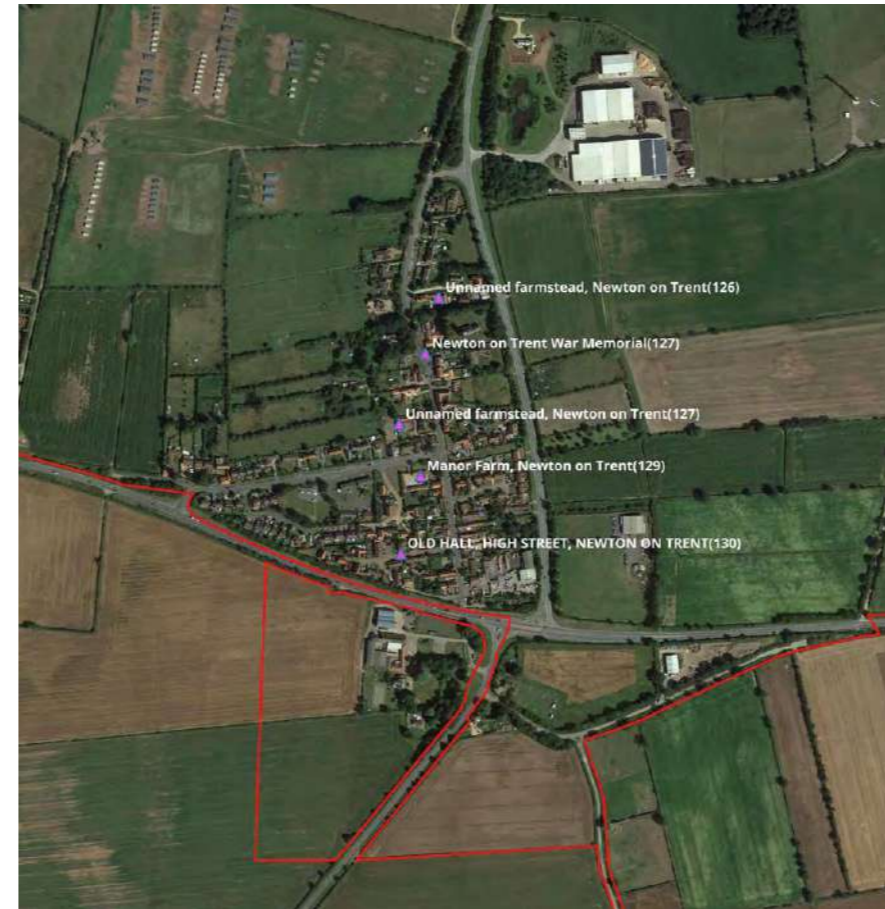
- 8.19 These assets are a combination of cottages and barns which contribute to the legibility of the historic development of the settlement. As a result, they broadly speaking have an agrarian vernacular appearance, comprising of brick and dating to the 19th century. Later alterations have degraded some of their interest, particularly where barns have been converted for residential use and historic features, such as traditional windows, have been lost.

Setting and topography

- 8.20 The primary setting is the village itself, which to a degree has encircled and coalesced the assets. This is particularly true of the former barn buildings, which historically would have been more visually defined within the rural setting of fields and open spaces.
- 8.21 Beyond the village, the cumulative setting of fields informs their historic interest as primarily farming associated buildings. There are conspicuous elements of modernity - the A57 is a key vehicular route and introduces noise and activity which degrades the pastoral setting. This is also true of the wider context of power infrastructure, with electricity pylons illustrating the degree of industrial activity in the area.

Relationship with the Site

- 8.22 The Site's relationship with the NDHAs is reduced by its location south across the busy A57, which introduces noise and visual buffering as a result of the tall hedgerows and trees which border it. It also does not share a historic association with the NDHAs, with the land here having previously been part of the ownership of Hall Farm. As such, the land within the Site does not play a role in the appreciation of their significance though it may be read as part of the wider network of agricultural fields south of the settlement. The NDHAs are primarily experienced from within the context of the village, which now makes up the principal contributor to their settings. So, whilst the Site contributes to the wider rural setting south of the village, it does not contribute to the appreciation of the local interest of the assets from within their village setting.



