

Heritage Baseline

Steeple Renewables Project

RES Ltd

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Document Management.

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1	January 2025	D. Sutherland (Principal Heritage Consultant)	L. Garcia (Senior Director – Heritage)	n/a

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1. Introduction

1.1. Pegasus Group have been commissioned by RES Ltd (hereafter 'the Applicant') to prepare a Heritage Technical Baseline to support a DCO application for renewable energy development on at Sturton-le-Steeple, in the Bassetlaw District of Nottinghamshire (hereafter 'the Site') as shown on Plate 1.

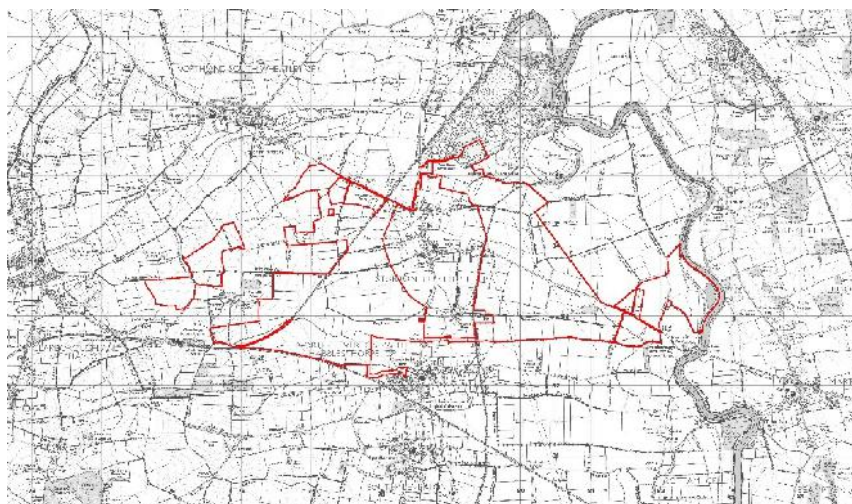


Plate 1: Site location plan

1.2. The scale of the project means that it is considered to be a Nationally Significant Infrastructure Project (NSIP) and therefore considered within the DCO legislative and planning framework as set out by the Planning Act 2008. This baseline provides information with regards to the significance of the historic environment to fulfil the requirement given in National Policy Statement EN-1 and NPS EN-3¹ (NPS).

1.3. The information within this baseline has informed the Cultural Heritage chapter of the Environmental Statement (ES). It provides an understanding of the baseline historic environment to enable an assessment to be made and an establishment of the level of effects the Proposed Development may cause to the significance of identified heritage assets.

¹Available at: <https://assets.publishing.service.gov.uk/media/65a7889996a5ec000d731aba/nps-renewable-energy-infrastructure-en3.pdf> and

<https://assets.publishing.service.gov.uk/media/65bbfbd709fe1000f637052/overarching-nps-for-energy-en1.pdf>

2. Site Description and Planning History

Site Description

- 2.1. The Site covers an area of 898.29ha of land. The Site also includes part of the existing West Burton Power Station site covering the area around the existing 400kV substation, and a number of local roads:
 - Sections of Wheatley Road; Station Road; Gainsborough Road, and Wood Lane in the north-western portion of the Site; and,
 - Littleborough Road, and Common Lane, in the eastern portion of the Site.
- 2.2. The Site comprises primarily agricultural land, generally relatively large, regular shaped arable fields, with some dividing hedgerows and individual trees. A small rectangular area located in the north-western portion of the Site has been excluded from the Site; this area is part of a separate development which has secured consent for solar development (under planning application 20/00117/FUL). Small woodland plantations are located within some of the fields. Individual properties are also located close to the boundaries of the Site and within the wider surrounding area.
- 2.3. There are a number of both overhead electricity transmission/distribution lines, underground fuel, and water pipelines which pass through the Site.
- 2.4. The site visit confirmed that although the Site covers a large footprint, it is relatively well-contained by existing

hedgerows. The Site visit also confirmed that Site is very flat, with little change in character within.

- 2.5. Moving through the Site, it is clear that the built form of West Burton power stations and the associated cooling towers are a dominating visual presence within views from all directions. It is an ever-present feature within the landscape when moving along footpaths and roads and provides a backdrop to views from most angles. Views of Cottam power stations are also readily available to the south. In addition, pylons (as demonstrated in the plate below) are a very present and commonly occurring feature within this landscape. This is a landscape that already contains the infrastructure of power generation.



Plate 2 Photograph taken from north of Site, facing south-west towards Sturton le Steeple



Plate 3 Photograph taken from eastern portion of Site, facing southwards – Cottam Power Station visible



Plate 4 Photograph taken from Spring's Lane, facing north-north-west across western portion of Site

Planning History

- 2.6. Some land within the western portion of the Site was included within previous applications for a proposed wind farm (refs. 46/11/00006/P and 46/11/00035). The application was refused at committee and safeguarding “*the built and natural environment, including heritage assets and their setting...*” is noted in the reason for refusal. In the committee report, impacts to the setting of two specific assets, comprising the Grade I Church of St Peter in Headon, and the Grade II Listed Church of St Helen in Grove is identified. Both assets lie a considerable distance from the Proposed Development Site, and



potential impacts in this case as likely a result of the height of the proposed development associated with the above application. It should also be noted that this area of the Proposed Development Site is to be undeveloped and be retained for biodiversity mitigation. As such, comments associated with the historic application are not considered to be relevant.

- 2.7. A review of online planning records held by Bassetlaw District Council has not identified any other relevant historic applications. Applications in the wider vicinity are considered, where appropriate, in relation to cumulative impacts in the associated Cultural Heritage chapter of the ES.

3. Methodology

3.1. The aims of this Heritage Baseline are to set out the significance of the heritage resource within the Site and surrounds and to set out any contribution that the Site makes to the heritage significance of the identified heritage assets. In doing this, the assessment of the Proposed Development against this identified significance can be carried out within Chapter 9 of the ES, with the resultant effects recorded and quantified. This assessment considers the archaeological resource, built heritage and the historic landscape.

Sources

3.2. The following key sources have been consulted as part of this assessment:

- The Nottinghamshire Historic Environment Record (NYHER) for information on the recorded heritage resource within the vicinity of the Site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online at The Genealogist, Promap, and National Library of Scotland websites;
- Aerial photographs held at Historic England Archives;
- The Nottinghamshire Archives for documentary, cartographic and aerial photographs;
- Retford Library & Worksop Library local studies collection;

- Historic England Archive, Swindon for aerial photographs;
- Old photographs accessible via the Historic England Architectural Red Box Collection; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

3.3. For designated assets, a study area of 3km was used from the Site boundary. This study area has been set out in the Scoping Report submitted to the Planning Inspectorate and agreed by the statutory consultees. For non-designated assets, a study area of 1km was used from the Site boundary.

3.4. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

3.6. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was downloaded and processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration.

The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45° intervals from 0–360°, is provided in **Appendix 2**.

- 3.7. Heritage assets in the wider area were assessed as deemed appropriate.

Photographs

- 3.8. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Consultation

- 3.9. Throughout the preparation of the ES, consultation has been undertaken with a number of stakeholders and the public, including via the Scoping Responses. Full details of this are provided within Chapter 9 of the ES.

Assessment Methodology

- 3.10. Full details of the assessment methodology used in the preparation of this baseline and Chapter 9 Cultural Heritage of the ES are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;²
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);³
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁴
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁵ and

² Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

³ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁵ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment.*⁶

Consideration of Harm

- 3.11. It is important to consider whether the Proposed Development causes harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 5.9.29 to 5.9.32 of NPS EN-1⁷. With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 5.9.33 of NPS EN-1.
- 3.12. The PPG clarifies that within each category of harm ("less than substantial" or "substantial"), the extent of the harm may vary and should be clearly articulated.⁸
- 3.13. The guidance set out within the PPG also clarifies that "substantial harm" is a high test, and that it may not arise

in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.⁹ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹⁰

Site Visit

- 3.14. Site visits were carried out by a Senior Heritage Director, and Principal Heritage Consultant from Pegasus on 15th August 2024.
- 3.15. The weather at the time of the site visits was clear, with long-distance views available. The vegetation was in summer leaf at the time of the visit, giving an indication of the highest level of screening that already exists within and in the surrounds of the Site.

