

SITE ASSESSMENTS (HISTORIC ENVIRONMENT):

INTRODUCTION:

This study is to make a detailed heritage assessment of sites within Bassetlaw District which are assessed through the Land Availability Assessment and taken forward to the sustainable appraisal process, and finally the site selection process.

This study is specifically related to the **historic environment** and those sites which are the subject of the study have been assessed with due regard to all aspects/elements of the historic environment. These aspects/elements & assets are:

- Listed buildings & structures (all grades):
 - *There are currently **1076** listed buildings/structures.*
 - *A total of **55** are currently on the Council's 'at risk' list.*
- Conservation Areas:
 - *There are currently **33** Conservation Areas.*
- Scheduled Monuments:
 - *There are currently **32** scheduled monuments.*
- Registered Parks & Gardens (all grades):
 - *There are currently **4** registered parks & gardens.*
- World Heritage Site & World Heritage Site Buffer Zone:
 - *There are no World Heritage Sites in Bassetlaw. Although Creswell Crags is on the 'tentative' list.*
- Non-designated heritage assets:
 - *There are over **1220** buildings and structures on the council's local list, identified in line with our approved criteria.*
- Unregistered park & gardens:
 - *There are **57** unregistered sites identified in line with the Council's approved criteria and methodology.*
- Nottinghamshire Historic Environment Record:
 - *This contains information on a wide range of sites across the district, including records and evidence relating to buildings, landscapes, local history, archaeological significance and individual archaeological finds.*

HISTORIC ENVIRONMENT ASSESSMENT METHODOLOGY:

For each site a set of six assessment criterion have been established. These are as follows:

A Potential assets which may be affected

As a fundamental part of the assessment each site area will be considered in context. This will involve looking at the site itself and casting a wide net over the landscape/area surrounding the site and identifying all the known heritage assets, both designated heritage assets and non-designated heritage assets. Using this evidence base of information an assessment of those assets which may be affected/impacted upon by development of the site in question will be undertaken. This assessment may result in some of the assets identified as having little or no relevance to the proposed

development site due to their nature and/or location and therefore, only those assets of which, in the opinion of the Council, may be affected by potential development of the site will be included in criterion A.

B Significance

The definition of significance contained within the National Planning Policy Framework (NPPF) 2019 is *“Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance..”*.

Historic England’s Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 (March 2015) states that:

“Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance.”.

The advice also states that *“The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example, outstanding universal value for World Heritage Sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset’s significance”*.

As part of the assessment for each site, therefore, the significance of any assets, and the significance of any identified assets beyond its boundary, will be identified and itemised. The identification of the significance of the site, and its context/setting, is intrinsic to any decision-making concerning possible development of a site (or part or it).

C Impact

Historic England’s Historic Environment Good Practice Advice in Planning (2015) states that: In deciding applications for planning permission and listed building consent, local planning authorities will need to assess the particular significance of the heritage asset(s) which may be affected by the proposal and the impact of the proposal on that significance reflecting the approach as described in paragraphs 3 to 5 of this guidance.

D Conclusions:

It is important that any assessment and identification of significance and impact is concluded. Conclusions will be made based on the consideration & assessment of the significance of the site, and its setting & context, and the potential impact that development proposals may have on that identified significance.

(With any potential development of a site an important and fundamental concern will be the design of the development, its layout, its relationship to adjacent land & buildings, its topography & natural environment, its construction materials/finishes and its building & architectural details/components. Such issues would be expected to be resolved during the process of detailed 'pre-application' discussions with the Local Planning Authority, and, where appropriate, during the life of an application and via the imposition, where applicable, of planning conditions/planning obligation. These issues represent a universal requirement for all development schemes).

E Potential mitigation

It is possible that some mitigation proposals may be identified which would safeguard any identified significance of a site, or part of it. Where deemed relevant and pertinent, potential mitigation suggestions will be put forward as part of the assessment.

F Potential enhancement

There may be some cases where the development, or part development, of a site has the potential for some enhancement of a site and its significance. For example, a site may contain a historic asset in need of repair/refurbishment etc. which the proposed development may include as an integral part of any scheme. Furthermore, a proposed development scheme may result in the removal of elements of a site which are deemed to have no significance and/or do not contribute to its significance.

