

# **Site Assessments (Historic Environment)**

## **Methodology Update January 2022**

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## SITE ASSESSMENTS (HISTORIC ENVIRONMENT)

### 1.0 INTRODUCTION:

1.1 The proposed policies and site allocations of the Bassetlaw Local Plan have been informed by a detailed evidence base. This paper is specifically related to the **historic environment** and those sites which are the subject of the paper 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.*

1.2 This study is set out in two sections, the first section is an assessment of all reasonable alternative sites taken forward to the Sustainability Appraisal for assessment. The second section is a more detailed heritage assessment of sites proposed for allocation following the SA of all reasonable alternatives and Site Selection process. The assessment of sites for allocation has been undertaken in four stages:

- Stage 1: Bassetlaw Land Availability Assessment and identification of reasonable alternative sites. Sites assessed as 'unsuitable' have not been taken forward to stage 2.

- Stage 2: Sustainability Appraisal of Reasonable Alternative Sites. Section 1 of this Heritage Assessment has informed the Heritage aspect of the SA of reasonable alternative sites.
  - Stage 3: Site selection process. This stage takes into consideration SA results, site constraints, both physical and environmental, and other planning considerations, including the potential benefits of each site.
  - Stage 4: Site Allocations - Section 2 of this Heritage Assessment has informed the Site Allocation policies. It provides a more detailed heritage assessment of the sites proposed for allocation and makes recommendations on the policy required to address/mitigate any potential impact/harm on heritage assets. The Historic Environment Records (HER) have been consulted on all sites proposed for allocation.
- 1.3 Consultation has involved BDC Conservation officers and Lincolnshire County Council Archaeology.
- 1.4 In cases where there is a significant potential for archaeological remains and a level of uncertainty as to the nature of archaeology present, Lincolnshire County Council Archaeology has made recommendations for pre-application / determination work so that a proper assessment can be made and appropriate planning advice given based on the results. If nationally important remains were found during evaluation, these would be recommended for scheduling with Historic England and would necessarily be scoped out of any further development.
- 1.5 For sites where the archaeological remains are likely to be of national significance, the Lincolnshire County Council Archaeology has recommended that the site is not taken forward. Consequently, the Lincolnshire County Council Archaeology does not believe that there are any sites under consideration for allocation that currently have evidence for nationally important archaeological remains or that would fulfil the criteria for Footnote 63 in the NPPF.

## **2.0 HISTORIC ENVIRONMENT ASSESSMENT METHODOLOGY:**

- 2.1 A set of six assessment criterion have been established which will be used to assess sites. Section 1 of this Heritage Assessment identifies assets which may be affected, provides a brief assessment of the significance of heritage assets for all affected reasonable alternative sites, and then goes on to identify potential impacts on heritage assets. Conclusions in this section will inform the outcome of the Sustainability Appraisal for each reasonable alternative site.
- 2.2 Section 2 provides a more detailed assessment of sites proposed for allocation. It sets out the policy requirements needed to address potential impact on heritage assets.

Criteria for assessing sites:

### **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.

In considering each site, the HER is consulted in the first instance via GIS mapping linked to the Nottinghamshire HER database by BDC Conservation. A formal search of each site is also undertaken by the Nottinghamshire HER team and any additional information added to the initial comments which are updated as necessary.

## **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 the 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.

### 3.0 SECTION 1: Heritage assessment of reasonable alternative sites:

- 3.1 The following sites have been assessed as potentially suitable for allocation through the Bassetlaw Land Availability Assessment process. These sites have been taken forward to the Sustainability Appraisal (SA) process to be assessed against the SA objectives. The conclusions of the following assessments have been included in the Bassetlaw SA.

Figure 1 Key









Figure 3 Retford Housing Site Allocations and Reasonable Alternative Sites

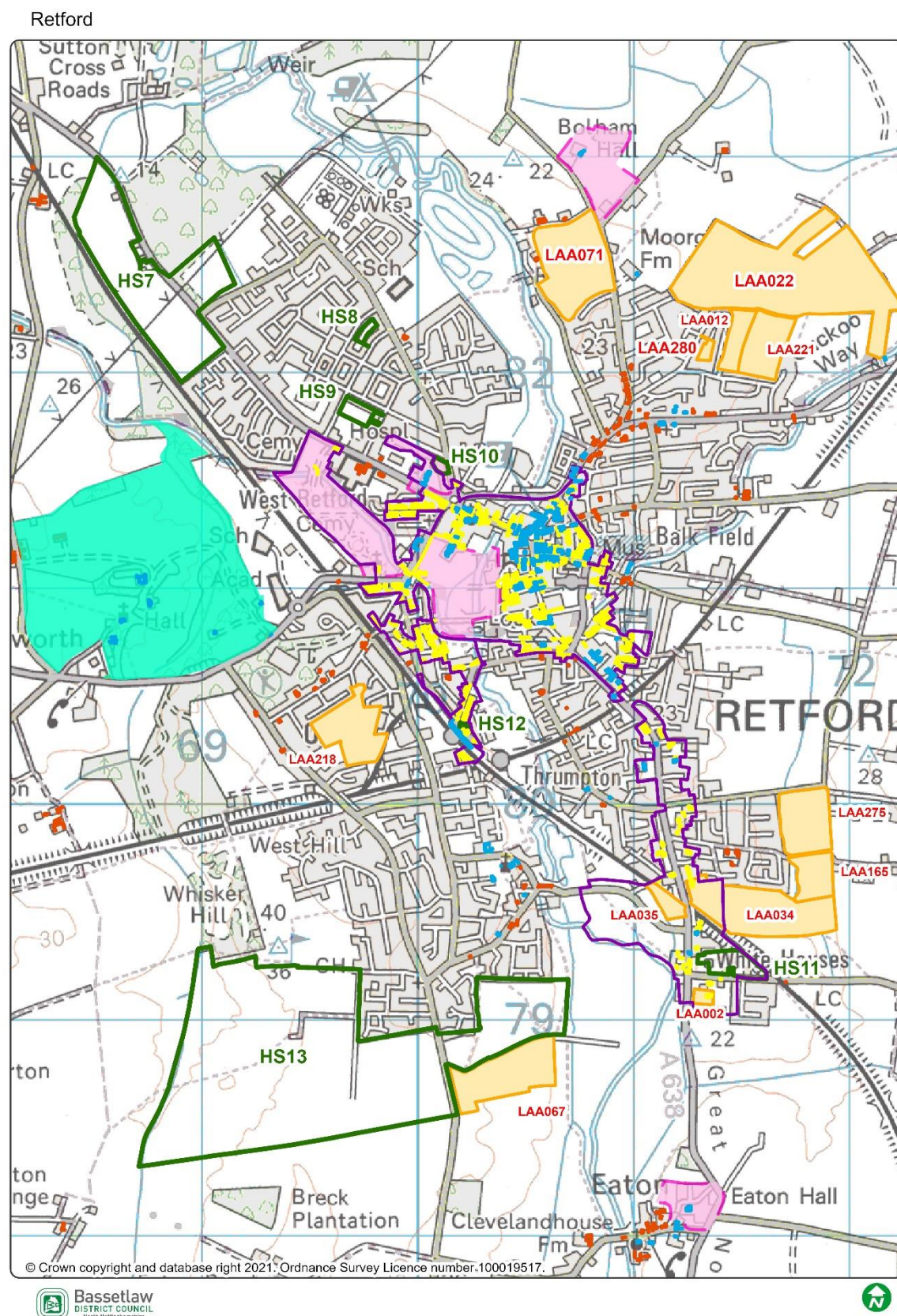




Figure 4 Harworth and Bircotes Reasonable Alternative Housing Sites



Figure 5 Tuxford Site Allocations and Reasonable Alternative Housing Sites

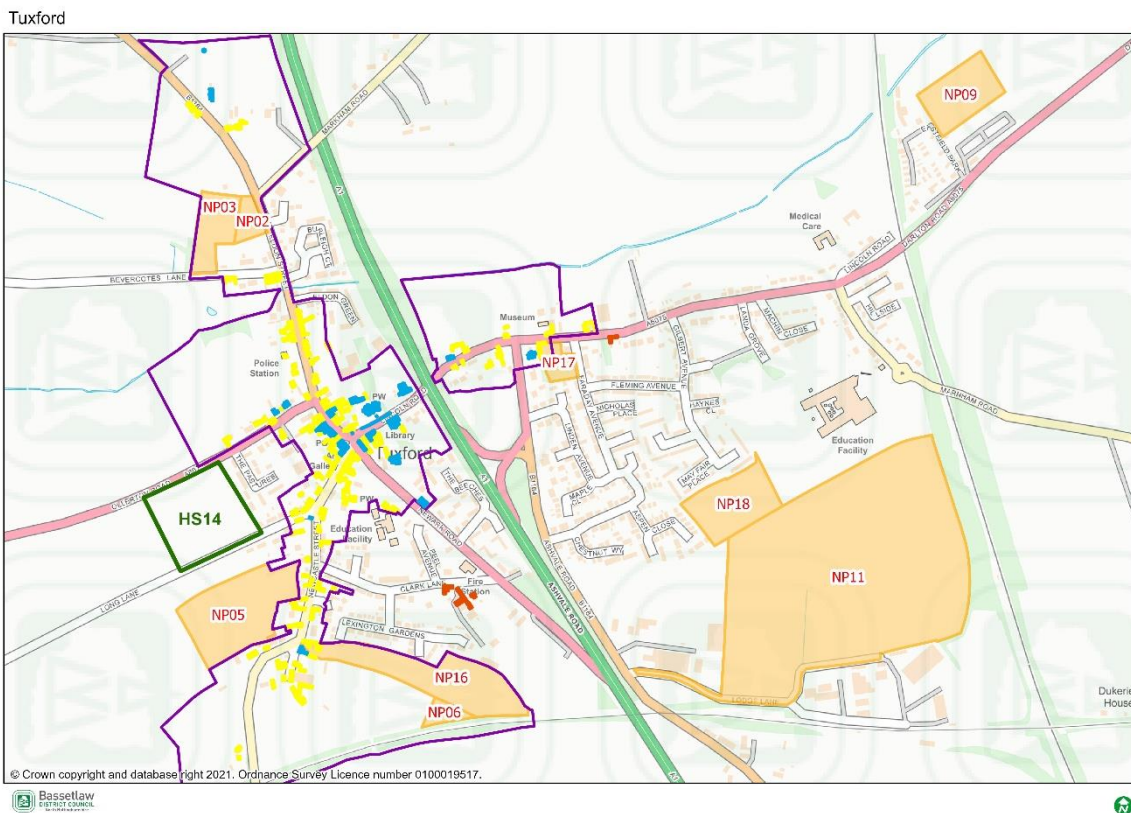
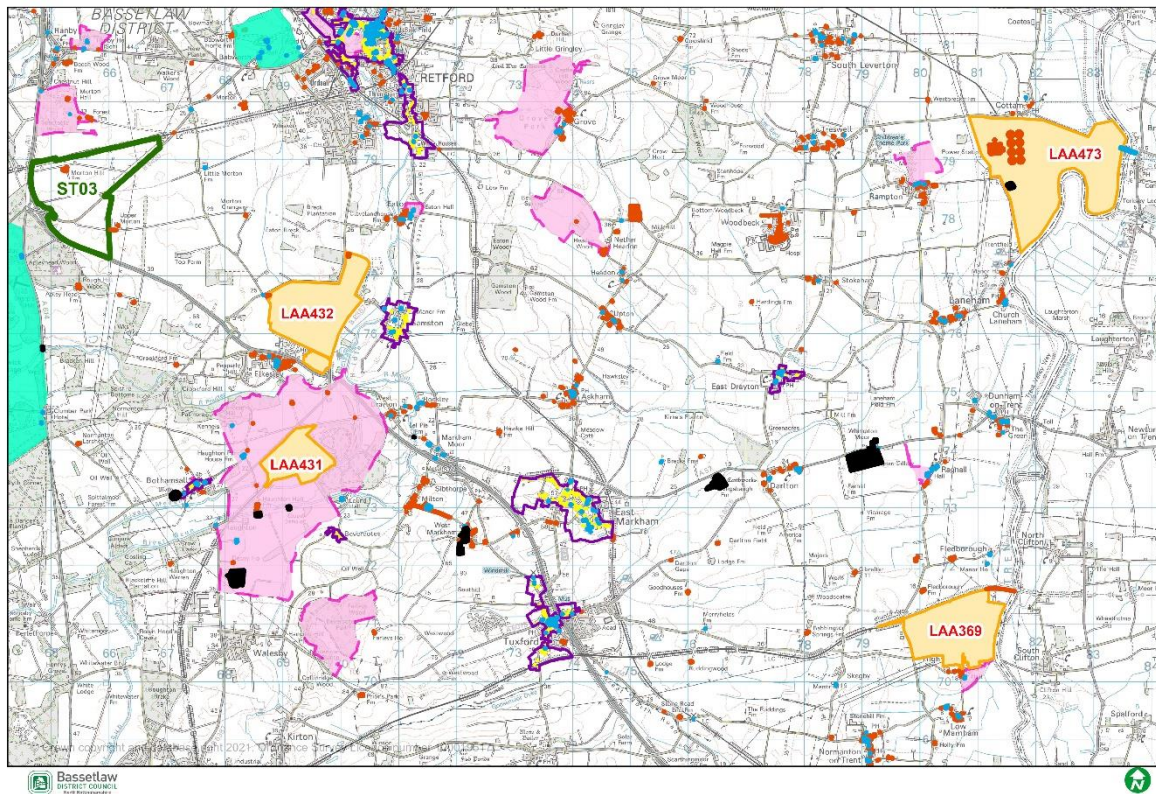