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁷ DES&NZ NPS EN-1 (November 2023) .

⁸ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

⁹ DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁰ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

- 4.1. Legislation relating to schemes considered under the NSIP process is set out within the Planning Act 2008 and subsequent Regulations.
- 4.2. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹¹
- 4.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹²
- 4.4. Full details of the relevant legislation are provided in **Appendix 4**.

National Policy Statements

- 4.5. The planning framework relevant to NSIP scale schemes is set out within the National Policy Statements (NPS). The NPSs relevant to this application are the Overarching NPS for Energy (EN-1) (November 2023), the NPS for Electricity Networks Infrastructure (EN-5) (November 2023) and NPS for Renewable Energy (EN-3) (November 2023), all adopted on 17 January 2024.
- 4.6. The details of the policies within the NPSs relevant to Cultural Heritage are set out in **Appendix 5**.
- 4.7. An important addition to the NPS EN-1 version of November 2023 was the discussion of the Government commitment to fully decarbonizing the power system by 2035 to underpin net zero ambitions. As part of this and to help achieve these targets, the Government has concluded that there is a critical national priority ('CNP') for the provision of nationally significant low carbon infrastructure. The implications of this CNP are set out in the paragraphs below:

4.2.15 Where residual non-HRA or non-MCZ impacts remain after the mitigation hierarchy has been applied, these residual impacts are unlikely to outweigh the urgent need for this type of infrastructure. Therefore, in all but the most exceptional circumstances, it is unlikely that consent will be refused on the basis of

¹¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹² UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

these residual impacts. The exception to this presumption of consent are residual impacts onshore and offshore which present an unacceptable risk to, or unacceptable interference with, human health and public safety, defence, irreplaceable habitats or unacceptable risk to the achievement of net zero. Further, the same exception applies to this presumption for residual impacts which present an unacceptable risk to, or unacceptable interference offshore to navigation, or onshore to flood and coastal erosion risk.

4.2.16 As a result, the Secretary of State will take as the starting point for decision-making that such infrastructure is to be treated as if it has met any tests which are set out within the NPSs, or any other planning policy, which requires a clear outweighing of harm, exceptionality or very special circumstances.

4.2.17 This means that the Secretary of State will take as a starting point that CNP Infrastructure will meet the following, non-exhaustive, list of tests:

- where development within a Green Belt requires very special circumstances to justify development;*
- where development within or outside a Site of Special Scientific Interest (SSSI) requires the benefits (including need) of the development in the location proposed to clearly outweigh both the likely impact on features of the site that make it a SSSI, and any broader impacts on the national network of SSSIs.*
- where development in nationally designated landscapes requires exceptional circumstances to be demonstrated; and*

• where substantial harm to or loss of significance to heritage assets should be exceptional or wholly exceptional. “

4.8. Therefore, when considering any residual harm (or adverse effects) identified within this ES chapter, by virtue of the fact the Proposed Development is a CNP, the starting point for decision-making shall be that these harms (or adverse effects) are outweighed and the Proposed Development has met the tests of NPS EN-3 and any other policy requiring a clear outweighing of harm.

National Planning Policy Framework

4.9. Although the Proposed Development will be assessed against the NPS’s relevant to this type of development and consideration has been given to the provisions of the National Planning Policy Framework (NPPF) 2024 to ensure a robust assessment.

4.10. The details of the policies within the NPPF relevant to Cultural Heritage are set out within **Appendix 5**.

Local Planning Policy

4.11. Local Planning Policy is outlined in the Bassetlaw Local Plan 2020–2038, adopted 29th May 2024). Relevant policies from this emerging Plan are included in **Appendix 6**.

5. Heritage Baseline

5.1. This section provides a review of the recorded heritage resource within the Site and its vicinity in order to identify any extant heritage assets within the Site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'Event' numbers have the prefix ENT and HER 'Monument' numbers have the prefix MNT.

5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 9.1-9.8 in Appendix 2.

Previous Archaeological Works

5.4. To support this DCO application, a geophysical survey has been undertaken by Magnitude Surveys across the majority of the Site boundary, with the remaining areas to be accessed shortly. Certain areas of the Site in the west and east of the Site are currently excluded from the survey area, as they will be kept free of development. This geophysical survey has been undertaken over a number of months, this being required to conform to the harvesting regime of the various tenants and landowners across the Site.

5.5. The geophysical survey identified a number of discrete areas of archaeology (Figures 9.12-9.16), which are discussed in the baseline section below.

5.6. The scope for further archaeological evaluation is currently under discussion with the LPAs at Nottinghamshire and Lincolnshire.

5.7. A large number of previous elements of fieldwork are recorded in the study area.

5.8. Several geophysical surveys in the vicinity have extended into, or covered parts of the site, comprising:

- A geophysical survey near Maumhill Wind Farm, Retford, which extended into the west of the Site (ref. ENT5006);
- Gradiometer (ref. ENT4944), and resistivity (ref. ENT4945) surveys which included land within the east of the Site, east of Sturton le Steeple, and in the south-east, towards Littleborough;
- A survey undertaken by ASWYAS in 2023, associated with the West Burton cable route (unreferenced); and,
- Surveys associated with works at Segelocum in the south-eastern extent of the Site (refs. ENT5046, and ENT5047).

5.9. A large number of previous works are recorded as having been undertaken in and around the Segelocum Roman town to the south-east of the Site including surveys and excavations.

- 5.10. A small trial trench evaluation is recorded as having been undertaken near Station Road, immediately north of the Site (ref. ENT4962).
- 5.11. Programmes of geophysical survey (ref. ENT3859), fieldwalking (ref. ENT3860), and trial trenching (ref. ENT3858) are recorded as having been undertaken on land north-east of the Site.
- 5.12. Various works including watching briefs (refs. END4039 and ENT4985) and building survey (ref. ENT4433) are recorded as having been undertaken within North Leverton to the south of the Site.
- 5.13. A geophysical survey (ref. ENT4698) and a watching brief (ref. ENT4439) are also recorded as having taken place at West Burton Power Station, north of the Site.
- 5.14. Casual finds and other survey works are also recorded in the wider vicinity.
- 5.15. Where relevant, previous works will be discussed in more detail in the relevant chronological period below.

Topography, Geology and Palaeoenvironment

- 5.16. The Site generally slopes from west to east, towards the River Trent. Levels along the eastern boundary are at approximately 3m above Ordnance Datum (aOD), rising gradually westwards towards the village of Sturton le Steeple at approximately 10m aOD, then rising more steeply to high ground at approximately 75m aOD along the western boundary.
- 5.17. Bedrock geology across the vast majority of the Site is mapped as Mercia Mudstone Group – mudstone,

although bands of Mercia Mudstone Group – siltstone, dolomitic are mapped in the west of the Site. Both comprise sedimentary bedrocks formed between 252.2 and 201.3 million years ago during the Triassic period.

- 5.18. Superficial deposits are not mapped across much of the Site although localised deposits of Head – clay, silt, sand and gravel are mapped at a small number of locations. Where such deposits occur, they lie adjacent to watercourses that remain extant at the present-day.
- 5.19. In the north-eastern corner of the order limits there are localized superficial deposits of Mid Pleistocene Till and Glaciofluvial deposits which indicate a different character in terms of the landscape prior to the Ice Age and the formation of the Trent. These deposits record the movement of material by Glaciers during the last Ice Age.
- 5.20. The eastern portion of the scheme is the main focus of superficial deposits with all of the order limits that lie to the east of Fenton recorded with a combination of gravels and alluvium. It seems probable that such deposits relate to the river terraces of the Trent and the river’s flood plain. The gravel terraces date to the Late Pleistocene and relate to the deposition of material as the Trent down-cut through the mudstone at the end of the last Ice Age.
- 5.21. The alluvial deposits are likely to range in date throughout the Holocene as the deposits are situated within the current floodplain of the river Trent.
- 5.22. A review of LiDAR data covering the order limits indicates the channels of the present-day watercourses that cross on a loosely west-east alignment but does not indicate the presence of any palaeochannels. This is borne out by

the preliminary geophysical survey results which have not indicated the presence of any anomalies that indicate the potential for significant palaeoenvironmental or geoarchaeological deposits across most of the order limits.