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA002
	Site Address: Montagu House, London Road, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Conservation Area
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Montagu House is a positive building in the Conservation Area • Undated cropmark enclosures noted to the south on National Mapping Programme (NMP)
C	Impact: <ul style="list-style-type: none"> • Archaeological impacts- no site specific information provided
D	Conclusions: <ul style="list-style-type: none"> • Not support its demolition, or development in its setting which harm's its significance • Heritage SA assessment considered significant effect • Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Not considered appropriate to allocate this site • Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA012
	Site Address: The Drive, Park Lane, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 2- NE corner of site • Site situated on Greenfield land • Potential archaeological earthworks on site - likely medieval ridge and furrow
C	Impact: <ul style="list-style-type: none"> • No Heritage Conservation concerns • Total or partial loss of the extant earthworks and any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered neutral/ no effect • Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- n/a • Archaeological mitigation- a desk based heritage assessment will be required along with further work. Depending on DBA results and site visit, an earthwork survey and potential trenching in order to determine an appropriate mitigation strategy.
F	Potential enhancement:

	<ul style="list-style-type: none"> n/a
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SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA012, LAA022, LAA221
	Site Address: The Drive, Park Lane, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 2- NE corner of site Site situated on Greenfield land Potential archaeological earthworks on site - likely medieval ridge and furrow
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Total or partial loss of the extant earthworks and any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- a desk based heritage assessment will be required along with further work. Depending on DBA results and site visit, an earthwork survey and potential trenching in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA022
	Site Address: Bigsby Road, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Listed Buildings Non-designated heritage asset Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 2- NE and central part of site Site situated on Greenfield land The western part of the site is in the setting of the grade II listed Moorgate House. The eastern part of the site is in the setting of Whitsunday Pie Lock (grade II) and the wider Chesterfield Canal (regarded as a non-designated heritage asset).

	<ul style="list-style-type: none"> Large area, close to sites of known earthworks, therefore likely to contain archaeology.
C	Impact: <ul style="list-style-type: none"> Archaeological impacts- no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered significant effect Archaeological SA assessment considered significant effect Development proposals on this site should have regard its setting. It is recommended the narrow strip towards Whitsunday Pie Lock is removed from the scheme as that would affect the immediate setting of the LB
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- The use of traditional facing materials at the western end of the site, especially red brick and clay pantiles/natural slate, will help to preserve the setting of Moorgate House. In addition, the inclusion of hedge/tree boundary will help to soften the impact of any development. With regard to the eastern part of the site, the section closest to Whitsunday Pie Lock should be removed. Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA034
	Site Address: Kenilworth Nurseries, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Conservation Area Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land Western part of site is in the Retford South Conservation Area – This has already been developed with housing Kenilworth is a positive building in the Conservation Area – This has been retained as part of the approved scheme Large area, close to sites of known earthworks, therefore likely to contain archaeology. The view from London Road over the nursery towards Grove Park is an important feature of the CA; recent development has been laid out so as to retain this important view Part of the site has already undergone evaluation and excavation with Late Iron Age and Romano-British features identified including enclosure ditches and a probably LIA round house structure
C	Impact: <ul style="list-style-type: none"> Potential for total or partial loss of any as yet unidentified archaeological remains on western side of the site and likely similar to those excavated on the other part of the site.
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered significant effect

	<ul style="list-style-type: none"> • Development permitted and well under way • Archaeological SA assessment considered significant effect
E	<p>Potential mitigation:</p> <ul style="list-style-type: none"> • Heritage conservation mitigation- Schemes to develop much of this site have already been approved and been built out. Conservation sought improvements to design, facing materials, layout and boundary treatments as part of those approvals, including the preservation of the key view eastwards towards the higher ground at Grove and the retention of Kenilworth. Any further development to the east of the approved housing will also need to have regard to the same constraints • Archaeological mitigation- The areas already evaluated and excavated will not require further work, however the western part will require further work in the form of evaluation to formulate an appropriate mitigation strategy.
F	<p>Potential enhancement:</p> <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA035
	Site Address: South of Railway, London Road, Retford
A	<p>Potential assets which may be affected:</p> <ul style="list-style-type: none"> • Conservation area • Site of Archaeological interest
B	<p>Significance:</p> <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Site is located within Conservation Area. The view from London Road over the Idle Valley is an important feature of the CA and White Houses character area. • Site located west of known site of late Iron Age/RB occupation.
C	<p>Impact:</p> <ul style="list-style-type: none"> • It is unclear as to how the loss of the open space would benefit the character of the Conservation Area. • Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	<p>Conclusions:</p> <ul style="list-style-type: none"> • Heritage SA assessment considered significant effect • Archaeological SA assessment considered significant effect
E	<p>Potential mitigation:</p> <ul style="list-style-type: none"> • Heritage conservation mitigation- Design/materials/layout/scale could help to integrate new buildings into the vicinity, this may not outweigh the loss of the open countryside setting to the Conservation Area • Archaeological mitigation- Further information required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy
F	<p>Potential enhancement:</p> <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA067
	Site Address: Ollerton Road, Retford