Location



ZTV

5 Assessment of Significance: Non-Designated Heritage Assets

North Clifton (all NDHAs)

Significance

- 8.23 These assets, primarily of 19th century provenance, supplement those other listed buildings in the legibility of the historic built forms and settlement patterns of the village, whilst also giving a sense of its phased development and subsequent architectural styles. They are built of brick, some rendered, and largely possess a rural cottage feel, which helps in the understanding of the rural identity of the village of which they are representative of. This contributes to their local architectural and historic interest. Some, such as with the Malthouse, have previously industrial functions which may still be read in their form, adding value in their contribution to the appreciation of the settlement and the historic industrial activity here - mainly agricultural.
- 8.24 They do, however, generally lack adornment and expressive stylistic element, or examples of specific regional typologies which limits their architectural and artistic interest. Many have been since altered, degrading the purity of their historic fabric and the significance of their integrity. The Hall includes an UPG which forms the garden remnants of an important local manor complete with medieval landscaping, but this, again, is reduced by the maturing of the landscape, resulting in loss of integrity and legibility of its original design.
- 8.25 To the south, located close to the church, is the North Clifton Primary School. It has some interest as a purpose built schoolhouse of 19th century form and therefore has an historical association of local note. It is of a small scale, with some decorative banding to its brickwork which adds architectural interest but is not an exceptionally interesting example of its type, having a rural cottage feel to it. Some later alterations are of less architectural merit, and the cumulative experience of the building is one of relatively low significance. In addition to this is the former North Clifton railway station, constructed in the 1890s. It is of small form, constructed of brick and featuring Romanesque and Arts & Crafts arches. It is subsequently of architectural interest for these stylistic elements, which help situate it within a particular period of British architectural history. Nonetheless, it is a small, modest structure of only one storey. It is historically associated with the viaduct and there is therefore a local group value here. Until recently it was derelict, until being brought back into use as a residence with a large modern extension

Setting and topography

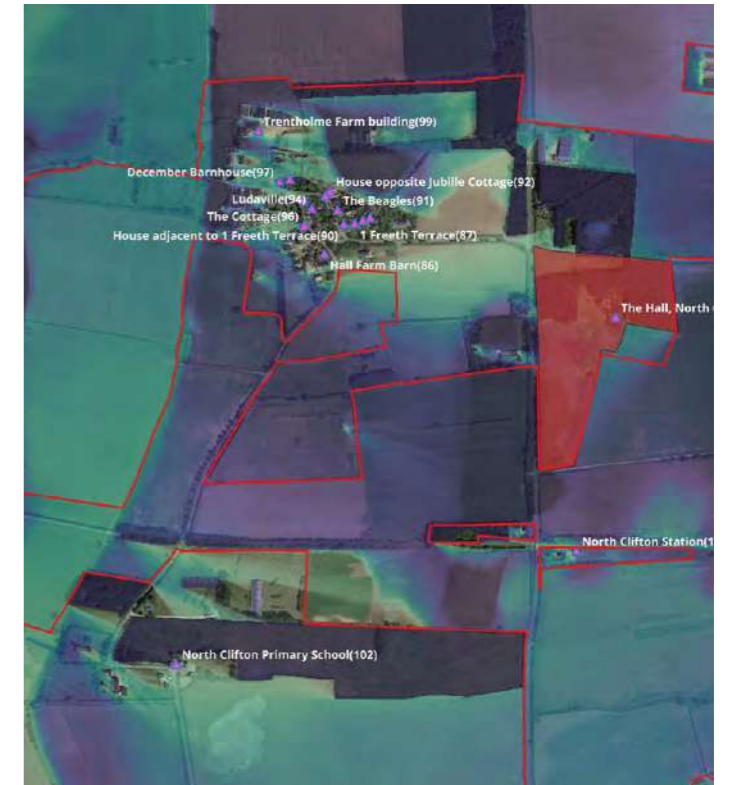
- 8.26 The setting of the assets is primarily the open, agrarian character of the landscape around them as well as the village itself. In the case of the village school, it is located next to the church and halfway between the two settlements, granting a greater a sense of rurality and shared use. With the former station, is it historically associated with the railway and nearby Fledborough Viaduct.
- 8.27 Mature garden plots, historic boundary walls and varied built forms create a sense of progressive phased development which contributes positively to the interest of the assets. There are, nonetheless, appreciable modern elements, including modern housing within the village which has coalesced and encircled historic buildings, as well as creating noticeable departures in the pattern of development with forms and layout that seem out of place with the more sporadic nature of the village.

Relationship with the Site

- 8.28 The relationship with the Site is varied. These assets are located outside of the Site boundaries and the sense of interplay between the two is not easily legible from within the village itself (with exception to those barn structures more at the periphery of the village), due to some modern development which has encircled some of the assets. Some of the Site is relevant to the functioning of the two listed farmhouses here and in those cases, there is a more direct role in the appreciation



Location



ZTV

of their significance. However, the majority of the NDHAs do not have a functional relationship with the land, being mainly comprised of workers cottages whose principal setting is the village itself. There is a small cluster of agricultural buildings to the north of the village, and the Site here may have historically played a role in their function.

- 8.29 To the south of the settlement is the church of Saint George the Martyr. The sense of separation here is important to the appreciation of its shared relationship with South Clifton. The open spaces/fields within the Site here are therefore contributory elements to this.