- 5.23. BGS borehole data within the order limits is heavily biased towards the eastern parts of the scheme due to the presence of aggregates which have been widely investigated. The elements of the scheme to the west of Fenton have a far sparser coverage of boreholes, most of which are not publicly accessible via the BGS Geoindex. Borehole logs indicate that the alluvium varies in depth from c.0.7m in depth to 1.5m in depth and the sand and

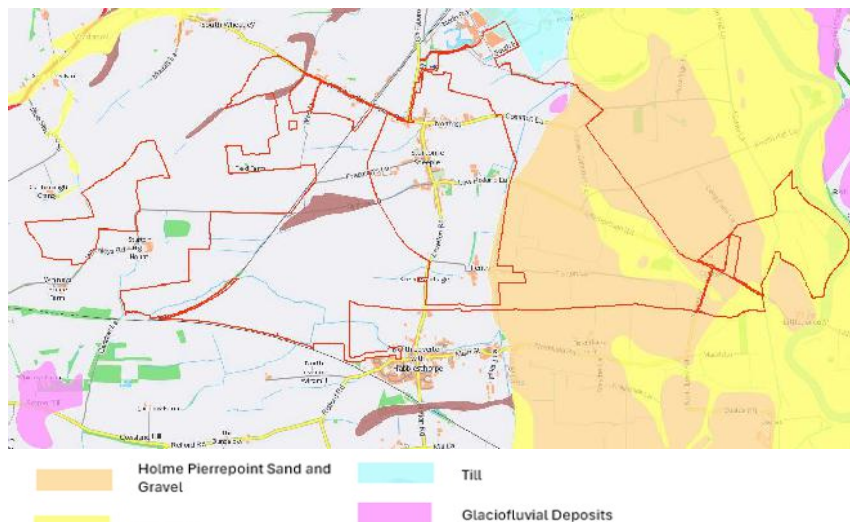


Plate 5 Superficial Geology

gravel deposits are generally not encountered at depths of less than 1m below ground level (bgl), and usually not until 1.5m bgl.

- 5.24. The results of the geophysical survey indicate the presence of a palaeochannel at the south-eastern corner of the site, with a main channel to the south forking into two channels as it heads east-north-east.
- 5.25. There is geoarchaeological and palaeoenvironmental potential within the eastern parts of the order limits as the deposits recorded provide an opportunity to consider the transitions between the Mid Pleistocene, Late Pleistocene and Holocene. It is also worth noting that the Trent gravels have historically produced prehistoric archaeology of some significance, elsewhere.¹³

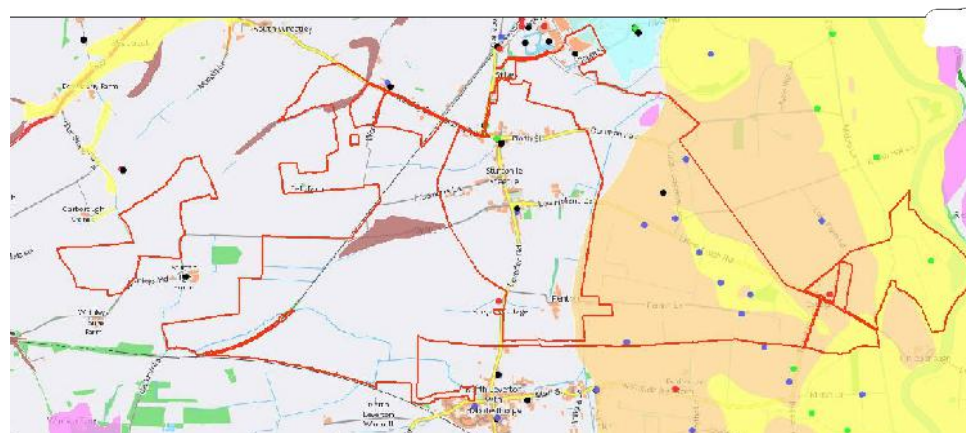


Plate 6 BGS Borehole locations overlain on superficial geology

¹³ Howard, A., *Updated Period Resource Assessment: The Palaeolithic Period, East Midlands Historic Environment Research Framework*, accessed December 2024

Archaeological Baseline

Prehistoric (pre-c. 700 BC)

- 5.26. Mesolithic archaeology in the region is noted as showing a focus on high points, ridges, prominences and headlands. Some of these sites are noted as providing vantage points, potentially to offer views along river valleys or areas of flat land.¹⁴
- 5.27. Regionally, Neolithic and Bronze Age sites appear to show a degree of continued use of locations used in the later Mesolithic with a focus close to the headwaters of streams and rivers, with an expansion of occupation downstream.¹⁵
- 5.28. The East Midlands is noted as being rich in archaeological remains from the Later Bronze and Iron Age periods, with remains having been identified via cropmarks and through archaeological works.¹⁶
- 5.29. The Site is low-lying and does not hold any particular high points of the type that are typically occupied regionally in the Mesolithic to Early Bronze Age periods. There is no confirmed evidence of prehistoric activity within the Site and only a small amount is recorded within the study area.
- 5.30. Bronze Age wooden stakes and a platform were recorded during a trial trench evaluation (ref. ENT3858) >800m

north-north-east of the Site, in association with heat affected stone (ref. MNT11955). The features potentially represent a trackway which may have stretched between and island and gravel terrace.

- 5.31. The only other records of earlier prehistoric archaeology within the vicinity of the Site comprise scatters of flint artefacts c.500–800m north-east of the Site (refs. MNT11123 and MNT11949), with a further flint artefact is also recorded as having been found c.470m south-east of the Site (ref. MNT4984).

Iron Age (c. 700 BC – AD 43) and Roman (AD 43 – 410)

- 5.32. The East Midlands has an abundance of Iron Age archaeology and is similarly rich in Romano-British remains.¹⁷ This is in keeping with the recorded heritage in the vicinity and results of the geophysical survey which identify a large amount of potential Iron Age and/or Roman archaeology in the vicinity.
- 5.33. A pit containing possible late prehistoric or transitional Roman pottery sherds, and a slag fragment is recorded as having been found during trial trenching (ref. ENT5170) on to the west of the Site (ref. MNT28480). This feature was recorded in close proximity to a localised area of Roman settlement activity (ref. MNT28479), with finds of tile, large quantities of pot, brooches etc. suggesting a structure of possible relatively high-status was in the

¹⁴ Myers, A.M., *Updated Period Resource Assessment: Mesolithic*, East Midlands Historic Environment Research Framework, accessed March 2024

¹⁵ Clay, P., *Updated Period Resource Assessment: Neolithic and Early to Middle Bronze Age*, East Midlands Historic Environment Research Framework, accessed March 2024

¹⁶ Willis, S., *Updated Period Resource Assessment: The Later Bronze Age and Iron Age*, East Midlands Historic Environment Research Framework, accessed March 2024

¹⁷ Taylor, J., *Updated Period Resource Assessment: Roman Period*, East Midlands Historic Environment Research Framework, accessed March 2024

vicinity, although structural elements were not identified during the works.

- 5.34. At least one sherd of possible Iron Age pottery has been recovered from colluvial/alluvial layers c.800m north-north-east of the Site (ref. MNT11951).
- 5.35. The geophysical survey of the Site has identified several areas of archaeological potential across the Site. Although these are currently undated, some of these almost certainly represent Romano-British remains, while others could feasibly be of late-prehistoric and/or Roman date.