A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Undated cropmarks within the site boundary.
C	Impact: <ul style="list-style-type: none"> • No Heritage Conservation concerns • Archaeological impacts - potential for total or partial loss of archaeological remains, full extent of which needs to be determined
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered neutral/ no effect • Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- n/a • Archaeological mitigation- Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA127
	Site Address: Fairy Grove Nursery, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Conservation Area • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Brownfield land • Site is in Retford South Conservation Area • Undated cropmark enclosures noted to the south on National Mapping Programme (NMP)
C	Impact: <ul style="list-style-type: none"> • Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered significant effect • Conservation had no concerns subject to retention of west/south boundary hedges/trees and suitable design/scale/layout/materials • Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Retention of west and south boundary hedges/trees is essential. Suitable design, scale, layout and materials also key, as per the recently completed development immediately to the north • Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA133 & LAA134
	Site Address: Trinity Farm Land, North Road, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site Flood Zone not stated • Site situated on Greenfield land • The northern part of the site lies within an archaeological zone • Crop marks of field and possible settlement remains- likely to be significant archaeology across the site • Cropmarks on site very high chance of potentially significant archaeology • WW2 Sterling bomber crash site
C	Impact: <ul style="list-style-type: none"> • High potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered significant effect • Geophysical survey sought as part of planning application process
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Relates to archaeology rather than built heritage • Archaeological mitigation - Further information required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA141
	Site Address: Land south of the Common, Ordsall
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Undated cropmarks noted to the south and west of the site.
C	Impact: <ul style="list-style-type: none"> • No Heritage Conservation concerns • Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered neutral/ no effect • Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- n/a • Archaeological mitigation- Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.

F	Potential enhancement: <ul style="list-style-type: none"> n/a
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SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA142
	Site Address: Former Bassetlaw Pupil Referral Centre, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Brownfield land Close to undated well, find spots relating to medieval coinage and site of re-erected market cross
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA147
	Site Address: Manton Primary School, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> No specific assets identified
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Brownfield land
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy

F	Potential enhancement: <ul style="list-style-type: none"> n/a
SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA149
	Site Address: Talbot Road, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> No specific assets identified
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation - Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA165
	Site Address: South of Grove Coach Road, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land Iron Age and Romano-British occupation activity noted to the south-west following evaluation and excavation.
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information required in the form of trial trench evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA194
	Site Address: Whitehouse Road, Bircotes
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Medium-high chance of archaeological remains
C	Impact: <ul style="list-style-type: none"> • Archaeological impacts - no site specific information provided, however there is a medium to high potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage • Archaeological mitigation- Due to Crop marks- likely need strip map and record of condition. High chance of archaeological remains, further information is required in the form of desk based heritage assessment and evaluation in order to determine an appropriate archaeological mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA206
	Site Address: Mansfield Road, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Listed Buildings • Landscape assets (forming a key part of the setting to Listed Buildings)
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Site includes the Grade I listed Worksop Manor Lodge and the grade II listed barn and stable at Lodge Farm • Grade 1 Listed Worksop Manor Lodge. • Non-designated historic parkland which is associated with Worksop Manor. There are also other significant listed buildings and landscape assets that are impacted by this development • The approach from Mansfield Road to Worksop Manor Lodge survives as does the open views either side of the avenue, although these open views have been compromised by expansion of Worksop.
C	Impact: <ul style="list-style-type: none"> • Development on this site is likely to have some impact on the setting of the Listed Buildings, especially Worksop Manor Lodge. • Existing developments have already harmed setting; • A full or hybrid application, together with a detailed HIA, would be needed to help ascertain the precise impact on the setting of the listed buildings.

	<ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	<p>Conclusions:</p> <ul style="list-style-type: none"> Heritage SA assessment considered significant effect Heritage conclusion preference is for this site not to be allocated if other less sensitive sites are available Archaeological SA assessment considered significant effect Archaeological conclusions recommend this site is not allocated
E	<p>Potential mitigation:</p> <ul style="list-style-type: none"> Heritage conservation mitigation- Required mitigation would include a large landscape buffer on the north and west sides. In addition, density of buildings should be much lower on those parts of the site. Scale, layout, design and materials will all be key, especially in those parts of the site close to the LBs. Retaining the country lane character of the route to the west is also an important part of the setting of the LBs. Preference is for this site not to be allocated if other less sensitive sites are available Archaeological mitigation- If allocated, further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	<p>Potential enhancement: n/a</p>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA210 (smaller part west of Carlton Road) + LAA462 + LAA470 + LAA458
	Site Address: Peaks Hill Farm - large urban extension to the west and east of Carlton Road (100 dwellings to the west of Carlton Road and 700 dwellings to the East of Carlton Road), and west of Blyth Road to link the site to Gateford Park, Worksop (Carlton in Lindrick Ward)
A	<p>Potential assets which may be affected:</p> <ul style="list-style-type: none"> Non-designated Heritage assets Landscape assets (forming a key part to the setting of Listed Buildings and non-designated heritage assets) Listed Buildings Site of Archaeological interest
B	<p>Significance:</p> <ul style="list-style-type: none"> Site Flood Zone not stated Site situated on Greenfield land Grade II listed Broom Farm With regard to the east side of the A60, Peaks Hill Farm is a non-designated heritage asset dating to the late-18th century period, so its setting is also a consideration Undated cropmarks contained within part of this site
C	<p>Impact:</p> <ul style="list-style-type: none"> Development on the west side of the A60 is likely to impact on the countryside setting of the grade II listed Broom Farm. Conservation is unlikely to support development where this important countryside setting is undermined. Archaeological impacts - no site specific information provided, however there is a potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	<p>Conclusions:</p> <ul style="list-style-type: none"> Heritage SA assessment considered significant effect