Figure 6 Reasonable Alternative Garden Village Sites



Reasonable Alternative Employment Sites and Regeneration Sites

Figure 7 Apleyhead, Worksop

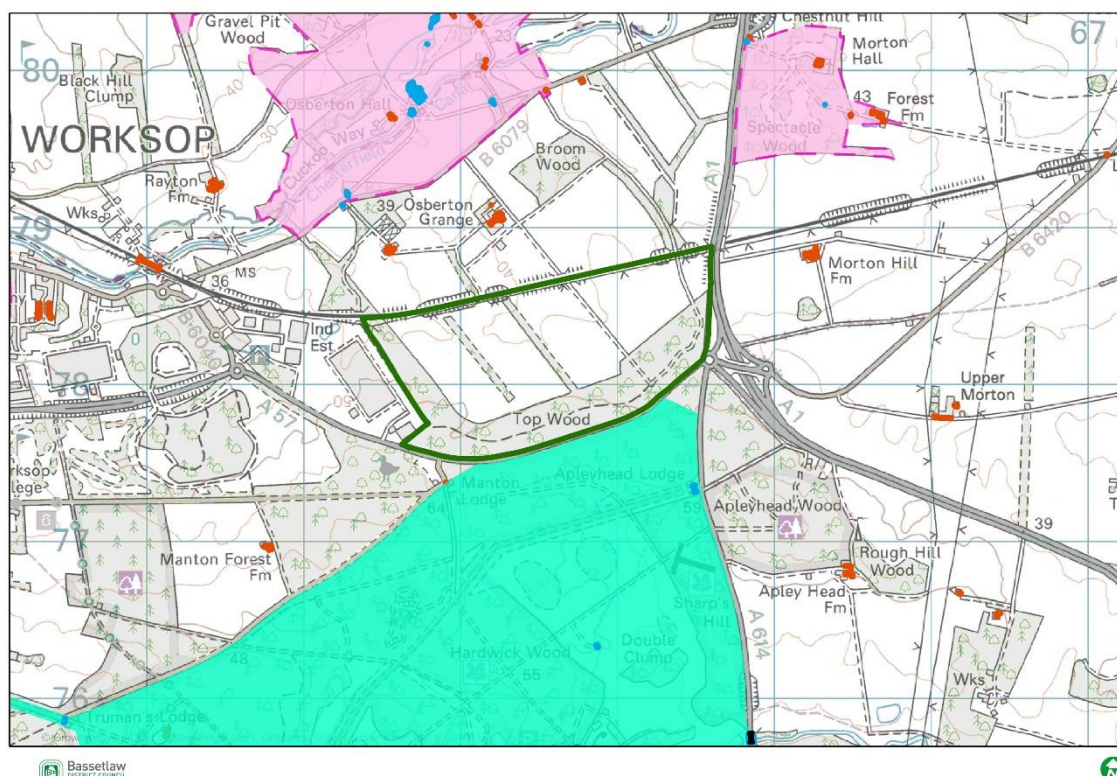




Figure 8: Carlton Forest, Worksop

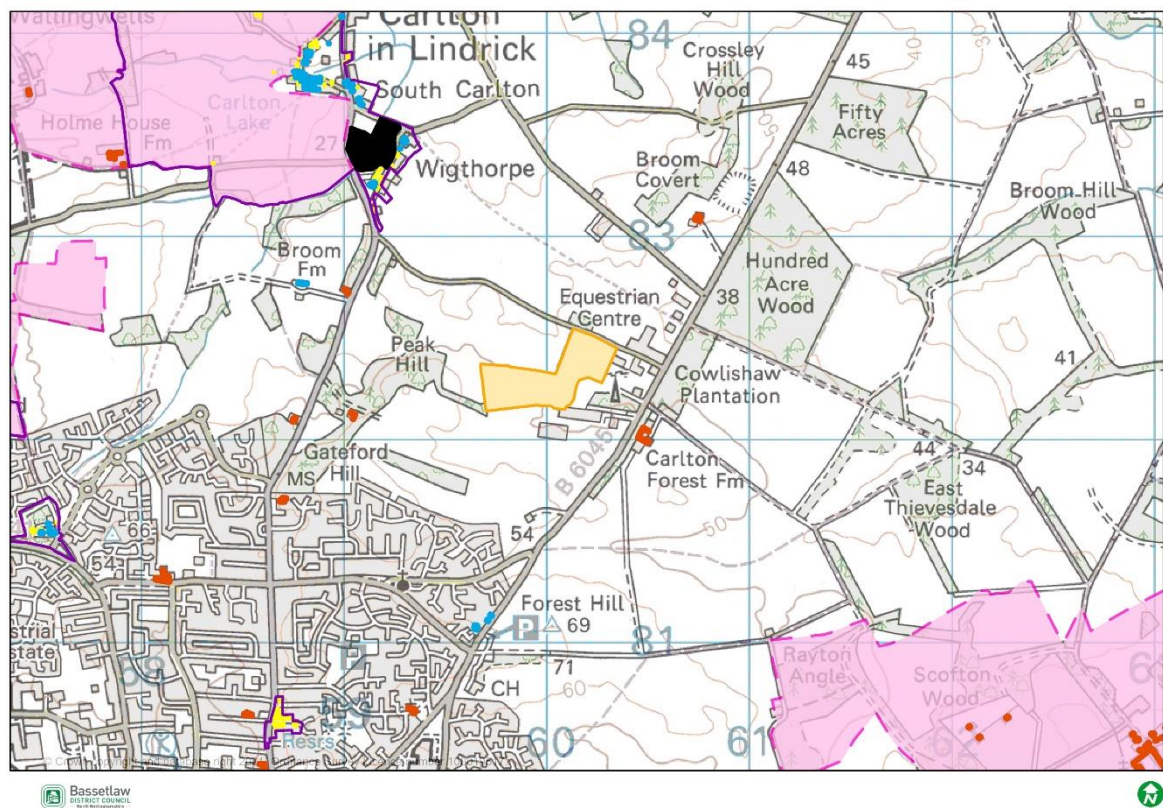


Figure 9: Cottam Power Station

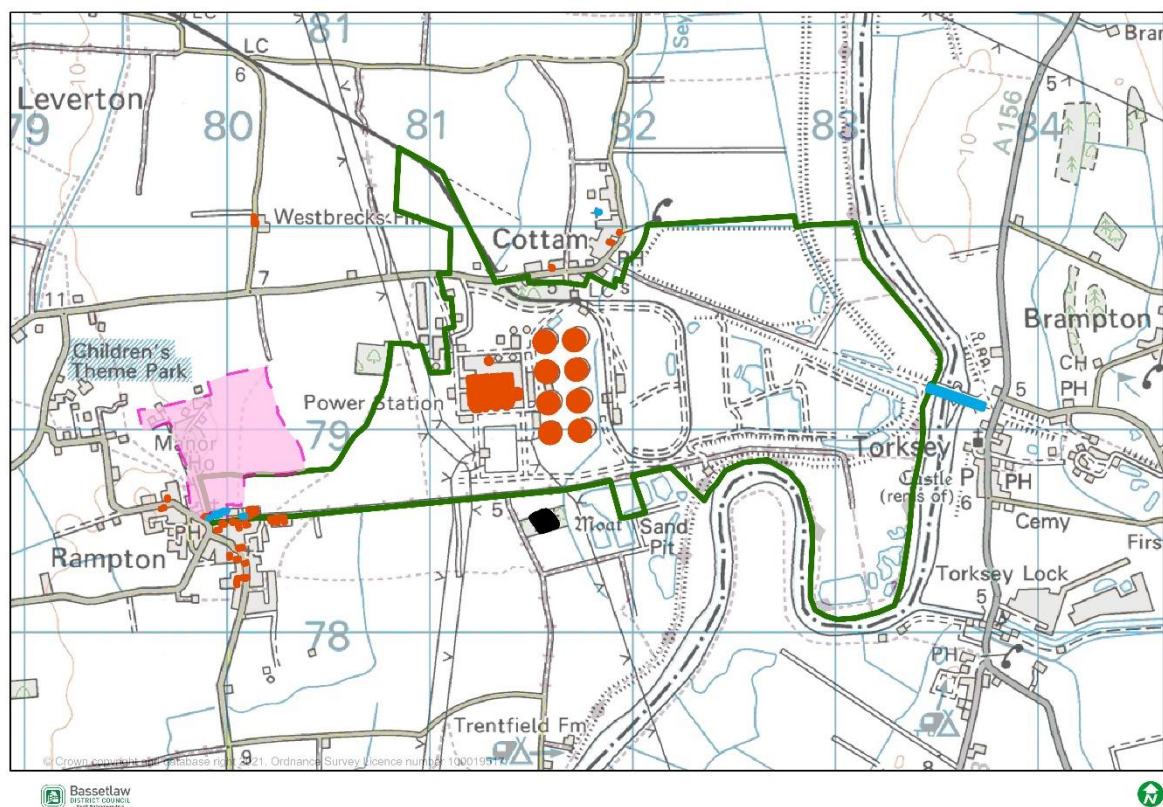




Figure 10: Gamston, Markham Moor, and Elkesley

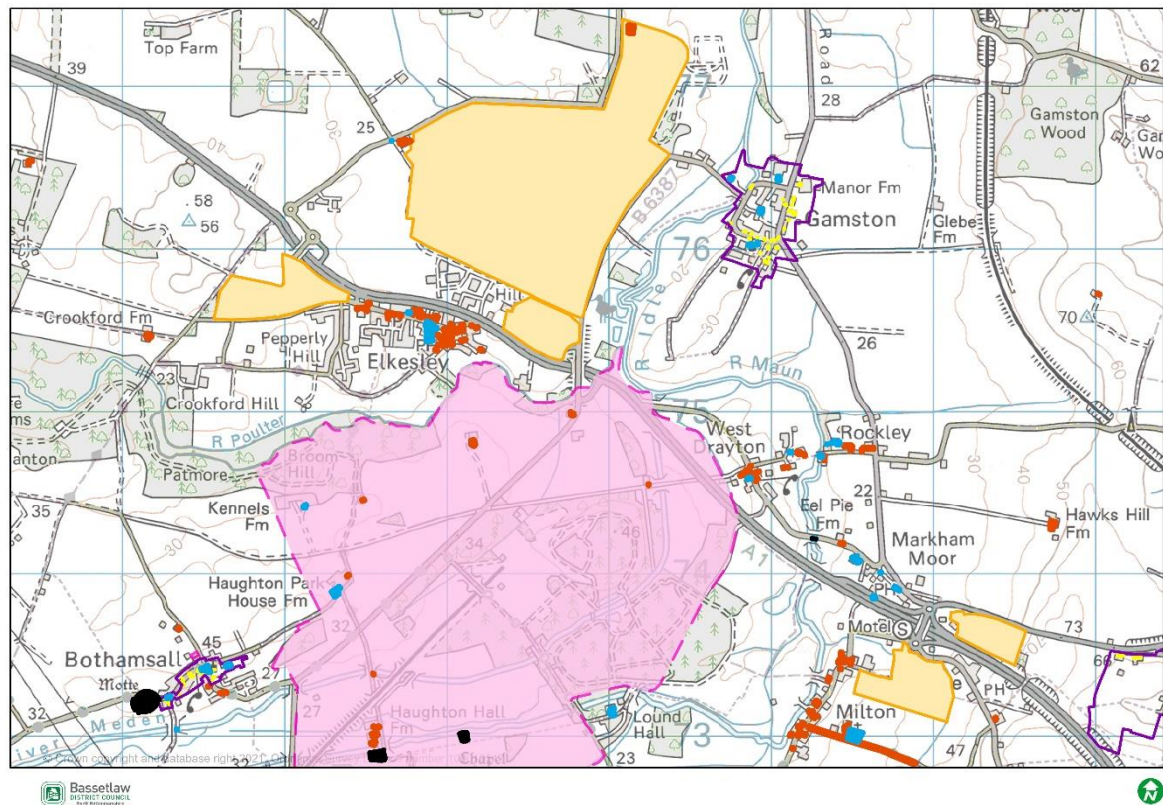
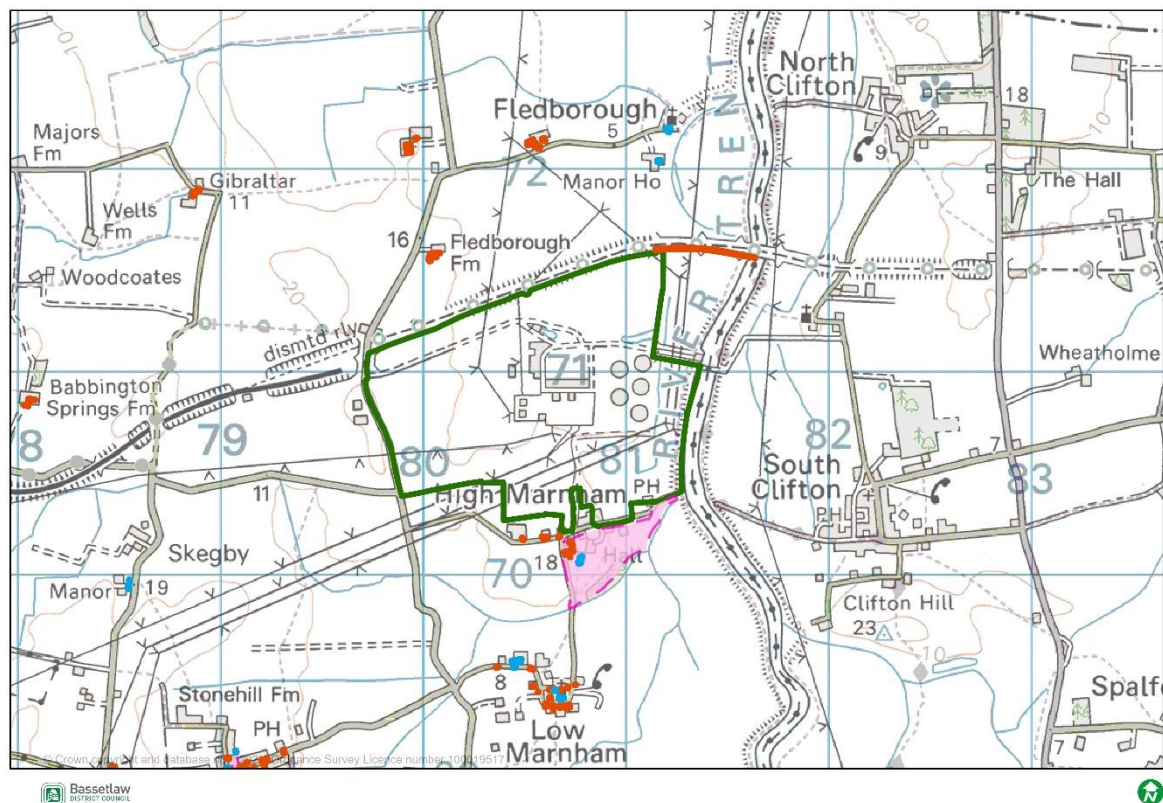


Figure 11: High Marnham







### 3.2 Reasonable alternative Housing sites

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA002
	Site Address: Montagu House, London Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Montagu House is a positive building in the Conservation Area</li> <li>Undated cropmark enclosures noted to the south on National Mapping Programme (NMP)</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts- no site specific information provided</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>The site is located within Retford South Conservation Area and, in particular, the Council's heritage officer has identified Montagu House as a positive building within the site. Demolition or redevelopment of Montagu House would therefore harm significance of the site and the character and appearance of the wider Conservation Area.</li> <li>Heritage SA assessment considered significant effect</li> <li>Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Built heritage conservation mitigation - Not considered appropriate to allocate this site if it would result in the demolition of the dwelling. Conversion to flats may be appropriate.</li> <li>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</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA012
	Site Address: The Drive, Park Lane, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Potential archaeological earthworks on site - likely medieval ridge and furrow</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Total or partial loss of the extant earthworks and any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b>

	<ul style="list-style-type: none"> <li>Potential for archaeological earthworks on the site. Further information would be required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA012, LAA022, LAA221
	Site Address: The Drive, Park Lane, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Potential archaeological earthworks on site - likely medieval ridge and furrow</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Total or partial loss of the extant earthworks and any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Potential for archaeological earthworks on the site. Further information would be required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA022
	Site Address: Bigsby Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Listed Buildings</li> <li>Non-designated heritage asset</li> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>The western part of the site is in the setting of the grade II listed Moorgate House.</li> </ul>

	<ul style="list-style-type: none"> <li>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).</li> <li>Large area, close to sites of known earthworks, therefore likely to contain archaeology.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts- no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Development has the potential to have adverse impact on the landscape. The site is located in the setting of two Grade II listed buildings; Moorgate House to the west and Whitsunday Pie Lock to the east. In addition, further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</li> <li>Heritage SA assessment considered significant effect</li> <li>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</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Built 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.</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA034
	Site Address: Kenilworth Nurseries, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Western part of site is in the Retford South Conservation Area – This has already been developed with housing</li> <li>Kenilworth is a positive building in the Conservation Area – This has been retained as part of the approved scheme</li> <li>Large area, close to sites of known earthworks, therefore likely to contain archaeology.</li> </ul>

	<ul style="list-style-type: none"> <li>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</li> <li>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</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>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.</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>The majority of this site has planning consent for housing. This assessment is of a small part of the site to the east that adjoins the rest of the site.</li> <li>Heritage SA assessment considered significant effect</li> <li>Development permitted on the majority of the site and under construction</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Built 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</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA034, LAA165, LAA275
	Site Address: Kenilworth Nurseries, and Grove Coach Road, Retford
	NB. The majority of LAA034 has planning consent for housing. LAA165 and LAA275 do not have planning permission.