Plate 7 Linear cropmarks visible on 1991 aerial photograph (ref. NMR 12086/23) in east of Site, west of Segelocum, potentially representing a continuation of Roman settlement activity

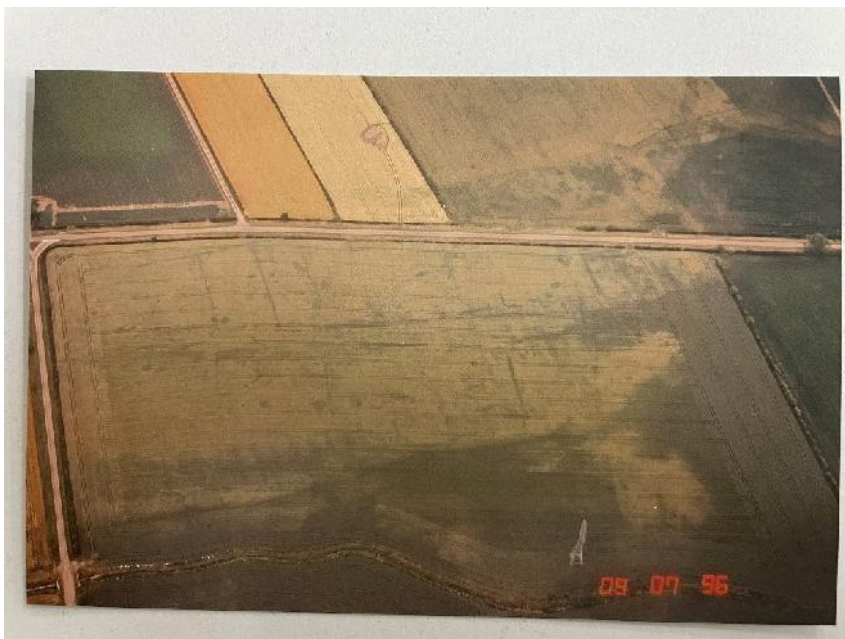


Plate 8 Cropmarks associated with settlement activity west of Segelocum (ref. MNT6183), visible on 1996 aerial photograph (ref. JAP 19333/V109)

5.36. The largest concentration of geophysical anomalies recorded within the Site lies in the south-east and broadly corresponds with an HER record which identified a trackway, pits and linear features in the same location (ref. MNT6183) and have been identified on aerial photography (Plate 8). The anomalies appear to represent a Roman linear settlement focussed on either side of a routeway. Probable ditches and enclosures (ref. MNT28353) and possible buried structures (ref. MNT28352) are recorded to the east of this, on broadly the same alignment as the routeway. The features are undated, but potentially represent a continuation of the

settlement activity. Under the current proposals this area of the Site will be undeveloped. The settlement lies southwest of the Scheduled Roman town of Segelocum, which lies east of the Proposed Development Site (refs. MNT15524; NHLE 1003669). The vast majority of recorded Roman archaeology in the wider study area is focussed in and around the Scheduled Roman town.

5.37. The geophysical survey has also identified further areas of localised archaeological potential comprising enclosures/groups of enclosures with possible associated features. Based on the form of these features and recorded archaeology in the vicinity, it is considered likely that these are indicative of rural settlement activity and/or related to agricultural practises. As discussed above, a late prehistoric and/or Roman date is considered likely for these features.

5.38. Further elements of Romano-British settlement activity are recorded within the east of the Site, with concentrations of pottery (ref. MNT11954) recovered during fieldwalking, and ditches and gullies having been identified, apparently forming part of a large, rectangular ditched enclosure (ref. MNT26041). The excavated features are identified as lying on the edge of the floodplain and possessing waterlogged deposits containing dumped Romano-British material, including pottery of various wares, glass, and residual tile. The recorded heritage lies north of rectilinear anomalies identified by the geophysical survey and are likely related. Under the current proposals this area of the Site is also being retained for biodiversity mitigation.

5.39. Three sherds of Roman grey ware are also recorded as having been found in a field within the Site, west of Fenton (ref. MNT4929).

5.40. Further evidence of possible Roman settlement activity is recorded to the north-east of the Site, with several features and/or concentrations of activity having been identified during fieldwork, comprising:

- A cluster of Roman pottery recovered during fieldwalking (ref. ENT3860), with ditches/gullies, pits, and possible postholes recorded during subsequent trial trenching (ref. ENT3858) c.410m north-east of the Site (refs. MNT11952 and MNT26043). The features were situated on a gravel terrace west of a palaeochannel, with waterlogged deposits containing dumped material, running into the palaeochannel/flood plain. Finds included slag suggestive of smithing in the vicinity;
- Another cluster of Roman pottery was identified during fieldwalking (ref. ENT3860), with several linear anomalies recorded during a geophysical survey (ref. ENT3859), and features recorded during trial trenching (ref. ENT3858) c.675m north-east of the Site (refs., MNT11948 and MNT26042). Recorded features included ditches, pits, curvilinear gullies, pad stone alignments, a clay lined pit, and a stone structure which was interpreted as a possible corn drier. Large amounts of pottery were recovered along with animal bone, nails, a blade-like object, quern, slag, and a glass bracelet possibly from south-west Scotland. The finds and features are indicative of a multi-phased ditched enclosure complex with signs of domestic activity in an agricultural setting, with evidence of cereal processing and metalworking. Again, this site extended along the ridge of the gravel terrace and was bound by the palaeochannel to the east, with dumped material in the channel; and,

- A small quantity of Roman pottery and charred fragments were also recorded during the trial trench evaluation c.830m north-east of the Site (ref. MNT11956).

5.41. A series of undated, linear cropmarks, along with a rectangular enclosure and trackway are recorded c.810m north of the Site (ref. MNT6174). Although undated, the features are noted in the description as potentially being later prehistoric or Roman, and given their location in relation to the nearby rural settlement activity, this seems likely. The features are visible as cropmarks on historic aerial photographs (e.g. Plate 9).



Plate 9 Undated cropmarks visible on 2009 aerial photograph (ref. NMR 20907/04), north-east of Site (ref. MNT6174)

5.42. A scatter of Roman artefacts is also recorded as having been found at South Wheatley, c.790m to the north-west of the Site (ref. MNT8677).

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

5.43. The river Trent is identified as an apparent cultural boundary during the early medieval period, with a relative absence of activity in the north and western upland areas, compared to the land within the Trent valley and to its south and east. Agricultural settlements in the region appear to be focussed on the Trent valley gravels, with little evidence identified on the Nottinghamshire claylands. Roman roads appear to have remained significant features during the period, with an apparent focus of burials in proximity to these.¹⁸

5.44. No early medieval archaeology is recorded within the Site, and only a very small amount is identified within the 1km study area.

5.45. Recorded early medieval heritage in the vicinity of the Site comprises:

- A single incomplete wooden stake recovered from peat during trial trenching (ref. ENT3858), c.675 north-east of the Site, with no associated features (ref. MNT11950); and,

- Several sherds of early medieval pottery found during excavations at Segelocum (ref. ENT150), c.385m east of the Site (ref. MNT10537).

5.46. No definite medieval archaeology is recorded within the Site either, however the geophysical survey and LiDAR data suggest that some remnant ridge and furrow is present across the Site, which is typically focussed around the settlements and farmsteads, and which may be medieval or post-medieval in date. Although this does not generally appear to be legible at ground level across most of the Site, the LiDAR indicates that some localised areas of earthworks may be present, e.g. in the vicinity of Field Farm in the west of the Site, and east of Low Holland Farm, east of Sturton le Steeple.

5.47. The latter correspond to some undated ridge and furrow (refs. MNT6110, and MNT27798) and linear earthworks (refs. MNT27796, and MNT27797) on the same alignment, which could feasibly be medieval in date. Although some faint ridge and furrow is recorded in the southern extent of this area, corresponding features are not readily apparent in the geophysical survey results, however there is a considerable amount of disturbance associated with overhead lines. The recorded features are located east of a possible moated site which was identified at the eastern extent of the village, west of the Proposed Development Site (ref. MNT28258).