	<ul style="list-style-type: none"> Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- It is suggested that development be primarily limited to the east side of the woodland belt on the east side of the A60. This will help to preserve the setting of Peaks Hill Farm. In addition, some form of memorial and/or interpretation will be required to commemorate those involved in the WW2 bomber crash in 1944. This could include a plinth, monument, stone, interpretation panel, memorial park, or a combination of these. No mitigation measures would offset the harm for the site west of the A60 Archaeological mitigation- Further information required in form of desk based heritage assessment and evaluation (geophysics followed by trial trench evaluation) in order to inform an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA221
	Site Address: Park Lane, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 2- North part of site Site situated on Greenfield land Potential archaeological earthworks on site
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - potential for total or partial loss of known archaeological remains, including earthworks, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- A desk based heritage assessment will be required along with further work in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA222
	Site Address: Blyth Road, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest Listed Buildings Non-designated heritage assets
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land

	<ul style="list-style-type: none"> • Comments re archaeology from Lincs County Council Conservation regarding an outline application for 199 dwgs which was refused due to the site being outside the settlement boundary: The map regression survey suggests that during the medieval period this site was used for agricultural purposes. Site visit found there was a surface scatter of material which included medieval pottery, although this may be part of a manuring scatter as well as more modern material. • Immediately south of this site there are some cropmark which have been tentatively interpreted as being Roman. The presence of Romans in this area, very close to the site requires further investigation to see if this extends into the proposed development site.
C	<p>Impact:</p> <ul style="list-style-type: none"> • Comments from BDC Conservation re an outline application for 199 dwellings which was refused in Jan 2019: With regard to the likely impact development on this site may have on the setting of heritage assets including Listed Buildings, whilst the majority of the open space would be lost, the site itself does not contribute significantly to the setting of those buildings, particularly given the changes to those sites in the 20th century. In addition, no significant view would be affected. This is, however, subject to a suitable layout, design/materials, scale and landscaping. • Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.
D	<p>Conclusions:</p> <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Conservation has no objection, subject to a suitable layout, scale, appearance and landscaping, especially in the north eastern part of the site. • Archaeological SA assessment considered significant effect • Recommend that further information is required from the applicant in the form of an archaeological evaluation to be considered alongside the application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application.
E	<p>Potential mitigation:</p> <ul style="list-style-type: none"> • Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials • Archaeological mitigation- Further information required in form of trial trench evaluation in order to inform an appropriate mitigation strategy.
F	<p>Potential enhancement:</p> <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA225
	Site Address: East of Styrrup Road, Harworth
A	<p>Potential assets which may be affected:</p> <ul style="list-style-type: none"> • Site of Archaeological interest
B	<p>Significance:</p> <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site.
C	<p>Impact:</p>

	<ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is a high potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage Archaeological mitigation- Further information required in the form of trial trench evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA226
	Site Address: South of Common Lane, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land Medium-high chance of archaeological remains. Flint tools from the site.
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is a medium to high potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage Archaeological mitigation- Further information required in the form of field walking, geophysical investigation and trial trenching in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA227
	Site Address: Corner Farm, Tickhill, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest Listed Buildings
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land Medium-high chance of archaeological remains

	<ul style="list-style-type: none"> • Little known from area but potential high – also likely that alluvium covering archaeology • Grade II Listed Church to the west of the site (ref: 1/62)
C	Impact: <ul style="list-style-type: none"> • Archaeological impacts - no site specific information provided, however high potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered significant effect • Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Mitigation mostly related to archaeology, but potential impact on setting of Listed Buildings could be mitigated by a suitable design, layout, scale and materials • Archaeological mitigation- Further information is required in the form of desk based heritage assessment and possible evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA242
	Site Address: Brookside Walk, Thoresby Close & Dorchester Road, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • Potential for archaeology on the site • In area of parkland, undated cropmarks close to site
C	Impact: <ul style="list-style-type: none"> • Archaeological impacts - no site specific information provided, however high potential for total or partial loss of any as yet unidentified archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage • Archaeological mitigation- Further information is required in the form of desk based heritage assessment and possible evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA246 + LAA247
	Site Address: South east of Ollerton Road, Retford

A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 3- NE corner • Site situated on Greenfield land • Potential archaeological earthworks on site
C	Impact: <ul style="list-style-type: none"> • No Heritage Conservation concerns • Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered neutral/ no effect • Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- n/a • Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA276
	Site Address: West of Brecks Road
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 3- W boundary • Site situated on Greenfield land • Undated cropmarks contained within part of this site.
C	Impact: <ul style="list-style-type: none"> • No Heritage Conservation concerns • Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered neutral/ no effect • Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- n/a • Archaeological mitigation- Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA248 + LAA249
	Site Address: Bracken Lane, Retford