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>South western part of site is in the Retford South Conservation Area – This has already been developed with housing</li> <li>Kenilworth is a positive building in the Conservation Area – This has been retained as part of the approved scheme</li> <li>Large area, close to sites of known earthworks, therefore likely to contain archaeology.</li> </ul>

	<ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>LAA275: Iron Age and Romano-British occupation activity noted to the south-west of site following evaluation and excavation</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>LAA034: 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.</li> <li>LAA275: Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered significant effect</li> <li>Development permitted on the majority of LAA034 and under construction. LAA275</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Built 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</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA035
	Site Address: South of Railway, London Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Conservation area</li> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>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.</li> <li>Site located west of known site of late Iron Age/RB occupation.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>It is unclear as to how the loss of the open space would benefit the character of the Conservation Area.</li> </ul>

	<ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Open landscape within a conservation area. If taken forward for development, the site requires careful consideration due to the views from the London Road over the Idle Valley and Whitehouses Road. Potential for development to cause harm to the character of the CA.</li> <li>Heritage SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Built 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</li> <li>Archaeological mitigation- Further information required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA067
	Site Address: Ollerton Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Undated cropmarks within the site boundary.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - potential for total or partial loss of archaeological remains, full extent of which needs to be determined</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>There are undated cropmarks within the site boundary and that further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</li> <li>Heritage SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Archaeological mitigation- Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA071
	Site Address: Tiln Lane, Retford
A	<b>Potential assets which may be affected:</b>



	<ul style="list-style-type: none"> <li>Non-designated heritage assets</li> </ul>
B	<p><b>Significance:</b></p> <p>Whilst Conservation acknowledges that both Bolham Manor and the pumping station are non-designated heritage assets rather than designated, it is still important to consider the setting of these assets when assessing planning proposals, as required by Paragraph 192 of the Revised NPPF. In this case, the setting of these non-designated heritage assets is very much a rural and open one, the pumping station being deliberately isolated from the town when constructed. Similarly, Bolham Manor was originally associated with the tannery site to the west (now a care home), but has always had the open countryside setting to the east, appearing as a large isolated villa when viewed from the east. In both cases, development on this site could only be supported with an extensive landscaping buffer, especially on the west and north sides of the site.</p>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>Potential harm to the setting of Bolham Manor and Pumping Station</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>Site is in the setting of several non-designated heritage assets;</li> <li>Built heritage SA assessment considered significant effect</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>Large landscaping buffer, especially on west and north sides of site, could help mitigate the harm</li> </ul>
F	<p><b>Potential enhancement:</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA097
	Site Address: Land adjoining Montagu Cottage, Grove Road, Retford
A	<p><b>Potential assets which may be affected:</b></p> <ul style="list-style-type: none"> <li>Non-designated heritage asset</li> <li>Potential site of Archaeological interest</li> </ul>
B	<p><b>Significance:</b></p> <ul style="list-style-type: none"> <li>This site is within the Retford South Conservation Area and is also in the setting of Montagu House, The Hardmoors and Montagu Cottage, all regarded as 'positive buildings' in the Conservation Area as identified in the Retford South Conservation Area Appraisal &amp; Management Plan</li> <li>No record of archaeology of note within the site boundary or close to it, however cropmarks associated with late Iron Age/Romano-British settlement and agricultural activity are recorded to the south and west where no previous development has taken place. There is a moderate to low potential that this could extend onto the proposed site.</li> </ul>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>Archaeological impacts- no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>In terms of the principle of new development, a small number of dwellings could be accommodated without impacting on the character of</li> </ul>