5.48. Cropmarks indicative of further ridge and furrow, along with field boundaries and a possible trackway are also recorded as extending into the Proposed Development

¹⁸ Vince, A., *Updated Period Resource Assessment: Anglo-Saxon Period*, East Midlands Historic Environment Research Framework, accessed March 2024

Site on land west of Sturton-le-Steeple; again, these could feasibly be of medieval date but may represent later features (ref. MNT6849). Associated features are not readily apparent on the LiDAR data, and this part of the Site has not been covered by the geophysical survey to date.



Plate 10 Former ridge and furrow west of Sturton le Steeple (ref. MNT6849) visible on 1972 aerial photograph (ref. 10263/86)

5.49. In the wider study area several other areas of ridge and furrow are also identified, with other elements of heritage including deserted medieval settlements at West Burton to the north-east, possibly South Wheatley to the north-west, and Hablesthorpe at North Leverton south of the Site (refs. MNT15468, MNT15582, and MNT15490). Areas of former ridge and furrow which appear to have been removed by more recent agricultural practices are observable in parts of the Site too, e.g. in the north, south of West Burton power stations (e.g. Plate 11), the south, north of North Leverton (e.g. Plate 12), and in the south-west of the Site, east of Sturton High House, and west of the railway line (Plate 13).



Plate 11 1971 aerial photograph (ref. 10122/155) showing former ridge and furrow south of West Burton power stations



Plate 12 Former ridge and furrow visible in south of Site, north of North Leverton on 1970 aerial photograph (ref. 10615/O62)

:



Plate 13 Former ridge and furrow visible in south of Site, east of Sturton High House on 1954 aerial photograph (ref. RAF/58/1510)

5.50. Otherwise, recorded heritage in the vicinity is typically focussed in and around the nearby settlements and includes extant buildings, the possible sites of former buildings, and earthworks. As this is not considered to be of direct relevance to the Site's archaeological potential, it will not be discussed in detail here, however all recorded medieval heritage will be outlined in Appendix 1, with locations provided on Figure 9.5, Appendix 2.

Post-medieval (1540 – 1750), Early Modern (1750 – 1901), and Modern (1901 – present)

5.51. No post-medieval heritage is recorded within the Site, and nearly the recorded heritage from this period in the

wider study area comprises extant buildings or remains of buildings focussed within the nearby settlements and/or associated with farmsteads, along with the site of a former ferry crossing at Littleborough, east of the Site (ref. MNT26579).

- 5.52. The Site itself is likely to have been under agricultural use throughout this period and the recorded post-medieval heritage in the wider vicinity is not considered to be of direct relevance to the Site's archaeological potential. It will not therefore be discussed in detail here. However, all recorded post-medieval heritage in the vicinity, but will be outlined in Appendix 1, with locations provided on Figure 9.6, Appendix 2.
- 5.53. Only a single element of modern heritage is recorded within the Site, comprising the site of a Second World War bomb crater, which has been located via personal commentary (ref. MNT5980). The record is located adjacent to an anomaly recorded as an agricultural spread/drain by the geophysical survey.
- 5.54. Modern heritage in the wider study area is also almost entirely represented by built form within the nearby settlements, and/or associated with surrounding farms. However also included are the 20th century power station north of the Site (ref. MNT25449), along with other isolated features in the wider vicinity including a wharf (ref. MNT15525), windmills (refs. MNT7339, and MNT16887), and another possible bomb crater (ref. MNT5981). This is not considered to be of direct relevance to the Site's archaeological potential so will not be discussed in detail here. However, all elements are outlined in Appendix 1, with locations provided on Figure 9.7, Appendix 2.

Undated

- 5.55. A large amount of heritage is recorded in the Site and study area which is noted as being undated by the Nottinghamshire HER.
- 5.56. This includes several elements within the Site, including a former field boundary, identified by geophysical survey (ref. ENT5006) in the western extent of the Site (ref. MNT28306).
- 5.57. Undated features including possible pits and ditches (ref. MNT28259), and a possible small structure (ref. MNT28260) were recorded within the south-east of the Site by a geophysical survey (ref. ENT4944). No corresponding features were identified by the recent survey of the area, however the features are located within an area identified as a natural spread which may have masked the features, or it is possible that variations in the geology had been misinterpreted by the previous survey. Small possible agricultural linear features are recorded in the vicinity by the recent survey, along with a number of likely drainage features.
- 5.58. Some undated features within the Site have been included within the relevant chronological period above, where considered appropriate, e.g. MNT6183, MNT28480, and MNT28479 in the Iron Age/Roman section, and a number of features east of Sturton le Steeple, which are included in the medieval period, discussed in relation to ridge and furrow.
- 5.59. Recorded undated heritage in the wider vicinity of the Site typically comprises undated features, although there are a number of elements including former building locations which are likely to be post-medieval or modern

in date. The recorded undated heritage largely mirrors that of the datable heritage, with activity typically focussed upon the nearby settlements from the medieval period onwards, with localised areas of activity in the surrounding landscape. The majority of the undated heritage in the vicinity is therefore not considered to be of direct relevance to the Site's archaeological potential, but all elements will be outlined in Appendix 1, with locations provided on Figure 9.8.

- 5.60. Alongside the recorded undated heritage, a review of historic aerial photographs has identified areas within the Site where cropmarks may be indicative of archaeological remains. Linear cropmarks were identified north-east of Fenton, in the south-west of the eastern area of Site. These are not particularly cohesive and appear to be localised to a single field (Plate 14). No corresponding anomalies were identified by the geophysical survey, although natural spreads were identified in some areas of the field. It is possible that these relate to agricultural and/or drainage features, rather than archaeological



Plate 14 Linear cropmarks north-east of Fenton visible on 2003 aerial photograph (ref. MNR 17944/06)

Site Development

- 5.61. A review of historic maps indicates that the Proposed Development Site has been under predominantly agricultural use from at least the late-18th/early-19th century.
- 5.62. Some areas of marshland are recorded in the eastern extent of the Site in the mid-/late-18th century. At this time a historic loop of the Trent River can also be observed to the Site's north-east, with a breach noted at the neck of the meander, and an oxbow lake is being formed. This meander appears to have been infilled by at least the 1820s, when it is recorded as the old course of

the River Trent. The former course of the river remains preserved today in the existing field patterns.

- 5.63. The primary change visible within the Site from the 18th/19th centuries to the present day is the re-organisation of enclosure and loss of a large number of internal field boundaries during enclosure and subsequently due to the emergence of modern farming techniques requiring larger, prairie-style fields where larger machinery could operate unencumbered.



Plate 15 Extract from 1769 plan of ings, meadows, marshes and other low grounds in Laneham, Rampton, Treswell, South and North Leverton, Hablethorpe, Fenton, Sturton, Littleborough, Cottam and West Burton – partial site coverage



Plate 16 Extract from 1801 North Leverton with Hablesthorpe enclosure award – south-west of Site