5 Assessment of Significance: Non-Designated Heritage Assets

Ragnall (all NDHAs, including Ragnall Hall UPG)

Significance

- 8.30 With the exception of the UPG, these assets comprise of farmhouses dating to the 19th century, along with their outbuildings. The assets lack architectural interest and appear broadly typological of modest housebuilding of the period. More characterful elements appear to have been lost - mainly historic windows - which makes legibility of their significance harder. In the case of Chestnut Farmhouse, the barn appears to incorporate more historic features, including brickwork detailing reflective of that used at the listed Ragnall Hall. The farmhouse itself, whilst on the site of an early 19th century dwelling, appears either wholly later or much modified.
- 8.31 The UPG comprises of what is currently just open farmland to the rear of Ragnall Hall. This was, at the beginning of the 19th century, a small landscaped park, with a drive line with trees connecting to the Hall to the A57, though no above ground evidence now remains. It was part of ambitions by the family at Ragnall Hall to create a more polite setting to their prominent house. Subsequent owners, to expand the malting business, removed the park to accommodate greater field space. As a result, its significance is not legible, but may be restricted to some archaeological findings.

Setting and topography

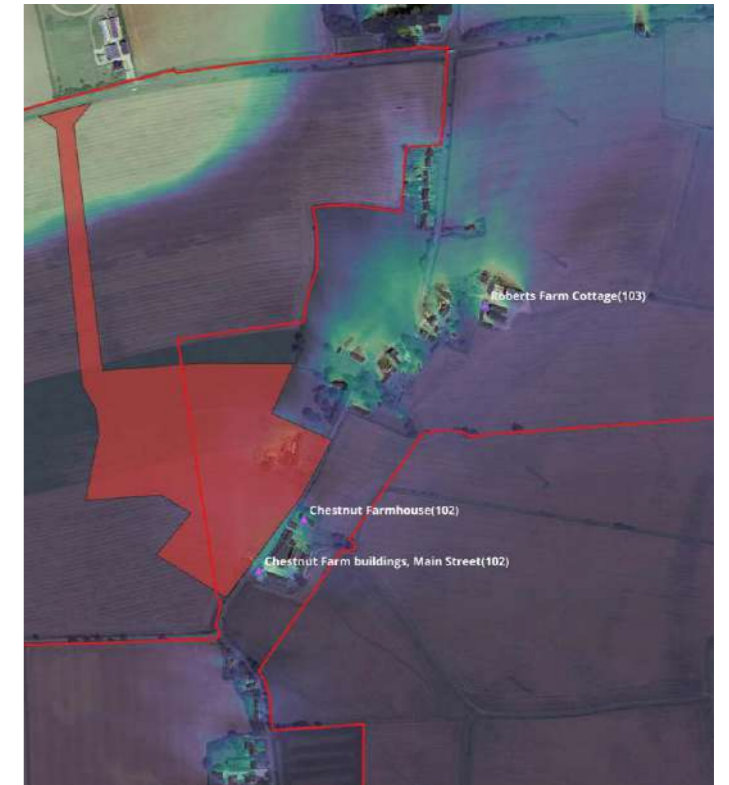
- 8.32 The setting of the assets is primarily the open, agrarian character of the landscape around them as well as the village itself, where the nearby listed buildings of Ragnall Hall, Ragnall House and the church provide particular historic context to their setting. As historic farmhouses, they are functionally associated with the fields around them and possibly also so to the Hall itself, where the primary local landowners were based.

Relationship with the Site

- 8.33 The assets are located partly within the boundary of the Site (with the UPG bisected by the boundary line), as such the Site, outside of the immediate village contributes a portion of their rural setting to the north, south and west whilst itself including around half of the UPG. The UPG has no above ground evidence of its interest, which makes appreciation of its significance and the contribution of the Site not possible.
- 8.34 To the south and east of the assets, the Site contributes to the rural setting of the assets. This is more relevant in the case of the two farmhouses whose historic relationship with the Site was based around the worked fields to their rears. Beyond this, the Site contributes to the wider system of fields that make up the rural setting of the village, albeit characterised also by industrial elements in the form of electrical pylons.