	<p>the Conservation Area and the setting of those historic properties adjacent. However, such development would need to be of a traditional form and regular layout (i.e. a mews-type scheme, with buildings laid out perpendicular and parallel to the road such as at Oaklands/New Court Gardens nearby, and not on a curved road set out on various irregular angles), and of appropriate facing materials (i.e. red brick with slate/pantiles) and designs (e.g. accurate pastiche or well-designed contemporary). The boundary trees/hedges would also need to be retained where possible.</p> <ul style="list-style-type: none"> <li>• Aerial photography and historic mapping suggest the site has remained free from development and modern ploughing, so preservation of any surviving archaeological remains on the site is likely to be good if present.</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>• See Conclusion above</li> <li>• It is recommended that any future application be accompanied by the results of a geophysical survey. Further work would depend on the results of the survey and would likely include either pre-determination trenching (significant results from the GP) or post determination trenching and mitigation if necessary.</li> </ul>
F	<p><b>Potential enhancement:</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA127
	Site Address: Fairy Grove Nursery, Retford
A	<p><b>Potential assets which may be affected:</b></p> <ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Site of Archaeological interest</li> </ul>
B	<p><b>Significance:</b></p> <ul style="list-style-type: none"> <li>• Site is located within Retford South Conservation Area</li> <li>• Undated cropmark enclosures noted to the south on National Mapping Programme (NMP)</li> </ul>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• Potential to impact on character of CA.</li> <li>• Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>• The site is located within Retford South Conservation Area. BDC Heritage has no objections to the principle of residential development.</li> <li>• Built heritage SA assessment considered significant effect</li> <li>• Archaeological SA assessment considered minor effect</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>• 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</li> </ul>

	<ul style="list-style-type: none"> <li>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</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA133 & LAA134
	Site Address: Trinity Farm Land, North Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>The northern part of the site lies within an archaeological zone</li> <li>Crop marks of field and possible settlement remains- likely to be significant archaeology across the site</li> <li>Cropmarks on site very high chance of potentially significant archaeology</li> <li>WW2 Sterling bomber crash site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>High potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered significant effect</li> <li>Geophysical survey sought as part of planning application process</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Archaeological mitigation - Further information required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA141
	Site Address: Land south of the Common, Ordsall
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Undated cropmarks noted to the south and west of the site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered minor effect on heritage</li> </ul>
E	<b>Potential mitigation:</b>

	<ul style="list-style-type: none"> <li>Archaeological mitigation- Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA141, LAA270, LAA276
	Site Address: Land south of the Common, Ordsall
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Undated cropmarks noted to the south and west of the site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered minor effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Archaeological mitigation - Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA142
	Site Address: Bassetlaw Pupil Referral Centre, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Close to undated well, find spots relating to medieval coinage and site of re-erected market cross</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
F	<b>Potential enhancement:</b>

	<ul style="list-style-type: none"> <li>n/a</li> </ul>
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SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA147
	Site Address: Former Manton Primary School, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>No specific assets identified</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Unknown</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered minor effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA149
	Site Address: Talbot Road, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>No specific assets identified</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Unknown.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

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

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA194
	Site Address: Whitehouse Road, Bircotes
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Medium-high chance of archaeological remains</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA206
	Site Address: Mansfield Road, Worksop



A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Listed Buildings</li> <li>Landscape assets (forming a key part of the setting to Listed Buildings)</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Site includes the Grade I listed Worksop Manor Lodge and the grade II listed barn and stable at Lodge Farm</li> <li>Grade 1 Listed Worksop Manor Lodge.</li> <li>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</li> <li>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.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Development on this site is likely to have some impact on the setting of the Listed Buildings, especially Worksop Manor Lodge.</li> <li>Existing developments have already harmed setting;</li> <li>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.</li> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>In the setting of the Grade I listed Worksop Manor Lodge and the grade II listed barn and stable at Lodge Farm - Development on this site is likely to have some impact on the setting of these Listed Buildings, especially Worksop Manor Lodge. If the site is taken forward, 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.</li> <li>Heritage SA assessment considered significant effect</li> <li>Heritage conclusion preference is for this site not to be allocated if other less sensitive sites are available</li> <li>Archaeological SA assessment considered significant effect</li> <li>Archaeological conclusions recommend this site is not allocated</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> n/a

<b>SITE ASSESSMENT (HERITAGE)</b>	
	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	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Non-designated Heritage assets</li> <li>• Landscape assets (forming a key part to the setting of Listed Buildings and non-designated heritage assets)</li> <li>• Listed Buildings</li> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Grade II listed Broom Farm</li> <li>• 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</li> <li>• Undated cropmarks contained within part of this site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• Development on the west side of the A60 is likely to impact on the countryside setting of the grade II listed Broom Farm.</li> <li>• Conservation is unlikely to support development where this important countryside setting is undermined.</li> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Built heritage SA assessment considered significant effect</li> <li>• Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• No mitigation measures would offset the harm for the site west of the A60</li> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA218
	Site Address: Sandhills, Manvers Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• No site specific information. Prehistoric activity noted to the south including finds identified as bronze spearheads and cropmarks of enclosures. Nothing noted on the site itself, but could be due to lack of specific investigation rather than absence.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• Potential for archaeological impacts</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Archaeological SA assessment considered minor effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

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

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA222
	Site Address: Blyth Road, Harworth
A	<b>Potential assets which may be affected:</b>

	<ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> <li>• Listed Buildings</li> <li>• Non-designated heritage assets</li> </ul>
B	<p><b>Significance:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered minor effect</li> <li>• Conservation has no objection, subject to a suitable layout, scale, appearance and landscaping, especially in the north eastern part of the site.</li> <li>• Archaeological SA assessment considered significant effect</li> <li>• 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.</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>• Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>• Archaeological mitigation- Further information required in form of trial trench evaluation in order to inform an appropriate mitigation strategy.</li> </ul>
F	<p><b>Potential enhancement:</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA225
	Site Address: East of Styrrup Road, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Archaeological mitigation- Further information required in the form of trial trench evaluation in order to determine an appropriate mitigation strategy</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA226
	Site Address: South of Common Lane, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Medium-high chance of archaeological remains. Flint tools from the site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Archaeological mitigation- Further information required in the form of field walking, geophysical investigation and trial trenching in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA227
	Site Address: Corner Farm, Tickhill, Harworth
A	<b>Potential assets which may be affected:</b>

	<ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> <li>• Listed Buildings</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Medium-high chance of archaeological remains</li> <li>• Little known from area but potential high – also likely that alluvium covering archaeology</li> <li>• Grade II Listed Church to the west of the site (ref: 1/62)</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• Archaeological impacts - no site specific information provided, however high potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Archaeological SA assessment considered significant effect</li> <li>• Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA242
	Site Address: Brookside Walk, Thoresby Close & Dorchester Road, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Potential for archaeology on the site</li> <li>• In area of parkland, undated cropmarks close to site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• Archaeological impacts - no site specific information provided, however high potential for total or partial loss of any as yet unidentified archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Archaeological SA assessment considered minor effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA246 + LAA247
	Site Address: South east of Ollerton Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Potential archaeological earthworks on site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Archaeological SA assessment considered significant effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA246, LAA247, LAA67
	Site Address: South east of Ollerton Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Potential archaeological earthworks on site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Archaeological SA assessment considered significant effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA276
	Site Address: West of Brecks Road

A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Undated cropmarks contained within part of this site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>No Heritage Conservation concerns</li> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Archaeological mitigation- Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA248 + LAA249
	Site Address: Bracken Lane, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> <li>Conservation Area</li> <li>Listed Buildings</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>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)</li> <li>Archaeological geophysical work has already undertaken on this site and identified activity potentially associated with brick works.</li> </ul>
C	<b>Impact:</b> Potential for impact on the character of the Conservation Area and setting of a Grade II Listed Building.
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered minor effect</li> <li>Archaeological SA assessment considered minor effect</li> <li>Evaluation is currently underway from archaeological geophysical work</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>Archaeological mitigation- Evaluation currently underway on the site. Results will inform the need for further mitigation.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>



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

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA279
	Site Address: Blyth Road, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Small area of archaeological interest to the west of the site</li> <li>• Undated cropmarks contained within part of this site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Archaeological SA assessment considered significant effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA280
	Site Address: The Chase, Park Lane, Retford

A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Unknown – further information required</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered minor effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA288
	Site Address: North of Thornhill Road, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Medium-high chance of archaeological remains. Crop marks on site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Archaeological mitigation- Further information is required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA346
	Site Address: North View Farm, Bawtry Road, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Medium-high chance of archaeological remains</li> </ul>

	<ul style="list-style-type: none"> <li>• Cropmarks on site very high chance of potentially significant archaeology.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Archaeological SA assessment considered significant effect on heritage</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• Archaeological mitigation- Further information is required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

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

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA365
	Site Address: Shireoaks Common, Shireoaks
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• In the setting of the Old Gateford conservation area, which would have to be taken into consideration if the site was developed</li> <li>• Adjacent to the conservation area which would have to be taken into consideration if the site was developed</li> </ul>
C	<b>Impact:</b>

	<ul style="list-style-type: none"> <li>Potential impact on the setting of the Conservation Area</li> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA370 + LAA459
	Site Address: Land off Tickhill Road, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>A medium-high chance of archaeological remains. Cropmarks of field and possible settlement remains- likely to be significant archaeology across the site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered minor effect</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Required mitigation relates to archaeology rather than built heritage</li> <li>Archaeological mitigation-Further information is required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA432
	Site Address: South of Gamston Airfield, Elkesley
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>

B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Located in an area of Roman settlement activity</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>No Heritage Conservation concerns</li> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered neutral/ no effect</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- n/a</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA458 + LAA462+ LAA469
	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	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Non-designated Heritage asset</li> <li>Landscape assets (forming a key part to the setting of Listed Buildings and non-designated heritage assets)</li> <li>Listed Buildings</li> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>With regard to the east side of the A60, the land to the west of the woodland belt is very much within the setting of Broom Farm (grade II listed).</li> <li>The site is also in the setting of Peaks Hill Farm, a non-designated heritage asset dating to the late-18th century period.</li> <li>The WW2 bomber crash at Peaks Hill will also need to inform any allocation/proposal – a memorial will be required.</li> <li>Undated cropmarks contained within part of this site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential impact on the setting of Broom Farm and Peaks Hill Farm, in relation to the land between the A60 and the woodland belt.</li> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered significant effect</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b>

	<ul style="list-style-type: none"> <li>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.</li> <li>No mitigation measures would offset the harm for the site west of the A60</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA465
	Site Address: Car Park & Builders Yard, Gateford Road, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>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.</li> <li>The rest of the site is within the conservation area's setting, so would need to preserve or enhance that setting</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Conservation would resist attempts to develop the site without the retention and re-use of the historic former maltings complex</li> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered significant effect</li> <li>PP was previously granted for its conversion, but has since expired.</li> <li>Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA467
	Site Address: Warehouse Priorswell Road, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Listed Buildings</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• Site of former brewery although site disturbed further information will be required to see if archaeological potential for archaeology to survive on site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• Archaeological impacts - no site specific information provided, however there is a low potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered significant effect</li> <li>• Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>• Archaeological mitigation- Further information is required in the form of trial trench evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA472
	Site Address: Station Road, Retford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Conservation Area</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• This site is within the Retford Station &amp; West Fields Conservation Area, designated 6th March 2019. As such, Section 72(1) of the Planning (Listed Buildings &amp; 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</li> </ul>

	<p>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.</p> <ul style="list-style-type: none"> <li>• Likely disturbance from previous development, however there is still potential for survival of archaeology if present.</li> </ul>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• Conservation has no concerns with the allocation of this site, subject to details.</li> <li>• Archaeological impacts - no site specific information provided, however there is a low potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered significant effect</li> <li>• Archaeological SA assessment considered minor effect</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>• Built heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>• 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.</li> </ul>
F	<p><b>Potential enhancement:</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA490
	Site Address: St Michael's View, Hallcroft Road, Retford
A	<p><b>Potential assets which may be affected:</b></p> <ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Listed Buildings</li> </ul>
B	<p><b>Significance:</b></p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• The existing building is of no historic significance.</li> </ul>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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.</li> </ul>
D	<p><b>Conclusions:</b></p>