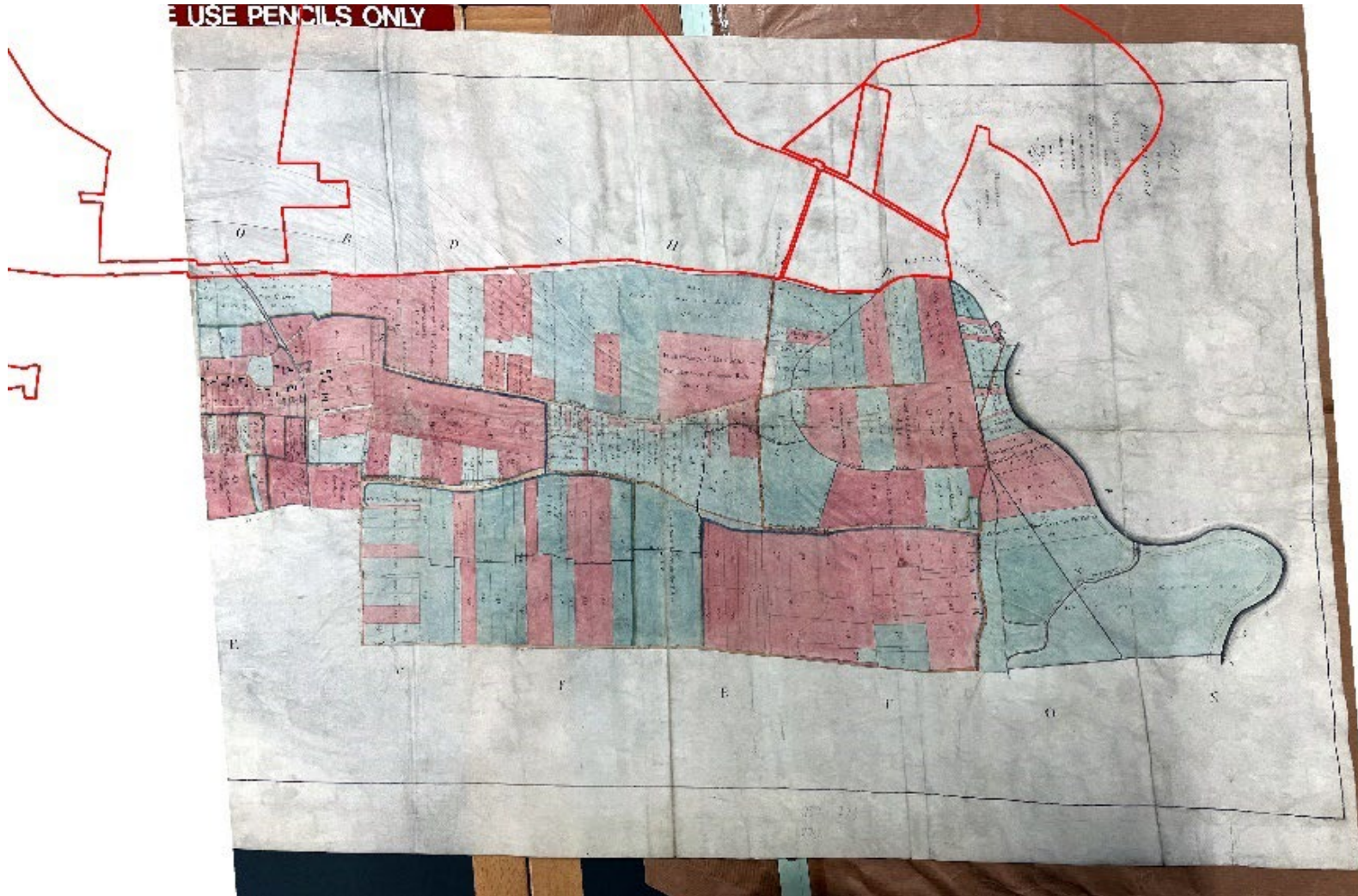


Plate 17 : Extract from 1801 North Leverton with Hablesthorpe enclosure award – south-east of Site



Plate 18 Extract from 1827 Map of the parishes of Sturton and Littlethorpe



Plate 19 Extract from 1828 Sturton le Steeple enclosure map – west of Site



Plate 20 Extract from 1828 Sturton le Steeple enclosure map – east of Site



Plate 21 Extract from 1828 Littleborough enclosure map – east of Site

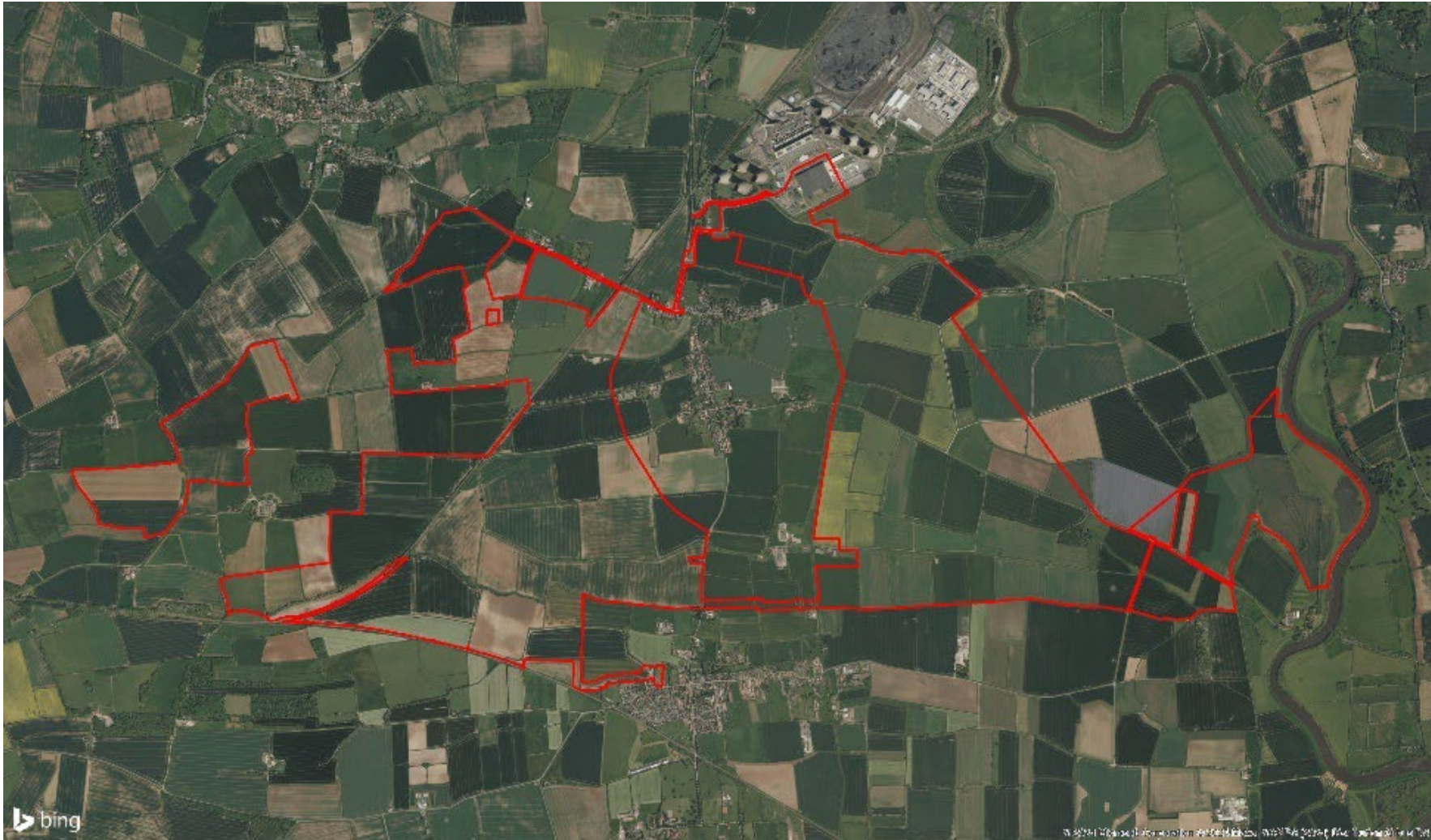


Plate 22 Site on modern satellite imagery (Bing Aerial 2024)

Historic Landscape Character

- 5.64. The historic landscape of the site has been assessed within the Historic Land Characterisation ('HLC') study, undertaken by NCC (Figure 9.11).
- 5.65. Within the Site, the HLC has characterised the majority of the site as comprising fields in which the earlier patterns shown on the 19th century mapping are no longer present, no longer readable or have been radically re-organised. These are frequently, but not entirely, associated with responses to post-World War II agricultural policies and technologies.
- 5.66. The eastern extent of the recorded extent of the historic settlement core of Sturton le Steeple is recorded as extending into the Site. This corresponds with the northern extent of an area of ridge and furrow which is discussed in the medieval section above.
- 5.67. There are also areas where field patterns with strong linear features, often sinuous, which demonstrably, or probably, originated in enclosure of strips, combinations of strips, or furlongs in open fields are identified. Lacking the narrowness of fossilised open fields, these reflect the layouts of open fields.
- 5.68. Some areas of site are identified as having field patterns involving large geometric enclosures of type commonly associated with Parliamentary Enclosures
- 5.69. The results of the HLC are broadly in-keeping with the wider archaeological assessment and review of historic mapping. Land within the Site largely comprises a modern and/or later post-medieval agricultural landscape, with some residual and localised elements of medieval heritage surviving, e.g. in some of the field patterns and/or through remnant ridge and furrow.