A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest • Conservation Area • Listed Buildings
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • The western part of the site is within the CA; Grade II Listed Building (ref 4/20) to the west of the site. See Conservation comments on 19/00765/OUT (no Conservation concerns) • Archaeological geophysical work has already undertaken on this site and identified activity potentially associated with brick works.
C	Impact:
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered minor effect • Evaluation is currently underway from archaeological geophysical work
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials • Archaeological mitigation- Evaluation currently underway on the site. Results will inform the need for further mitigation.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA263
	Site Address: East of Markham Moor, Markham
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest • Listed Buildings
B	Significance: <ul style="list-style-type: none"> • The Council's heritage officer notes that the site is located within the setting of several listed buildings, including Markham Moor Hotel, Markham Moor House and the Milestone (all Grade II) and development could harm the settings of these. • Site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument (NHLE: 1018263) and east of settlement identified from cropmarks. • Medium potential for archaeology associated with both on this site.
C	Impact: <ul style="list-style-type: none"> • It is not considered appropriate to allocate this site – development would likely cause harm to the open countryside setting to those heritage assets nearby • Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered significant effect • It is not considered appropriate to allocate this site • Archaeological SA assessment considered significant effect
E	Potential mitigation:

	<ul style="list-style-type: none"> Heritage conservation mitigation- It is not considered appropriate to allocate this site Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA275
	Site Address: Grove Coach Road, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 2- part of W boundary Site situated on Greenfield land Iron Age and Romano-British occupation activity noted to the south-west following evaluation and excavation
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information required in the form of trial trench evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA279
	Site Address: Blyth Road, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land Small area of archaeological interest to the west of the site Undated cropmarks contained within part of this site.
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered significant effect
E	Potential mitigation:

	<ul style="list-style-type: none"> Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage Archaeological mitigation- Further information required in form of desk based heritage assessment and evaluation (geophysics followed by trial trench evaluation) in order to inform an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA280
	Site Address: The Chase, Park Lane, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA288
	Site Address: North of Thornhill Road, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 3- N boundary Site situated on Greenfield land Medium-high chance of archaeological remains. Crop marks on site.
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect

	<ul style="list-style-type: none"> Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage Archaeological mitigation- Further information is required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA338
	Site Address: Land off A57, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest Registered Park and Garden
B	Significance: <ul style="list-style-type: none"> Site Flood Zone not stated Site situated on Greenfield land Clumber Park Registered Park and Garden lies to the south of the A57. The eastern and western parts of the site fall within archaeological zones of interest. The whole site was formerly part of Osberton Hall's wider park, visible on the c1796 map, with the potential for archaeological landscape features possible Site includes undated cropmarks on site and surrounding areas and pit alignments of unknown dates
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation-Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA346
	Site Address: North View Farm, Bawtry Road, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land

	<ul style="list-style-type: none"> • Medium-high chance of archaeological remains • Cropmarks on site very high chance of potentially significant archaeology.
C	Impact: <ul style="list-style-type: none"> • Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage • Archaeological mitigation- Further information is required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA347
	Site Address: North of Essex Road, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land • High chance of archaeological remains
C	Impact: <ul style="list-style-type: none"> • Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage • Archaeological mitigation- Further information is required in the form of evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA365
	Site Address: Shireoaks Common, Shireoaks
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Conservation Area • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Greenfield land

	<ul style="list-style-type: none"> In the setting of the Old Gateford conservation area, which would have to be taken into consideration if the site was developed Adjacent to the conservation area which would have to be taken into consideration if the site was developed
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA368
	Site Address: South of Markham Moor, West Markham
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest Listed Buildings Non-designated heritage assets Scheduled Ancient Monument
B	Significance: <ul style="list-style-type: none"> Site Flood Zone not stated Site situated on Greenfield land Site is in the setting of various designated heritage assets, including Milton Mausoleum (grade I) and the West Markham DMV (a Scheduled Ancient Monument). Site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument (NHLE: 1018263) and east of settlement identified from cropmarks. Medium potential for archaeology associated with both on this site.
C	Impact: <ul style="list-style-type: none"> Conservation made detailed comments on a pre-app for this site, reference 17/01178/PREAPP, where strong objections were raised, due to harm caused to setting of nearby heritage assets It is not considered appropriate to allocate this site Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered significant effect It is not considered appropriate to allocate this site Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- It is not considered appropriate to allocate this site