	<ul style="list-style-type: none"> <li>Heritage SA assessment considered minor effect</li> <li>Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Subject to a suitable design/ layout/ scale/ materials, given the historic setting</li> <li>Archaeological mitigation- Heritage impact assessment</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA508
	Site Address: Retford Golf Course and Practice Range
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of known high archaeological potential</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Cropmark enclosure (NHER: L4556) recorded on southern half of the site</li> <li>Extensive cropmarks recorded to the west, south and north of the site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for partial to total loss of known archaeological features</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Undated cropmark showing enclosure. Probably part of extensive late Iron Age/Roman rural settlement activity recorded in the area (brickwork field system)</li> <li>SA – Significant negative</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage Impact Assessment including results of geophysical survey and trial trench evaluation to accompany application and inform development layout and subsequent mitigation if necessary</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP02
	Site Address: Land west of Eldon Street and south of Brickyard Cottage, Tuxford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Listed Buildings</li> <li>Archaeology</li> </ul>
B	<b>Significance:</b> <p>This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal &amp; Management Plan. Any development here is likely to be very prominent, especially from Eldon Street to the south and Markham Road to the east. However,</p>

	<p>Conservation acknowledges there was previously a cottage gable-end onto the road. With this in mind, Conservation would have no concerns with a small number of dwellings in the centre/east of the site, perhaps of an agricultural style (e.g. farmhouse with barns adjacent). Anything of a larger density would be contrary to the established character and would not be supported. This is consistent with Conservation's advice on the recent application on this site.</p> <p>Within Tuxford CA. Earthwork bank noted in field to the south (now destroyed) and cropmarks on the NMP recorded to the south-west</p>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• Potential for harm to the setting of Listed Buildings</li> <li>• Potential for harm to character of Tuxford Conservation Area</li> <li>• Loss of archaeological heritage assets</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>• BDC Conservation would have no concerns with a small number of dwellings in the centre/east of the site, perhaps of an agricultural style (e.g. farmhouse with barns adjacent). Anything of a larger density would be contrary to the established character and would not be supported.</li> <li>• If the site is taken forward for allocation, further information will be required at the planning application stage in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>• Requirement for pre-application discussions with BDC Conservation and Development Management to inform the design and scale of any future proposal.</li> <li>• Archaeology: 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.</li> </ul>
F	<p><b>Potential enhancement:</b> n/a</p>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP03
	Site Address: Land north of Bevercotes Lane, Tuxford
A	<p><b>Potential assets which may be affected:</b></p> <ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Listed Buildings</li> </ul>
B	<p><b>Significance:</b></p> <p>This site is within Tuxford Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal &amp; Management Plan.</p> <p>The southern part of the site could accommodate a small amount of development with limited impact on the wider setting, due to its lower position compared to surrounding land. The most appropriate would be a small number of 1 or 2 storey dwellings close to the road with long rear gardens. Therefore,</p>

	<p>Conservation has no concerns in principle with the allocation of the southern part of the site, subject to details.</p> <p>The northern part of the site is very prominent from a number of locations given its elevated topography, including from Markham Road and Eldon Street. In addition, it effectively forms part of the open countryside when viewed from higher ground to the east. Any development here is likely to affect the rural character of this part of the Conservation Area and would not be supported. Therefore, Conservation would not support the allocation of the northern part of the site.</p> <p>Earthwork bank noted in field to the east (now destroyed) and cropmarks on the NMP recorded to the west. Ridge and furrow cultivation recorded south of the site.</p>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• Potential for harm to the setting of Listed Buildings</li> <li>• Potential for harm to character of Tuxford Conservation Area</li> <li>• Potential for loss of archaeological heritage assets</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>• The southern part of the site could accommodate a small amount of development with limited impact on the wider setting, due to its lower position compared to surrounding land. The most appropriate would be a small number of 1 or 2 storey dwellings close to the road with long rear gardens.</li> <li>• The northern part of the site is considered to be unsuitable for development.</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>• Requirement for pre-application discussions with BDC Conservation and Development Management to inform the design and scale of any future proposal.</li> <li>• 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.</li> </ul>
F	<p><b>Potential enhancement:</b> n/a</p>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP04
	Site Address: Land south of Ollerton Road, Tuxford
A	<p><b>Potential assets which may be affected:</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Listed buildings</li> </ul>
B	<p><b>Significance:</b></p> <p>With regard to the north part of the site (alongside Ollerton Road), this would be within the setting of the Conservation Area and the setting of several Listed Buildings. However, development here is likely to be seen more in the context of the existing modern developments on the south side of Ollerton Road, especially given the topography, with the land sloping downhill to the north. No important views would be affected by development here. With this in mind,</p>

	<p>Conservation has no concerns in principle with the allocation of this part of the site, subject to details.</p> <p>In relation to the southern part of the site (north of the railway line), this would stretch into the open countryside and would be visible from Newcastle Street/Egmanton Road. Views from the road into the open countryside are an important part of the rural character of the Conservation Area and its setting. Therefore, Conservation would not support the allocation of that part of the site.</p> <p>No site specific information. Large area on the western side of Tuxford. Concentrations of Neolithic flint tools and debitage recorded to the west. Scatter of Neolithic flints record just to the north. Ridge and furrow cultivation present to the north-east. Moderate potential for Neolithic flint finds and later features.</p>
C	<p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• Potential for harm to the setting of Listed Buildings</li> <li>• Potential for harm to character of Tuxford Conservation Area</li> <li>• Potential for loss of ridge and furrow and other archaeological heritage assets</li> </ul>
D	<p><b>Conclusions:</b></p> <ul style="list-style-type: none"> <li>• The northern part of the site, adjoining Ollerton Road is potentially suitable for housing development subject to a suitable design.</li> <li>• The southern part of the site is considered to be unsuitable.</li> </ul>
E	<p><b>Potential mitigation:</b></p> <ul style="list-style-type: none"> <li>• Requirement for pre-application discussions with BDC Conservation and Development Management to inform the design and scale of any future proposal.</li> <li>• Further information required including results of a field walking survey to identify concentrations of flint scatters and geophysical survey to identify features. Possible further requirements for evaluation including trial trenching to determine mitigation.</li> </ul>
F	<p><b>Potential enhancement:</b> n/a</p>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP05
	Site Address: Land west of Newcastle Street, Tuxford
A	<p><b>Potential assets which may be affected:</b></p> <ul style="list-style-type: none"> <li>• Tuxford Conservation Area</li> </ul>
B	<p><b>Significance:</b></p> <p>This site is in the setting of the Conservation Area, being open countryside to the rear of properties on the west site of Newcastle Street. However, there are no Listed Buildings on that part of Newcastle Street, and a large number are in fact 20th century buildings considered to have a neutral impact on the Conservation Area's character and appearance. As an area of open space, the site does contribute to the countryside character of the Conservation Area. However, most of the site is not visible from Newcastle Street. The only important view in the vicinity is that from Long Lane towards the church, which would not be directly affected.</p>

	With the above in mind, Conservation has no concerns in principle with the allocation of this site, subject to a scale, layout, design, materials and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church).
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for harm to character of Tuxford Conservation Area</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Conservation has no concerns in principle with the allocation of this site, subject to a scale, layout, design, materials and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church).</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Requirement for pre-application discussions with BDC Conservation and BDC Development Management.</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP06
	Site Address: Triangular site north of railway line and south of St John's College Farm, Tuxford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Tuxford Conservation Area</li> <li>Archaeological heritage assets</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Within Tuxford CA. Entire site contains medieval ridge and furrow earthworks recorded on the NMP and visible on recent LIDAR imagery. The last large area of surviving ridge and furrow in the settlement and significant part of the conservation area. Consequently would consider recommendation for refusal.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Loss of heritage assets</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Considered not suitable for development due to loss of heritage assets</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>No opportunity for mitigation</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP09
	Site Address: Eastfield Nurseries, Darlton Road, Tuxford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Archaeological heritage assets</li> </ul>
B	<b>Significance:</b>

	<ul style="list-style-type: none"> <li>No site specific information. Adjacent to the 19th century gas works (still extant)</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>No impact identified.</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>If the site is taken forward for allocation, further information will be required at the planning application stage in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Mitigation to be informed by the findings of the desk based assessment.</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP11
	Site Address: Land to the rear of Ashvale Road, Tuxford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Archaeological heritage assets</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Earthwork recorded on the site along with cropmarks.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for loss of known archaeological heritage assets</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeology: If the site is taken forward as an allocation, further information will be required in the form of initial desk based heritage assessment to include the results of a geophysical survey and survey of the earthwork if appropriate. Possible further requirements for evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Mitigation should be informed by the results of a desk based assessment and geophysical survey.</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP16
	Site Address: Land at St John's College Farm, off Newcastle Street, Tuxford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Archaeological heritage assets</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Within Tuxford CA. Entire site contains medieval ridge and furrow earthworks recorded on the NMP and visible on recent LIDAR imagery. The last large area of surviving ridge and furrow in the settlement and significant part of the conservation area. Consequently would consider recommendation for refusal.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Development would result in the loss of heritage assets</li> </ul>

D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Considered unsuitable for allocation</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Development would result in the loss of a heritage asset. There is no opportunity for mitigation</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP17
	Site Address: Land at 56 Lincoln Road, Tuxford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Listed Buildings</li> <li>Conservation Area</li> <li>Archaeology</li> </ul>
B	<p><b>Significance:</b></p> <p>Part of the site is within the Conservation Area and contains no. 56, a building range regarded as having a positive impact on the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal &amp; Management Plan. As such, Conservation would not support the loss of this historic building range and would suggest that part of the site is removed from the boundary. In addition, the site is in the immediate setting of 42 Lincoln Road, a grade II Listed Building.</p> <p>With regard to the land east and south east of No.56, Conservation would have no concerns with the principle of development, although this would be subject to a design, scale, layout and materials which help to preserve the character and setting of the Conservation Area and the setting of the nearby Listed Building.</p>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for loss of heritage assets</li> <li>Potential for harm to the character of Tuxford Conservation Area</li> <li>Potential for harm to the setting of Listed Buildings</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Part of the site is considered to be unsuitable. With regard to the land east and south east of No.56, Conservation would have no concerns with the principle of development, although this would be subject to a design, scale, layout and materials which help to preserve the character and setting of the Conservation Area and the setting of the nearby Listed Building.</li> <li>Archaeology: If the site is taken forward as an allocation, further information will be required at the planning application stage in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.</li> </ul>
E	<b>Potential mitigation:</b>

	<ul style="list-style-type: none"> <li>Requirement for pre-application discussions at the planning application stage with BDC Conservation and BDC Development Management if the site is taken forward as an allocation.</li> <li>Results of heritage assessment should inform a mitigation strategy if the site is taken forward.</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. NP18
	Site Address: South of Gilbert Avenue, Tuxford
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Potential for archaeology</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>No site specific information. Earthworks recorded to the south and cropmarks to the east</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for loss of archaeological heritage assets</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeology: Further information required at the planning application stage in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy if the site is taken forward as an allocation.</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>To be informed by heritage assessments.</li> </ul>
F	<b>Potential enhancement:</b> n/a



### 3.3 Reasonable Alternative Garden Village Sites

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

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA431
	Site Address: Bevercotes, Bevercotes
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Listed Buildings</li> <li>• Non-designated heritage assets</li> <li>• Unregistered Park &amp; Garden</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Site is in the Haughton Park unregistered park &amp; 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.</li> <li>• Cropmarks probably relate to late IA/R-B rural settlement – likely local and regionally significant</li> </ul>

C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Development likely to disturb or destroy buried archaeological remains, although parts of the site are already significantly disturbed</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered minor effect</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA432
	Site Address: Gamston Airport, Gamston
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Located between large areas of cropmarks.</li> <li>Roman settlement to the west.</li> <li>Likely activity extends onto the airport site, however some truncation to archaeological deposits from the airport is to be expected.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>No Heritage Conservation concerns</li> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered minor effect</li> <li>Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- n/a</li> <li>Archaeological mitigation- Further information in the form of geophysical survey followed by trial trench evaluation to determine appropriate mitigation strategy</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA453 + LAA455
	Site Address: Morton Manor Farm, Worksop (Bassetlaw Garden Village)
A	<b>Potential assets which may be affected:</b>