6. Assessment

6.1. The purpose of this section is to set out a description of the significance of the identified heritage assets, identify and describe the setting of the assets and identify the contribution made to the significance of the asset by the setting. This will also include a description of if the proposed site forms part of the setting and if so, to what extent this contributes to the significance of the asset.

6.2. The setting assessment has been carried out using methodology set out in the Historic England guidance *GPA3: The Setting of Heritage Assets* which advocates a stepped approach:

- Step 1 – identify which heritage assets might be affected by a proposed development;
- Step 2 – Assess the degree to which these settings and views make contributions to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
- Step 5 – Make and document the decision and monitor outcomes.

6.3. Development proposals may adversely impact heritage assets where they remove a feature that contributes to

the significance of a heritage asset or where they interfere with an element of a heritage asset’s setting that contributes to its significance, such as interrupting a key relationship or a designed view.

6.4. Within this baseline, steps 1, 2 and 3 are carried out, with consideration of steps 4–5 carried out within Chapter 9 Cultural Heritage of the ES. There is some level of assessment carried out within this baseline to allow Chapter 9 Cultural Heritage of the ES to be a succinct and focussed document which concentrates on only those assets which have either been specifically highlighted through consultation and those which have the potential to experience and effect, potentially a significant effect, from the Proposed Development.

6.5. Consideration was made as to whether any of the heritage assets present within or beyond the 3km study area include the site as part of their setting, and therefore may potentially be affected by the Proposed Development.

6.6. A Zone of Theoretical Visibility (‘ZTV’) has been prepared for the Proposed Development. The ZTV has been utilised to identify areas where the Proposed Development may theoretically be visible in the surrounding landscape. It is however acknowledged that the setting of an asset does not rely wholly on visibility. Therefore, no assets have been unduly excluded from the assessment using the ZTV and all have been given some level of consideration in the assessment process.

Step 1

- 6.7. The 3km study area for this assessment identified the following number of assets:
- Six Scheduled Monuments;
 - Nine Grade I Listed Buildings;
 - Eight grade II* Listed Buildings;
 - 123 Grade II Listed Buildings;
 - Two Conservation Areas.
- 6.8. No Registered Parks and Garden, Registered Battlefields or World Heritage Sites were located within the study area.
- 6.9. Each one of these assets has been considered as part of Step 1 of the Historic England guidance. A number of assets have been excluded as part of Step 1, and not taken forward into Step 2 as the guidance advocates. These assets have been through a process of desk-based assessment and sieving, using a combination of research, site visit and professional judgement to exclude those assets which have no potential to have their significance harmed or changed in any way through the construction, operation and decommissioning of the Proposed Development.
- 6.10. The result of this sieving process is set out in Appendix 1 of this baseline.
- 6.11. As a general comment, it is noted that although the Site extends to 898.29ha, it contains no designated heritage

assets, and development has been offset from assets in the immediate vicinity. In addition, the current landscape and surroundings of the heritage assets needs to be taken into account when considering setting, as well as the nature of the Proposed Development.

- 6.12. The landscape in this area is dominated by the power station at West Burton and the cooling towers, which form an iconic landmark on the skyline, visible in views from a great distance and an eye-catcher, dominating the area.
- 6.13. The majority of the Proposed Development is of a relatively low-scale in terms of height and density, with solar modules being mounted on panel modules with a maximum height of 3.6m above ground level, a height which will be mostly screened by hedgerows. Inverters and transformer units will have maximum heights of 3m above ground level. Whilst there are elements of the Proposed Development which will be taller, such as the battery storage elements and substation, these are localised and located in areas where they will not conflict with the heritage assets.
- 6.14. It is also the case that the Proposed Development is temporary in its lifespan. Any adverse effects which are identified to the setting of heritage assets will be entirely reversible. Paragraph 2.10.160 of NPS EN-3 sets this out in terms of the requirement for the Secretary of State to take into account:

“Solar farms are generally consented on the basis that they will be time-limited in operation. The Secretary of State should therefore consider the length of time for which consent is sought when considering the impacts of any indirect effect on the historic environment,

such as effects on the setting of designated heritage assets.”

Step 2

Segelocum Roman town (NHLE ref. 1003669)

- 6.15. Segelocum Roman town is a Scheduled monument, and is an asset of the highest significance in accordance with the NPS. The asset comprises a Roman settlement on the Nottinghamshire side of the River Trent, where the Roman Road, Till Bridge Lane, from Lincoln to Doncaster, crossed the river.



Plate 23 Segelocum Roman town Scheduled monument (orange) and Site (red boundaries), with proposed extent of solar development shown (blue hatched)

- 6.16. The asset extends across agricultural land to the north-west of Littleborough and is generally surrounded by modern agricultural land except to the south-east where

built form within Littleborough overlies part of the monument and extends beyond the Scheduled area. It lies immediately south of the eastern extent of the Site, and c.655m east of the Proposed Development.

- 6.17. In terms of views, these typically extend across the surrounding farmland but are limited to the south-east by the built form within the Scheduled monument and Littleborough to the south-east. The asset itself is not appreciable from the surrounding landscape, being understood as modern agricultural land. As indicated by the ZTV, the Proposed Development is anticipated to be visible from the Scheduled monument.



Plate 24 2005 aerial photograph showing cropmarks associated with remains at Segelocum (ref. NMR 20321/11)

- 6.18. The significance of the asset is principally derived from its physical fabric. It has historic and archaeological interest as an example a Roman settlement situated at a crossing of the River Trent, and with the associated road linking Doncaster and Lincoln.



Plate 25 Photograph taken from south of Scheduled monument, facing north-north-east across the asset

- 6.19. The setting of this asset also contributes to the significance, but this contribution is much less than that made by the physical fabric. The setting of the asset is formed from a number of different elements. Key elements of the asset's setting are considered to comprise the River Trent, and the adjacent, and likely

associated settlement remains to the southwest including the roadway.

- 6.20. The wider, modern agricultural landscape makes a negligible contribution which diminishes as the distance increases. While there is potential for some contemporary archaeological remains within the Site, neither these nor the Scheduled monument are readily appreciable at ground level. However where present, these archaeological assets would contribute to the significance of this asset through setting – though it is not considered that such remains would be of demonstrably equivalent significance as a Scheduled Monument.

- 6.21. The potential for views towards the Site cannot be discounted and therefore there is the potential for the Proposed Development to have some adverse effect/cause some harm to the significance of the asset by introducing modern infrastructure into views from the Scheduled monument. This asset is considered further within Chapter 9 Cultural Heritage of the ES.

Medieval settlement and open field system immediately south east of Low Farm (NHLE ref. 1017741)

- 6.22. Medieval settlement and open field system immediately south east of Low Farm is a Scheduled monument, and is an asset of the highest significance in accordance with the NPS. The asset comprises a former medieval rural settlement, which was abandoned by the late-19th century likely as a result of the River Trent having changed its course, and due to increased rents following enclosure of the surrounding landscape. The changing route of the river is observable on historic maps and is discussed above in Section 5.



Plate 26 Medieval settlement and open field system immediately south east of Low Farm Scheduled monument (orange) and Site (red boundaries), with proposed extent of solar development shown (blue hatched), and proposed substation and energy storage (green hatched)

6.23. The asset extends across agricultural land immediately to the south of the West Burton power stations which have truncated the northern extent of the former settlement. Agricultural land extends to the south and east, with land to the east including the infilled former loop of the River Trent. It lies c.170m south of the Proposed Development.