	<ul style="list-style-type: none"> Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA369
	Site Address: High Marnham Power Station, Marnham
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest Listed Buildings Non-designated Heritage assets
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 3- approx. 10% of eastern part of site Site situated on Brownfield land Within the setting of various Listed Buildings, including in Fledborough, St Gregory's Church (grade I), Manor Farm (grade II). Various non-designated heritage assets in the vicinity, including the viaduct and bridge over the River Trent Several heritage assets on the east side of the River Trent (part of NSDC) Undated cropmarks close by
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered significant effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA370 + LAA459
	Site Address: Land off Tickhill Road, Harworth
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land A medium-high chance of archaeological remains. Cropmarks of field and possible settlement remains- likely to be significant archaeology across the site
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains

D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage Archaeological mitigation-Further information is required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA413
	Site Address: Former Elizabethan High School, Leafield
A	Potential assets which may be affected: <ul style="list-style-type: none"> No assets identified
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Brownfield land
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns No known archaeological impact and no objection
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered neutral effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- None required
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA431
	Site Address: Bevercotes, Bevercotes
A	Potential assets which may be affected: <ul style="list-style-type: none"> Listed Buildings Non-designated heritage assets Unregistered Park & Garden
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 2 & 3- South Eastern boundary (approx.. 3ha) Site situated on Brownfield land Site is in the Houghton Park unregistered park & garden and in the setting of several other heritage assets including Listed Buildings. However, much of the site is hidden behind trees, so the any visual impact is likely to be minor. Cropmarks probably relate to late IA/R-B rural settlement – likely local and regionally significant
C	Impact: <ul style="list-style-type: none"> Development likely to disturb or destroy buried archaeological remains, although parts of the site are already significantly disturbed
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect

	<ul style="list-style-type: none"> Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- initial Desk-Based Assessment to inform trenched evaluation of areas not already disturbed by previous development. Mitigation strategy developed based on the results of desk-based and evaluation work.
F	Potential enhancement: <ul style="list-style-type: none"> n/a
SITE ASSESSMENT (HERITAGE)	
Site Ref. No. LAA432	
Site Address: Gamston Airport, Gamston	
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Brownfield land Located between large areas of cropmarks. Roman settlement to the west. Likely activity extends onto the airport site, however some truncation to archaeological deposits from the airport is to be expected.
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information in the form of geophysical survey followed by trial trench evaluation to determine appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
Site Ref. No. LAA432	
Site Address: South of Gamston Airfield, Elkesley	
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site Flood Zone not stated Site situated on Brownfield land Located in an area of Roman settlement activity
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect

	<ul style="list-style-type: none"> Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA453 + LAA455
	Site Address: Morton Manor Farm, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest Non-designated heritage assets Registered Park & Garden
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land For LAA453: Morton Hill Farm is a non-designated heritage asset, of which its countryside surroundings contribute much to its setting. In addition, this part of the district is covered with archaeological remains (Iron Age/Roman 'brickwork fields' and small nucleated agricultural settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s. The County Council's HER should be consulted with regard to any possible features of interest. The site is in the wider setting of Clumber Park, grade I Registered Park & Garden. For LAA455: Upper Morton Grange is a non-designated heritage asset, of which its countryside surroundings contribute much to its setting. In addition, this part of the district is covered with archaeological remains (Iron Age/Roman 'brickwork fields' and small nucleated agricultural settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s. The County Council's HER should be consulted with regard to any possible features of interest For LAA453: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance. For LAA455: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance.
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is a high potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials. Particularly important that the historic farm buildings and that complex's sense of isolation, are both retained. Setting of Clumber Park needs to be considered in relation to scale and layout of buildings closest to south-west part of site, and also to the use of landscaping.

	<ul style="list-style-type: none"> Archaeological mitigation- Further information will be required in the form of archaeological desk based assessment and evaluation (geophysics and trial trench evaluation) to determine appropriate archaeological mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA456
	Site Address: Coalfield Lane, Elkesley
A	Potential assets which may be affected: <ul style="list-style-type: none"> Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site Flood Zone not stated Site situated on Greenfield land Large Roman settlement cropmark complex with other undated cropmarks on the site
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered significant effect Highways work undertaken on the site already
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- Further information required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA458 + LAA462+ LAA470
	Site Address: Peaks Hill Farm, medium urban extension to the west of Carlton Road and East of Blyth Road, Worksop (Carlton in Lindrick ward)
A	Potential assets which may be affected: <ul style="list-style-type: none"> Non-designated Heritage asset Landscape assets (forming a key part to the setting of Listed Buildings and non-designated heritage assets) Listed Buildings Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land With regard to the east side of the A60, Peaks Hill Farm is a non-designated heritage asset dating to the late-18th century period, so its setting is a consideration.