	<ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> <li>• Non-designated heritage assets</li> <li>• Registered Park &amp; Garden</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The site is in the wider setting of Clumber Park, grade I Registered Park &amp; Garden.</li> <li>• 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.</li> <li>• For LAA453: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance.</li> <li>• For LAA455: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered minor effect</li> <li>• Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Archaeological mitigation- Bassetlaw Garden Village Desk Top Based Archaeological Assessment 2021 and the draft Bassetlaw Garden Village Geophysical Assessment 2021 confirm cropmarks associated with late Iron Age and Romano-British settlement activity. Further information will be required in the form of intrusive trial trench evaluation to determine appropriate archaeological mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA473
	Site Address: Cottam Power Station, Cottam

A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> <li>• Non-designated heritage assets</li> <li>• Scheduled Ancient Monument</li> <li>• Listed Buildings</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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"> <li>○ 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</li> <li>○ • Several Listed Buildings (Torksey Castle – grade I, St Peter's Church – grade II*, and Torksey Viaduct [part of which is in Bassetlaw] – grade II*)</li> </ul> </li> <li>• Much of the site disturbed from power plant development, however potential for archaeology surviving needs to be assessed prior to development</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• Conservation has no concerns with the allocation of this site (minus the area described above), subject to details</li> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered significant effect</li> <li>• Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• 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</li> </ul>

	just preserve the setting of nearby heritage assets, but to enhance this setting.
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### 3.4 Employment Reasonable Alternative Sites

	<b>SITE ASSESSMENT (HERITAGE)</b>
	Site Ref. No. LAA263
	Site Address: East of Markham Moor, Markham
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> <li>• Listed Buildings</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument (NHLE: 1018263) and east of settlement identified from cropmarks.</li> <li>• Medium potential for archaeology associated with both on this site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• It is not considered appropriate to allocate this site – development would likely cause harm to the open countryside setting to those heritage assets nearby</li> <li>• Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered significant effect</li> <li>• It is not considered appropriate to allocate this site</li> <li>• Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• Heritage conservation mitigation- It is not considered appropriate to allocate this site</li> <li>• 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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

	<b>SITE ASSESSMENT (HERITAGE)</b>
	Site Ref. No. LAA338
	Site Address: Land off A57, Worksop (Apleyhead Junction)
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> <li>• Clumber Park - Registered Park and Garden (Grade I Listed)</li> </ul>

B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Clumber Park Registered Park and Garden lies to the south of the A57.</li> <li>The eastern and western parts of the site fall within archaeological zones of interest.</li> <li>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</li> <li>Site includes undated cropmarks on site and surrounding areas and pit alignments of unknown dates</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for impact on setting of Clumber Park and Garden (Grade I Listed)</li> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Built Heritage SA assessment considered minor effect</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>Archaeological mitigation-Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA368
	Site Address: South of Markham Moor, West Markham
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> <li>Listed Buildings</li> <li>Non-designated heritage assets</li> <li>Scheduled Ancient Monument</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Site is in the setting of various designated heritage assets, including Milton Mausoleum (grade I) and the West Markham DMV (a Scheduled Ancient Monument).</li> <li>Site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument (NHLE: 1018263) and east of settlement identified from cropmarks.</li> <li>Medium potential for archaeology associated with both on this site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Likely to cause harm to the setting of nearby heritage assets</li> <li>It is not considered appropriate to allocate this site</li> </ul>

	<ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered significant effect</li> <li>It is not considered appropriate to allocate this site</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- It is not considered appropriate to allocate this site</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

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



SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA432
	Site Address: Gamston Airport, Gamston
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Located between large areas of cropmarks.</li> <li>• Roman settlement to the west.</li> <li>• Likely activity extends onto the airport site, however some truncation to archaeological deposits from the airport is to be expected.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• No Heritage Conservation concerns</li> <li>• Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered minor effect</li> <li>• Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• Heritage conservation mitigation- n/a</li> <li>• Archaeological mitigation- Further information in the form of geophysical survey followed by trial trench evaluation to determine appropriate mitigation strategy</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA456
	Site Address: Coalfield Lane, Elkesley
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>• Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>• Large Roman settlement cropmark complex with other undated cropmarks on the site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>• No Heritage Conservation concerns</li> <li>• 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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>• Heritage SA assessment considered neutral/ no effect</li> <li>• Archaeological SA assessment considered significant effect</li> <li>• Highways work undertaken on the site already</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>• Heritage conservation mitigation- n/a</li> </ul>

	<ul style="list-style-type: none"> <li>Archaeological mitigation- Further information required in the form of geophysical survey and trial trench evaluation in order to determine an appropriate mitigation strategy</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA464
	Site Address: Misson Mill, Misson
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Listed Buildings</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Misson Conservation Area is within 100m of the eastern boundary</li> <li>Site is in the wider setting of the church (grade I)</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered minor effect</li> <li>Archaeological SA assessment considered minor effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> n/a

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA468
	Site Address: Carlton Forest, Carlton in Lindrick
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Undated cropmarks contained within the vicinity this site</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>No Heritage Conservation concerns</li> <li>Archaeological impacts - no site specific information provided, however there is a potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered neutral/ no effect</li> <li>Archaeological SA assessment considered minor effect</li> </ul>

E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- n/a</li> <li>Archaeological mitigation- Further information required in form of desk based heritage assessment and evaluation in order to inform an appropriate mitigation strategy.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA473
	Site Address: Cottam Power Station, Cottam
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> <li>Non-designated heritage assets</li> <li>Scheduled Ancient Monument</li> <li>Listed Buildings</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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"> <li>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</li> <li>• Several Listed Buildings (Torksey Castle – grade I, St Peter's Church – grade II*, and Torksey Viaduct [part of which is in Bassetlaw] – grade II*)</li> </ul> </li> <li>Much of the site disturbed from power plant development, however potential for archaeology surviving needs to be assessed prior to development</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Conservation has no concerns with the allocation of this site (minus the area described above), subject to details</li> <li>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</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered significant effect</li> </ul>

	<ul style="list-style-type: none"> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>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.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>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.</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA527
	Site Address: South of Markham Moor, West Markham
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Site of Archaeological interest</li> <li>Listed Buildings</li> <li>Non-designated heritage assets</li> <li>Scheduled Ancient Monument</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Site is in the setting of various designated heritage assets, including Milton Mausoleum (grade I) and the West Markham DMV (a Scheduled Ancient Monument).</li> <li>Site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument (NHLE: 1018263) and east of settlement identified from cropmarks.</li> <li>Medium potential for archaeology associated with both on this site.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Likely to cause harm to the setting of nearby heritage assets</li> <li>It is not considered appropriate to allocate this site</li> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Heritage SA assessment considered significant effect</li> <li>It is not considered appropriate to allocate this site</li> <li>Archaeological SA assessment considered significant effect</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Heritage conservation mitigation- It is not considered appropriate to allocate this site</li> <li>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.</li> </ul>

F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>
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SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA532
	Site Address: Land adjoining Plumtree Industrial Estate, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Non designated heritage asset: Plumtree Lodge</li> <li>Non designated heritage asset: Plumtree Farm</li> <li>Archaeological remains</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Setting of non-designated heritage assets</li> <li>Potential for presence of archaeological remains</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential to cause harm to the setting of nearby heritage assets</li> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>This site is in the setting of non-designated assets, both Plumtree Lodge and Plumtree Farm. Future development should not physically affect these heritage assets. Development in the north east corner of the site should be set back to retain the prominence of the lodge.</li> <li>Archaeology: there are extensive crop marks around the site and that there is a potential for late Iron Age/Romano-British activity in the surrounding area to extend onto the site. The site will need to be subject to archaeological investigation prior to development.</li> <li>SA: a minor negative effect is likely in relation to built heritage and a minor negative effect is likely in relation to archaeology.</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Built heritage conservation mitigation- Potential impact could be mitigated by a suitable design, layout, scale and materials</li> <li>It is recommended that any future application be accompanied by the results of a geophysical survey. Further work would depend on the results of the survey and would include either pre-determination trenching (significant results from the GP) or post determination trenching and mitigation if necessary</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA535
	Site Address: Carlton Forest Sandpit, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Carton Forest Farm (non-designated heritage asset)</li> <li>Archaeological remains</li> </ul>

B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Setting of Carlton Forest Farm</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential to cause harm to the setting of nearby heritage assets</li> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains.</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Built Heritage: there is only one nearby heritage asset at Carlton Forest Farm, a non-designated heritage asset. However, it is on the opposite side of the Blyth Road and is a considerable distance from the two quarried areas. As such, there are no concerns with the principle of development.</li> <li>Archaeology: there is some archaeological potential relating to cropmark enclosures to the south and north. There is no objection to development of the site on archaeological grounds.</li> <li>SA: A minor negative effect is likely in relation to archaeology, and a negligible effect in relation to heritage.</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>It is recommended that any future application be accompanied by the results of a geophysical survey. Further work would depend on the results of the survey and would include either pre-determination trenching (significant results from the GP) or post determination trenching and mitigation if necessary.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA468
	Site Address: Carlton Forest, Worksop
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Archaeological remains</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Potential for presence of archaeological remains</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Undated cropmarks are located within the vicinity of the site. In addition, further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</li> <li>SA: A minor negative effect is likely in relation to archaeology, and a negligible effect in relation to heritage.</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>It is recommended that any future application be accompanied by the results of a geophysical survey. Further work would depend on the results of the survey and would include either pre-determination</li> </ul>

	trenching (significant results from the GP) or post determination trenching and mitigation if necessary.
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA537
	Site Address: South of Gamston Airfield
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Non-designated heritage assets</li> <li>Archaeological remains</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Elkesley Park Industrial Estate was originally part of Gamston Airfield, built in 1942 by the RAF. There are various building on the site, all dating to 1942-44, considered to be of some historic significance. Whilst individually, none are likely to be considered heritage assets in their own right, the site as a whole does comply with the Council's non-designated heritage asset identification criteria.</li> <li>The potential for surviving archaeological remains pre-dating the airfield construction looks pretty low given the disturbance this would have caused, and the limited potential identified from the HER records.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential loss of non-designated heritage assets</li> <li>Potential loss of archaeological remains</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>With regard to the allocation of the site, BDC Conservation would have no concerns in principle, although would request that a full building recording survey of the surviving WW2 buildings be carried out, equivalent to Historic England level 3. This would require photographs of exterior and interior of all relevant buildings, together with descriptions and details of their original functions. Historic photographs and historic maps, where available, would also be useful to show both how the site originally functioned and has been altered since the WW2 period.</li> <li>There is little of note on the Historic Environment Record other than a well, recorded on the late 19th century OS map, close to the watch office (highlighted on Mike's map below). This was covered by the RAF when the airfield was created and described as "very old and some 15ft deep". It's possible it relates to wider medieval or post-medieval activity in the immediate vicinity, however it looks like it served a row of later post-medieval cottages which are still there (now Tower Citroen Specialists) it is suspected that it would be contemporary in date.</li> <li>SA: minor negative. Much of that harm could be offset by a greater understanding of the site's significance through an appropriate building recording survey.</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>See conclusion</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>



### 3.5 Town Centre Extensions – Reasonable Alternatives

	<b>SITE ASSESSMENT (HERITAGE)</b>
	Site Ref. No. LAA538
	Site Address: Scrooby Road, Harworth
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Potential site of Archaeological interest</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Adjoining a site with cropmarks relating to pre-historic and Romano-British settlement and agricultural activity.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for partial to total loss of known archaeological features</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeology: this site lies close to areas of cropmarks relating to pre-historic and Romano-British settlement and agricultural activity, however, it is considered that archaeological potential is low to moderate. A desk based assessment should be submitted with any future application.</li> <li>SA: A negligible effect is likely in relation to heritage and a minor negative effect is likely in relation to archaeology</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>It is recommended that any future application be accompanied by the results of a geophysical survey. Further work would depend on the results of the survey and would likely include either pre-determination trenching (significant results from the GP) or post determination trenching and mitigation if necessary.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