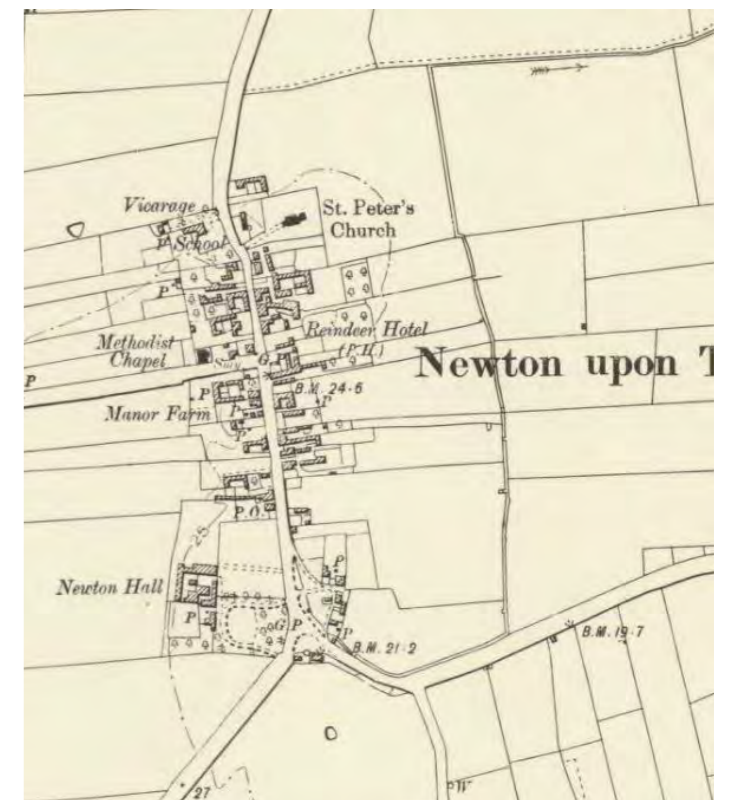
Location



ZTV



Asset Context looking towards the Site



1906 OS Map of Newton On Trent (Source: maps.nls.uk)

5 Assessment of Significance: Non-Designated Heritage Assets

Thorney: Westwood Farm

Significance

8.35 The farm dates to the mid 19th century and as such has local historic and architectural interest as a farmhouse of this period, with many similar examples constructed throughout the wider landscape. Historically there is significance in its contribution to the legibility of the development of the area and its primary economic engagement with agricultural activity - there are a number of similar examples locally. In its form and materiality, it is therefore not a rare example, nor does it contribute to a sense of local distinctiveness due to its lack of more vernacular construction which might be more indicative of an older building. There are a number of large modern ancillary structures which add to the legibility of its agricultural function but detract from the historic scale and form of the asset.

Setting and topography

8.36 The farm is located approximately 745m to the west of the village, so is situated noticeably in isolation. Its primary setting is therefore comprised of the fields around it, including large belts of woodland. This woodland serves to visually encircle the farm in so doing limit visibility of the wider landscape.

Relationship with the Site

8.37 The farm is located within a narrow arm of the Site boundaries on the eastern side. The relationship here is the most relevant and visually accessible, made up of the farmhouse's fields flanking the drive to the farm. As such, the Site includes a portion of its historic land and this is legible from around the farmhouse and from the approach from Main Street within Thorney. In this sense, the Site plays a role in the appreciation of the farm's function and how the landscape here relates to that. The wider Site to the west is visually separated from the farm due to the extensive woodland. So, whilst there is a historic link to the fields here and significance in their functional relationship, the visual appreciation of this connection is not possible due to the extent and density of woodland which separates them.



Location



ZTV



1884 OS Map of Thorney (Source: maps.nls.uk)

5 Assessment of Significance: Non-Designated Heritage Assets

Thorney: The Vicarage

Significance

8.38 The vicarage has historic interest for its association with the church and notable local people as a residence of social prominence within the village. Architecturally, it appears as an attractive polite house of the 19th century, set within mature gardens characterised by specimen trees. This adds to both its artistic and architectural interest as a late-Georgian example, and in this way is significant for its representation of this type of building. The integrity of its form allows for appreciation of its importance within the local community, though as a rural late-Georgian house it is not a rare example. Nonetheless, it is a positive contributor to the historic character of the settlement.

Setting and topography

8.39 The mature garden is the immediate setting of the house, creating a large, pleasant space densely populated with mature specimen trees. This almost completely screens the house from street view. To the rear of the property is a high hedge, limiting views westwards. Nonetheless, the sense of rurality here is appreciable from the garden and contributes to the character of the village.

Relationship with the Site

8.40 The house has no historic relationship with the Site, with the house functioning as the vicarage and therefore purely as a polite residential structure within the settlement. The eastward extension of the boundary reaches close to the garden boundary of the house, but does not, as illustrated by the ZTV, have a visual impact on the house and its garden setting. The principal setting of the house is firstly its gardens, which are densely bordered by greenery and ornamental planting and which create a strong sense of contrast between the agricultural fields to the west. Secondary to this is the village itself, which contains the church with which the vicarage had a functional relationship. The Site, therefore, plays no role in the appreciation of the building's significance.



Location



ZTV



1884 Os Map of Thorney (Source: maps.nls.uk)



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