	<ul style="list-style-type: none"> The WW2 bomber crash at Peaks Hill will also need to inform any allocation/proposal. Undated cropmarks contained within part of this site
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered significant effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- It is suggested that development be primarily limited to the east side of the woodland belt on the east side of the A60. This will help to preserve the setting of Peaks Hill Farm. In addition, some form of memorial and/or interpretation will be required to commemorate those involved in the WW2 bomber crash in 1944. This could include a plinth, monument, stone, interpretation panel, memorial park, or a combination of these. No mitigation measures would offset the harm for the site west of the A60 Archaeological mitigation- Further information required in form of desk based heritage assessment and evaluation (geophysics followed by trial trench evaluation) in order to inform an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA464
	Site Address: Misson Mill, Misson
A	Potential assets which may be affected: <ul style="list-style-type: none"> Conservation Area Listed Buildings
B	Significance: <ul style="list-style-type: none"> Site Flood Zone not stated Site situated on Brownfield land Misson Conservation Area is within 100m of the eastern boundary Site is in the wider setting of the church (grade I)
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered minor effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA465

	Site Address: Car Park & Builders Yard, Gateford Road, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Conservation Area
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Brownfield land • The southern part of the site is within the Worksop conservation area. This contains a former maltings complex dating to the 19th century, regarded as having a positive impact on the Conservation Area's character and appearance. • The rest of the site is within the conservation area's setting, so would need to preserve or enhance that setting
C	Impact: <ul style="list-style-type: none"> • Conservation would resist attempts to develop the site without the retention and re-use of the historic former maltings complex • Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered significant effect • PP was previously granted for its conversion, but has since expired. • Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- Potential impact could be mitigated by retention of historic buildings on the site, together with a suitable design, layout, scale and materials • Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA466
	Site Address: Former Knitwear Factory, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 2- N and E side of site (approx. 12%) • Site situated on Brownfield land • The site is in the setting of the grade II listed Bracebridge Pumping Station and the Worksop Conservation Area. • Although site disturbed further information will be required to see if archaeological potential for archaeology to survive on site.
C	Impact: <ul style="list-style-type: none"> • Conservation has no concerns with the principle of development here, subject to the setting of the Listed Building and Conservation Area being preserved. • Development scheme has already been approved for a drive-thru restaurant fronting Retford Road in southern quarter of site (19/01652/FUL). Conservation had no concerns subject to conditions. Restaurant currently being built out (November 2020).

	<ul style="list-style-type: none"> Residential scheme submitted for north part of site, for 54 dwellings (20/00183/FUL) - Conservation has no concerns following amendments to layout and design, subject to conditions. Approval expected soon (November 2020). Archaeological impacts - no site specific information provided, however there is a potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered significant effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- Further information is required in the form of trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA467
	Site Address: Warehouse Priorswell Road, Worksop
A	Potential assets which may be affected: <ul style="list-style-type: none"> Conservation Area Listed Buildings
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 2- Southern boundary (approx. 9% site) Site situated on Brownfield land This site is outside of, but very much within the setting of the Worksop Conservation Area. Any development would need to have regard to that setting, and seek its preservation or enhancement. The retention of the front boundary wall and railings would also be important in assimilating any new development into its historic surroundings Site is also in the wider setting of several Listed Buildings including Worksop Priory Church (grade I) – this needs to be considered, especially with regard to the road frontage and with the design of tall buildings Site of former brewery although site disturbed further information will be required to see if archaeological potential for archaeology to survive on site.
C	Impact: <ul style="list-style-type: none"> Archaeological impacts - no site specific information provided, however there is a low potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered significant effect Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- Further information is required in the form of trial trench evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA468
	Site Address: Carlton Forest, Carlton in Lindrick
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Site of Archaeological interest
B	Significance: <ul style="list-style-type: none"> • Site Flood Zone not stated • Site situated on Brownfield land • Undated cropmarks contained within the vicinity this site
C	Impact: <ul style="list-style-type: none"> • No Heritage Conservation concerns • Archaeological impacts - no site specific information provided, however there is a potential for total or partial loss of as yet unknown archaeological remains
D	Conclusions: <ul style="list-style-type: none"> • Heritage SA assessment considered neutral/ no effect • Archaeological SA assessment considered minor effect
E	Potential mitigation: <ul style="list-style-type: none"> • Heritage conservation mitigation- n/a • Archaeological mitigation- Further information required in form of desk based heritage assessment and evaluation in order to inform an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> • n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA472
	Site Address: Station Road, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> • Conservation Area
B	Significance: <ul style="list-style-type: none"> • Site located in Flood Zone 1 • Site situated on Brownfield land • This site is within the Retford Station & West Fields Conservation Area, designated 6th March 2019. As such, Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that in the exercise of its planning functions, the Local Planning Authority must have regard to the preservation or enhancement of the Conservation Area's character and appearance. Similar guidance is contained in Policy DM8 of the Bassetlaw Core Strategy and Section 16 of the Revised NPPF. With this in mind, Conservation acknowledges that the existing building on the site is one considered to have a neutral impact on the Conservation Area. On this basis, there is a potential for a vast improvement of the character of this part of the Conservation Area, subject to a development scheme which is appropriate to the historic surroundings. • Likely disturbance from previous development, however there is still potential for survival of archaeology if present.
C	Impact: <ul style="list-style-type: none"> • Conservation has no concerns with the allocation of this site, subject to details. • Archaeological impacts - no site specific information provided, however there is a low potential for total or partial loss of as yet unknown archaeological remains