### 3.6 Gypsy and Traveller sites - Reasonable Alternatives

	<b>SITE ASSESSMENT (HERITAGE)</b>
	Site Ref. No. LAA540
	Site Address: Brough Lane, Elkersley
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>Archaeological heritage assets.</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>.Cropmarks and medieval earthwork on adjoining sites.</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for archaeological impacts</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Archaeology: Cropmarks including trackways and boundaries to the north-west and south of the site. Medieval earthwork to the east including a probable hollow way and ridge and furrow. Nothing recorded within the site boundary, however potential for surrounding activity to extend onto it.</li> <li>SA: Minor negative.</li> </ul>
E	<b>Potential mitigation:</b>

	<ul style="list-style-type: none"> <li>Recommend that any application is accompanied by a Heritage Impact Assessment to include the results of a desk-based assessment. Further field evaluation likely, but probably post-consent if granted.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

SITE ASSESSMENT (HERITAGE)	
	Site Ref. No. LAA541
	Site Address: Blyth Road, North Blyth (Opposite Harworth Avenue)
A	<b>Potential assets which may be affected:</b> <ul style="list-style-type: none"> <li>High potential for archaeology</li> </ul>
B	<b>Significance:</b> <ul style="list-style-type: none"> <li>Potential for multiphase, Bronze Age, Iron Age and Roman archaeology</li> </ul>
C	<b>Impact:</b> <ul style="list-style-type: none"> <li>Potential for partial to total loss of archaeological features</li> </ul>
D	<b>Conclusions:</b> <ul style="list-style-type: none"> <li>Multiphase, Bronze Age, Iron Age and Roman archaeology recording in the field to the south during excavation work. Roman enclosure recorded during a recent excavation on a site to the north on the other side of Blyth Road. High potential for activity to extend onto the proposed site.</li> <li>SA: Minor negative</li> </ul>
E	<b>Potential mitigation:</b> <ul style="list-style-type: none"> <li>Recommend that any application is accompanied by a Heritage Impact Assessment to include the results of a trial trench evaluation (looks too small for useful geophysics) so that a post consent mitigation strategy can be agreed and implemented if necessary and if permission is granted.</li> </ul>
F	<b>Potential enhancement:</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

## **4.0 SECTION 2: Bassetlaw Local Plan Site Allocations - Policy and Mitigation**

- 4.1 Following the Sustainability Appraisal of all reasonable alternative sites, the Council embarked on the Site Selection process. This involved the consideration of SA results and other planning matters. Full details of the site selection process can be found in the Site Selection Methodology Paper 2022 and Appendix 8 of the SA.
- 4.2 The Council's Conservation Team have been fully involved in the Sustainability Appraisal and Site Selection process and have identified appropriate mitigation and policy requirements where necessary. With regard to built heritage assets, sites have only been taken forward as site allocations where appropriate mitigation could be achieved. To ensure that appropriate mitigation is achieved, heritage policy requirements are clarified for each site allocation in this section of the Heritage Assessment.
- 4.3 In cases where there is a significant potential for archaeological remains and a level of uncertainty as to the nature of archaeology present, Lincolnshire County Council Archaeology has made recommendations for pre-application / determination work so that a proper assessment can be made and appropriate planning advice given based on the results. If nationally important remains were found during evaluation, these would be recommended for scheduling with Historic England and would necessarily be scoped out of any further development.
- 4.4 For sites where the archaeological remains are likely to be of national significance, the Lincolnshire County Council Archaeology has recommended that the site is not taken forward. Consequently, Lincolnshire County Council Archaeology does not believe that there are any sites under consideration for allocation that currently have evidence for nationally important archaeological remains or that would fulfil the criteria for Footnote 63 in the NPPF.
- 4.5 **Policy ST10 Site Ref EM01 Apleyhead Junction Strategic Employment Site**

### **BDC Conservation Comments**

This site is well screened from the A57 behind a large band of woodland across the southern boundary. Immediately to the south of the A57 is **Clumber Park, a grade I Registered Park & Garden**. Within this are a range of heritage assets, including **Apleyhead Lodge (grade I listed)**. The setting of Clumber Park is not merely what can be seen from within/around the site, but also includes the experience in the wider vicinity. In this case, the A57 along its northern boundary, which still retains its historic character of an estate route through woodland, is very much an important part of that setting.

The site was formerly part of Osberton Hall's wider park, and the potential for associated archaeological landscape features is possible. However, with the acquisition of the Scofton estate by the Osberton estate in the early-19<sup>th</sup> century, the area to the south of Osberton became farmland and the only trace of the earlier parkland today is the belt of trees along the southern edge.

Given the depth of the woodland belt between the A57 and the developable part of the site, it is unlikely that typical industrial development would be visible from the south, south west or south east. The site is also no longer visible from Osberton, being screened by 19<sup>th</sup> century trees and landscaping. Therefore, Conservation has no concerns with the principle of development on this site.

As part of any allocation, Conservation would require the retention of the woodland buffer alongside the A57. In addition, the scale of any buildings would need to have regard to the historic setting – buildings which are overly tall would fail to preserve the setting of Clumber Park so would not be supported.

#### Archaeology comments

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. Site includes undated cropmarks on site and surrounding areas and pit alignments of unknown dates.

#### Sustainability Appraisal Findings

A minor negative effect is likely in relation to SA objective 13: cultural heritage.

#### BDC Conservation Policy Recommendation:

The inclusion of the following text into the Policy for Apleyhead Employment site is required to ensure that heritage impacts are identified and appropriately addressed:

*“Development of the site should ensure the retention of the woodland buffer alongside the A57. The scale of any buildings must have regard to the historic setting. Buildings which fail to preserve the setting of Clumber Park and would not be supported.*

*Further information will be required in the form of archaeological heritage impact assessment to include geophysical survey and trial trench evaluation to determine appropriate archaeological mitigation strategy.”*

### 4.6 **Policy ST3 Bassetlaw Garden Village**

#### BDC Conservation Comments

As Apleyhead employment site, this site is also in the immediate setting of **Clumber Park Registered Park & Garden (grade I)**. As such, any development would need to have regard to the preservation or enhancement of the setting to the park and to its various heritage assets within. At present, the majority of this site is flat open field, but the recently widened A1/A57 junction has resulted in a strong visual barrier between the two sites. This has considerably reduced the relationship the site once had, as open countryside, on the setting to the park.

Within the site is **Morton Hill Farm, a non-designated heritage asset**, identified in line with the Council's approved non-designated heritage asset criteria. This is a late-18<sup>th</sup> and 19<sup>th</sup> century farm complex, typical of the enclosure period. Being of red brick and a combination of clay pantiles and natural slate. The site comprises a farmhouse and a range of historic barns (including stables, a double threshing barn and cart sheds). The double threshing barn is particularly rare, the others in the area only being found in the larger estates (e.g. Welbeck). This was part of the Newcastle (Clumber) estate when constructed, so this helps explain the large scale of the complex. In terms of their significance, these buildings are of equivalent historic and architectural interest to several Listed Buildings in the wider area.

The **farmhouse and historic farm buildings would need to be retained** as part of any future development across the site. The setting of the farm would also need to be considered, with a **landscape buffer** around the farm likely the best way of retaining the isolated setting it currently enjoys. The farm is also well screened behind **trees** to the west, north and east, and these groups of trees would be expected to be retained and enhanced as part of any development nearby.

Immediately east of the site is Upper Morton Grange, a further non-designated heritage asset farm range. The setting of this site would also need to be taken into account as part of any development proposal.

Whilst the Council's Archaeologist will comment in detail regarding the **archaeological potential of the site**, it is important to state that the site is covered in cropmarks, as identified by the Derrick Riley aerial photographic survey carried out in the late-1970s. These cropmarks mostly relate to late-Iron Age and Romano-British field systems and small enclosures/farms, features which cover much of the wider Morton/Babworth/Ranby area. The most widely excavated of these is at Dunstan's Clump near Babworth.

With the above in mind, extensive archaeological investigation will be required, initially in the form of geophysical surveys, but later in ground works.

### Archaeology

Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance.

The Council has undertaken a detailed desk based archaeology assessment. This will be used to inform the masterplanning process.

### Sustainability Appraisal Findings

A potential minor negative effect is identified overall in relation to SA objective 13: cultural heritage but this is currently uncertain.

### BDC Conservation Policy Recommendation:

The inclusion of the following text into the Policy for Bassetlaw Garden Village is required to ensure that heritage impacts are identified and appropriately addressed:

“In accordance with the principles of the Bassetlaw Garden Village Vision Statement and in partnership with the Bassetlaw Garden Village Consultative Group, successful development will require an evidence based, landscape-led masterplan framework following appropriate heritage evaluation and design guidance to:

1. guide the consistent quality and delivery of development to be underpinned by Garden City principles and Active Design principles;
2. creatively address the key site constraints and sensitively respond to the unique qualities and opportunities afforded by its landscape, heritage and environmental setting to deliver a distinctive and quality-designed settlement;”

#### 4.7 **Policy ST7 Cottam Priority Regeneration Area (Site ref. EM009)**

##### BDC Conservation Comments

This site is in the setting of a range of heritage assets, including the **Fleet Plantation moated site (a Scheduled Ancient Monument)**, **Cottam Holy Trinity Church (grade II listed)** and several other Listed Buildings and non-designated heritage assets in Rampton village to the west (including **All Saints Church, grade I**). On the east side of the River Trent, in Lincolnshire, there are a number of heritage assets which have the potential to be affected by development on this site. These include two separate **Scheduled Ancient Monuments (Torksey Castle and Torksey Medieval Settlement)**, 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\*)**.

The original power station cooling towers and turbine house are also identified as a non-designated heritage asset, although following the approval of a Certificate of Immunity from Listing, these structures are to be demolished in 2021.

This is clearly a large site which, once demolition works are completed, will be primarily brownfield land. In addition, the large scale of the existing structures on the site gives a precedent for development of a large scale. The western part of the site includes the eastern end of Rampton village and includes several heritage assets. It is suggested that this part of the site be removed from the allocation, as development here would harm those heritage assets in that part of the village, including several listed buildings.

This is also an opportunity to ensure that the setting of the various heritage assets in the vicinity are enhanced, through good quality design, landscaping and the use of high quality materials. Improving existing pedestrian links

between the various heritage assets around the site, most of which are ancient routes, would also help to enhance setting.

Notwithstanding the western part of the site, Conservation has no concerns with the principle of development across the remainder of the power station site.

#### Archaeology

Potential for archaeology - needs to be assessed prior to development

#### Sustainability Appraisal Findings

A potential mixed (minor positive and significant negative) effect is identified in relation to SA objective 13: cultural heritage although this is uncertain until specific proposals for the site come forward.

#### BDC Conservation Policy Recommendation:

The inclusion of the following text into the Policy for Cottam is required to ensure that heritage impacts are identified and appropriately addressed:

*“Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement to include the results of an archaeological evaluation, which will inform an appropriate mitigation strategy prior to development.”*

### 4.8 Policy ST9 High Marnham

#### BDC Conservation Comments

This site is within the setting of various **Listed Buildings**, including in **Fledborough (St Gregory's Church, grade I, and Manor Farm, grade II)**. There are also 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) are in close proximity including at **South Clifton (St George's Church, grade II\* listed**, being the most significant).

Notwithstanding the historic setting, this is a former power station which was demolished several years ago and has remained brownfield land since that time. Previously there were several large buildings on the site together with 5 cooling towers, so the precedent for large scale development has already been established. Development here could also help to enhance the setting of those nearby heritage assets.

With the above in mind, Conservation has no concerns with the principle of new development on this site.

#### Archaeology



Undated cropmarks close by. No site specific information. 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.

#### Sustainability Appraisal Findings

A potential minor negative effect is identified in relation to SA objective 13: cultural heritage although this is uncertain until specific proposals for the site come forward.

#### BDC Conservation Policy Recommendation:

The inclusion of the following text into the Policy for High Marnham is required to ensure that heritage impacts are identified and appropriately addressed:

*“Development should be supported by a heritage statement to include the results of an archaeological desk based assessment. This will inform the requirement for a geophysical survey, targeted trial trenching and an appropriate mitigation strategy prior to development, where necessary.”*

### 4.9 **Policy ST14: Management of Town Centres**

#### BDC Conservation Comments

No constraints above ground.

#### Archaeology

Site lies relatively close to areas of cropmarks relating to pre-historic and Romano-British settlement and agricultural activity. Some existing disturbance from modern development within the site boundary. Archaeological potential is considered low to moderate.

#### Sustainability Appraisal Findings

A negligible effect is likely in relation to heritage and a minor negative effect is likely in relation to archaeology.

#### BDC Conservation Policy Recommendation

No objection to development subject to submission of a desk-based assessment with any future application. Archaeological evaluation and mitigation work could be secured by condition of consent if granted.

### 4.10 **Policy 17 HS1 Peaks Hill Farm, Worksop**

#### BDC Conservation Comments

The western parts of this site are in the wider setting of **Broom Farm (grade II listed)** and **Peaks Hill Farm (a non-designated heritage asset)**. In addition,

the site is also the location of a crashed Wellington bomber which occurred in 1944 and in which two servicemen were killed.

- **Layout of wooded plantations**

The woodland on the site was planted primarily in the 1770s/80s period, likely designed or influenced by the William Emes<sup>1</sup> landscape changes to Carlton Hall in 1783 for the Ramsden family (who also owned this site). It is likely that Emes designed the layout for Broom Farm, with the farm in the centre and amphitheatre of tree clumps, and also the continuous tree line along the ridge east of the A60. The maps below (1769 left and 1835 right) show the changes to the landscape during that time. It is evident that a 17<sup>th</sup> or early-18<sup>th</sup> century rectangular wooded plantation previously covered the very top of the hill. Little trace of this exists today, other than the circular shape of the woodland boundary in that part of the site.

- **WW2 Wellington Bomber Crash**

With regard to the WW2 Wellington Bomber crash, this occurred close to the highest point of Peaks Hill. The plane hit trees in that area and it appears that the body of the plane ended up close to the site marked on the map below. Of the 5 man crew, all Polish, two were killed and the other three were injured. The crew were returning from a 'nickelling' (leaflet dropping) mission over northern France.

### **Principle of development**

With regard to development east of the woodland at Peaks Hill, this would be well screened from the A60 behind the existing trees. Therefore, it will have no impact on the setting of Broom Farm and Peaks Hill Farm in terms of direct views or wider experience. However, this is subject to the inclusion of memorial elements, as per the details set out above.

With regard to the area of land between the A60 and the woodland, this site does form part of the countryside setting to Peaks Hill Farm, a non-designated heritage asset. In addition, it this area of open countryside forms an important part of the wider setting to **Broom Farm (grade II listed)**. Large scale development across this part of the site would likely cause harm to that setting. Therefore, Conservation would suggest that development be limited to the land east of the trees. In addition, any road through this part of the site be constructed as close to the edge of the woodland as possible and with as small a gap in the woodland as possible, to help minimise the visual impact. Alternatively, a different access point, perhaps to the south closer to the Eddison Park Avenue junction, might be a suitable route (in heritage terms).

### Archaeology

Undated cropmarks contained within part of this site. The landscape is Iron Age, and there is evidence of a Roman settlement and associated farming as indicated by aerial photo enclosure features on adjacent land. There is

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<sup>1</sup> William Emes was a noted landscape designer in the 18<sup>th</sup> century, working on a number of high profile sites across the country. As well as designing Carlton Hall's landscaped park in 1783, Emes was also head gardener at Kedleston Hall for a considerable period, with much of that important landscape designed by him.

potentially an extant earthwork - a boundary is visible in the long plantation area on EA Lidar running NE-SW and legible into arable field to NE within the proposed allocation site. In addition, the site of Pen Cottage is shown on 1st edition OS.

#### Sustainability Appraisal Findings

A potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to SA objective 13: cultural heritage.

#### BDC Conservation Policy Recommendation:

The inclusion of the following text into the Policy for Peaks Hill Farm is required to ensure that heritage impacts are identified and appropriately addressed:

*Development should:*

- *Provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement to include the results of an archaeological evaluation comprising a geophysical survey followed by targeted trial trenching, which will inform an appropriate mitigation strategy prior to development, where necessary.*
- *Incorporate a commemorative memorial in recognition of the World War II crash site."*

#### **4.11 Policy 23 Trinity Farm, Retford**

##### BDC Conservation Comments

The northern part of the site lies within an archaeological zone - geophysical survey sought as part of planning application process. 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. Also WW2 Sterling bomber crash site.

The crop marks at the northern end of the site are likely part of the well-known pattern of rural agricultural settlement activity dating to the late Iron Age and Romano-British period. These are found across this part of the county and district and while important, they are generally seen as regionally significant rather than nationally. A recent example has been confirmed by evaluation just to the north of Retford at Tiln farm and is very similar to the cropmarks at Trinity Farm. The Council's archaeology expert suggests that the site does not fulfil the requirements for Footnote 63 of the NPPF and the archaeological advice recommending pre-application/determination evaluation to establish the character of the surviving archaeology remains appropriate. This will inform an appropriate strategy for preserving the archaeology identified and if deemed to

be nationally important, Historic England would have the option and evidence required for scheduling the site at this point.

#### Sustainability Appraisal Findings

A potential but uncertain minor negative effect is currently identified in relation to SA objective 13: cultural heritage.

#### BDC Conservation Policy Recommendation

The inclusion of the following text into the Policy Trinity Farm is required to ensure that heritage impacts are identified and appropriately addressed:

*“Development should be supported by a heritage statement to include the results of an archaeological evaluation comprising a geophysical survey followed by targeted trial trenching, which will inform an appropriate mitigation strategy prior to development, where necessary.”*

### 4.12 **Policy 26 St. Michael’s View, Hallcroft Road, Retford**

#### BDC Conservation Comments

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.

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

No known archaeological impact.

#### Sustainability Appraisal Findings

A potential minor negative effect is identified in relation to SA objective 13: cultural heritage although this is currently uncertain.

#### BDC Conservation Policy Recommendation:

The inclusion of the following text into the Policy for St. Michael’s View is required to ensure that any heritage impacts are appropriately addressed:

*“Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement”*

### 4.13 **Policy 27 Fairygrove, Retford**

#### BDC Conservation Comments

The site is within Retford South Conservation Area. BDC Conservation have no concerns subject to retention of west and south boundary hedges/trees and suitable design, scale, layout, and materials.

Undated cropmark enclosures noted to the south on National Mapping Programme (NMP).

#### Sustainability Appraisal Findings

A potential but uncertain minor negative effect is identified in relation to SA objective 13: cultural heritage.

#### BDC Conservation Policy Recommendation

The inclusion of the following text into the Policy for Fairygrove is required to ensure that any heritage impacts are appropriately addressed:

*“Development is required to:*

- provide for a suitable scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation, as necessary.*
- Retain the west and south boundary hedges/trees.”*

#### **4.14 Policy 28 Station Road, Retford**

##### BDC Conservation Comments

This site is located in the Retford Station and 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. Therefore, Conservation has no concerns with the allocation of this site, subject to details.

Potential for survival of archaeology if present.

#### Sustainability Appraisal Findings

A potential significant negative effect is identified in relation to SA objective 13: cultural heritage although this is currently uncertain depending on detailed development proposals.

#### BDC Conservation Policy Recommendation

The inclusion of the following text into the Policy for Station Road is required to ensure that any heritage impacts are appropriately addressed:

*“Development is required to provide for a suitable scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation, as necessary.”*

#### 4.15 **Policy 29 Ordsall South**

##### BDC Conservation Comments

Archaeology: Undated cropmarks noted to the south and west of the site. No site specific information. Further information required in the form of geophysical survey followed by trial trench evaluation in order to determine an appropriate mitigation strategy.

##### Sustainability Appraisal Findings

A potential but currently uncertain minor negative effect is identified in relation to SA objective 13: cultural heritage.

#### BDC Conservation Policy Recommendation

The inclusion of the following text into the Policy for Ordsall South is required to ensure that any heritage impacts are appropriately addressed:

*“Development should be supported by a heritage statement to include the results of an archaeological evaluation comprising a geophysical survey followed by targeted trial trenching, which will inform an appropriate mitigation strategy prior to development, where necessary.”*

#### 4.16 **Policy 30 Ollerton Road, Tuxford (NP04)**

##### BDC Conservation Comments

This site is within the setting of the **Tuxford Conservation Area** and is also in the setting of several **Listed Buildings, including 4, 6, 8 and 12 Ollerton Road and Tuxford Windmill (all grade II)**. The tower of **St Nicholas’ Church (grade I)** is also visible from parts of Ollerton Road.

With regard to the principle of development, the south side of Ollerton Road is effectively on a plateau of land, with a downward slope beginning on the north side of the road. In addition, a range of modern housing exists immediately to

the east. This means that any development here is likely to be seen more in the context of the existing modern developments adjacent rather than affect any important historic views (which from this point are to the north). With this in mind, Conservation has no concerns in principle with the allocation of this site, subject to a design, layout and materials which help preserve the setting of the Conservation Area and nearby Listed Buildings.

#### Archaeology

Concentrations of Neolithic flint tools and debitage recorded to the west. Scatter of Neolithic flints record just to the north. Ridge and furrow cultivation present to the north-east. Moderate potential for Neolithic flint finds and later features.

#### Sustainability Appraisal Findings

A negligible effect is identified in relation to SA objective 13: cultural heritage although this is uncertain at this stage.

#### BDC Conservation Policy Recommendation

The inclusion of the following text into the Policy for Ollerton Road, Tuxford is required to ensure that any heritage impacts are appropriately addressed:

*“Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement which includes the results of an archaeological assessment. This should include the results of a field walking survey to identify concentrations of flint scatters and geophysical survey to identify features. The results of the geophysical survey will inform further requirements for evaluation, including trial trenching, to determine mitigation”.*

### **4.17 Policy ST32: Sites for Gypsies and Travellers**

#### **GT005: Land at North Blyth (for 4 additional pitches)**

#### BDC Conservation Comments

No constraints above ground.

#### Archaeology

Multiphase, Bronze Age, Iron Age and Roman archaeology recording in the field to the south during excavation work. Roman enclosure recorded during a recent excavation on a site to the north on the other side of Blyth Road. High potential for activity to extend onto the proposed site.

#### Sustainability Appraisal Findings

Development of the site for gypsy accommodation is expected to have minor negative effects with regards to archaeology and negligible effects with regards to heritage.



BDC Conservation Policy Recommendation

Recommend that any application is accompanied by a Heritage Impact Assessment to include the results of a trial trench evaluation (looks too small for useful geophysics) so that a post consent mitigation strategy can be agreed and implemented if necessary and if permission is granted.

**GT006: Land at Elkesley (for 9 additional pitches)**

BDC Conservation Comments

No constraints above ground.

Archaeology

Cropmarks including trackways and boundaries to the north-west and south of the site. Medieval earthwork to the east including a probable hollow way and ridge and furrow. Nothing recorded within the site boundary, however potential for surrounding activity to extend onto it.

Sustainability Appraisal Findings

The site is expected to have minor negative effects with regards to archaeology and negligible effects with regards to heritage above ground.

BDC Conservation Policy Recommendation

Recommend that any application is accompanied by a Heritage Impact Assessment to include the results of a desk-based assessment. Further field evaluation likely, but probably post-consent if granted.