D	<p>Conclusions:</p> <ul style="list-style-type: none"> Heritage SA assessment considered significant effect Archaeological SA assessment considered minor effect
E	<p>Potential mitigation:</p> <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	<p>Potential enhancement:</p> <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA473
	Site Address: Cottam Power Station, Cottam
A	<p>Potential assets which may be affected:</p> <ul style="list-style-type: none"> Site of Archaeological interest Non-designated heritage assets Scheduled Ancient Monument Listed Buildings
B	<p>Significance:</p> <ul style="list-style-type: none"> Site located in Flood Zone 1 (approx.. 30Ha), majority of the site is in FZ2 and smaller areas are in FZ3 Site situated on Brownfield land Whilst the non-designated heritage asset status of the power station is evident, this was not enough to secure the long term future of the historic buildings on the site, namely the cooling towers and main engine house, with the awarding of a certificate of immunity from listing several months ago. The site does contain the 'Fleet Plantation Moated Site', a Scheduled Ancient Monument (NHLE: 1008594). A medieval moat, likely with 16 - 17 century building remains preserved in the island centre along with its medieval precursor. This and a significant area around it should be removed from the allocation site boundary to preserve the SM and its setting. The Council's archaeologist will need to be consulted on this. Aside from the Scheduled Ancient Monument, the site is in the setting of a number of important heritage assets in the vicinity, especially over the River Trent at Torksey. This includes: <ul style="list-style-type: none"> 2 separate Scheduled Ancient Monuments (Torksey Castle and Torksey Medieval Settlement) – setting of SMs relating to Torksey Castle and Torksey Medieval town need to be considered carefully in relation to plan. and • Several Listed Buildings (Torksey Castle – grade I, St Peter's Church – grade II*, and Torksey Viaduct [part of which is in Bassetlaw] – grade II*) Much of the site disturbed from power plant development, however potential for archaeology surviving needs to be assessed prior to development
C	<p>Impact:</p> <ul style="list-style-type: none"> Conservation has no concerns with the allocation of this site (minus the area described above), subject to details High potential for unjustifiable loss in the area of the Scheduled Monument. Remaining area has a relatively low potential for total or partial loss of as yet unknown archaeological remains
D	<p>Conclusions:</p>

	<ul style="list-style-type: none"> Heritage SA assessment considered significant effect Archaeological SA assessment considered significant effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials Archaeological mitigation- Removal of SM from site area along with adjoining area relating to setting. Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.
F	Potential enhancement: <ul style="list-style-type: none"> Whilst it is acknowledged that large buildings currently occupy this site and have done so since the 1960s, there is an opportunity here to not just preserve the setting of nearby heritage assets, but to enhance this setting.

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA485
	Site Address: Trinity Road, Retford (former allotment)
A	Potential assets which may be affected: <ul style="list-style-type: none"> No heritage assets identified
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Greenfield land
C	Impact: <ul style="list-style-type: none"> No Heritage Conservation concerns No known archaeological impact, therefore no objection on archaeological grounds.
D	Conclusions: <ul style="list-style-type: none"> Heritage SA assessment considered neutral/ no effect Archaeological SA assessment considered neutral effect
E	Potential mitigation: <ul style="list-style-type: none"> Heritage conservation mitigation- n/a Archaeological mitigation- None required
F	Potential enhancement: <ul style="list-style-type: none"> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA490
	Site Address: Former St Michael's Care Home, Hallcroft Road, Retford
A	Potential assets which may be affected: <ul style="list-style-type: none"> Conservation Area Listed Buildings
B	Significance: <ul style="list-style-type: none"> Site located in Flood Zone 1 Site situated on Brownfield land This site is in the setting of the Retford Conservation Area and is also in the setting of several Listed Buildings, including Grade II West Retford Hotel (West Retford House Restaurant and West Retford House Restaurant Stables) The existing building is of no historic significance.
C	Impact:

	<ul style="list-style-type: none"> • The principle of development is acceptable, subject to a design/ layout/ scale/ materials which helps to preserve the setting of the adjacent Conservation Area and nearby Listed Buildings • The existing building in the proposed site area already has a significant impact. No objection in principal subject to an impact assessment on the designated assets.
D	<p>Conclusions:</p> <ul style="list-style-type: none"> • Heritage SA assessment considered minor effect • Archaeological SA assessment considered minor effect
E	<p>Potential mitigation:</p> <ul style="list-style-type: none"> • Heritage conservation mitigation- Subject to a suitable design/ layout/ scale/ materials, given the historic setting • Archaeological mitigation- Heritage impact assessment
F	<p>Potential enhancement: n/a</p>