6.24. Views from the asset typically extend across the adjacent agricultural land, although longer distance views are limited due to the local, low-lying topography and vegetation associated with field boundaries. The power station buildings to the north are a highly visible feature, and views southwards and westwards include arrays of large pylons which cross the landscape. Views eastwards

towards the River Trent are largely free of development and include the low-lying site of the former river loop. The ZTV indicates that the operational phase of the Proposed Development will be visible from the asset, and it is anticipated that elements of the Proposed Development will be visible in long-distance views from the asset. Such views will however be observable alongside and in the context of existing, largescale built form comprising the West Burton power stations, and large overhead electricity pylons. Views eastwards will be unaffected by the proposals.

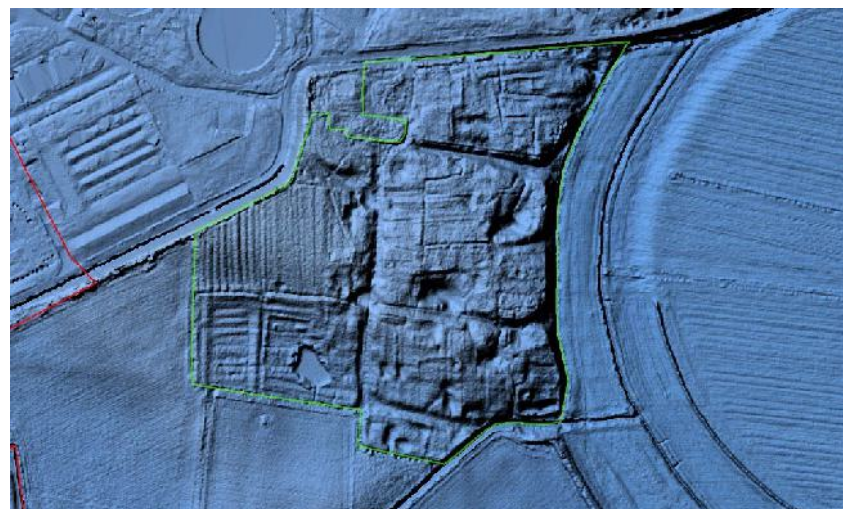


Plate 27 LiDAR data (courtesy of Environment Agency) showing earthworks associated with Scheduled Monument (extent bound in green) and the former river course

6.25. The significance of the asset is principally derived from its physical fabric, and it has historic and archaeological interest as an example of a former medieval rural settlement.

6.26. Setting is considered to make a minor contribution to the asset’s significance but to a far lesser degree than is derived from its physical form. The setting of the asset has been significantly impacted by the power station development to the north, which is likely to have truncated the settlement, and by large scale pylons which extend across land to the south and south-west. The key elements of the asset’s setting are considered to comprise the former loop of the River Trent, legible through field boundaries to the east, and the immediately adjacent agricultural land which has potential to hold associated archaeological remains.



Plate 28 Photograph taken from Scheduled monument, facing southwards, towards eastern portion of Proposed Development Site



Plate 29 Photograph taken from Scheduled monument, facing north-westwards, towards West Burton power stations



Plate 30 Photograph taken from Scheduled monument, facing eastwards, towards former loop of River Trent

- 6.27. The potential for views towards the Site cannot be discounted and therefore there is the potential for the Proposed Development to have some adverse effect/cause some harm to the significance of the asset by introducing modern infrastructure into views from the Scheduled monument. This asset is considered further within Chapter 9 Cultural Heritage of the ES.

Church of St Nicholas (NHLE ref. 1216860)

- 6.28. The Church of St Nicholas is a Grade I listed building of the highest significance in accordance with the NPS. The building was added to the statutory list on 1st February 1967. The asset comprises an 11th century parish church

which incorporates Roman brick fragments and was restored in the 19th and 20th centuries.



Plate 31 Southern elevation of Grade I Listed Church of St Nicholas, taken from churchyard

- 6.29. The church lies on the western edge of Littleborough, c.450m east of the Site, and c.1.1km east of the Proposed Development extent. The church is surrounded by an associated churchyard which is generally bound by large hedgerows/tree lines which largely screen the surrounding landscape. The exception to this is the southern boundary, which comprises a low-lying wall, over which views extend across the adjacent paddock (e.g. Plate 33). As a result of this low-lying boundary feature, the church can be observed in occasional longer

distance views, when approaching Littleborough to the south of the church (e.g. Plate 34).

- 6.30. Although the ZTV indicates that the Proposed Development will be visible from the asset, during the site visit it was identified that intervening vegetation, including along the churchyard boundaries, as well as agricultural buildings to the west of the asset, mean that any visibility of the Proposed Development will be distant and glimpsed, at most (e.g., Plate 32). The church itself is diminutive and is best appreciated from close proximity (e.g. Plate 31).



Plate 32 Photograph taken from adjacent to Church of St Nicholas, facing westwards, towards the Proposed Development Site

- 6.31. The significance of the asset is primarily derived from its physical fabric, and it has architectural and historic interest as an example of a church with 11th century origins.

- 6.32. The setting of the asset also makes a contribution to its significance, although this contribution is much less than that made by its physical fabric. The key element of the asset's setting is the associated churchyard, with the adjacent settlement of Littleborough also contributing. The immediately surrounding agricultural land, particularly the open, visible paddocks to the south, is considered to make a minor contribution to the asset's significance.



Plate 33 : Photograph taken from adjacent to Church of St Nicholas, facing southwards towards low-lying boundary feature and paddocks beyond



Plate 34 Photograph taken from Littleborough Road, at western extent of Littleborough, facing north-eastwards toward Church of St Nicholas (circled in blue)

6.33. Although it is not anticipated that any key views to/from the asset will be affected, the potential for views towards the Site cannot be discounted and therefore there is the potential for the Proposed Development to have some adverse effect/cause some harm to the significance of the asset. This asset is considered further within Chapter 9 Cultural Heritage of the ES.

Church of St Martin (NHLE ref. 1234265)

6.34. The Church of St Martin is a Grade I Listed building of the highest significance in accordance with the NPS. The building was added to the statutory list on 1st February

1967. The parish church has 12th, 13th, 14th, and 15th century elements, and was restored in the 19th century.



Plate 35 Grade I Listed Church of St Martin

6.35. The church lies on the northern edge of North Leverton with Hablesthorpe, c.375m south of the Site, and c.390m south-south-east of the Proposed Development extent. The church is surrounded by an associated churchyard which is generally bound by large hedgerows/tree lines which largely screen the surrounding landscape.

6.36. The ZTV indicates that the Proposed Development will be visible from the Listed building. During the site visit it was determined that the Site is not visible from ground level at the asset, and while wider views of land including the

Site are anticipated to be from the church tower, such views will include other elements of modern built form including the power station buildings to the north and south and large pylons beyond, and crossing the Site. The asset is best appreciated from the surrounding churchyard (e.g. Plate 35), although occasional longer distance views of the tower are possible from the wider landscape. The best views of the tower from the north, are afforded when approaching along the footpath which crosses the paddocks adjacent to the churchyard (e.g. Plate 36); these lie outside the Proposed Development Site.



Plate 36 View of Church of St Martin when approaching along public right of way to the north of the church

6.37. The significance of this asset is formed primarily by its architectural and historic interest which is best demonstrated by its physical fabric. The setting of the asset also makes a contribution to its significance, although this contribution is much less than that made by its physical fabric. Key elements of the asset's setting comprise the associated churchyard, and settlement of North Leverton. The immediately adjacent agricultural land to the north is also considered to make a very minor contribution to the asset's significance, due to the views afforded from this land when approaching the asset and associated settlement.

6.38. Although it is not anticipated that any key views to/from the asset will be affected, the potential for views towards the Site cannot be discounted and therefore there is the potential for the Proposed Development to have some adverse effect/cause some harm to the significance of the asset. This asset is considered further within Chapter 9 Cultural Heritage of the ES.

Church of St Peter and St Paul (NHLE ref. 1275773)

6.39. The Church of St Peter and St Paul is a Grade II* listed building of the highest significance in accordance with the NPS. The building was added to the statutory list on 1st February 1967. The parish church is constructed of dressed stone, ashlar, snecked stone, coursed rubble, coursed squared rubble; it has graduated slate and lead roofs. The church has 12th, 13th, 14th, and 15th century elements, was restored in 1870, burnt down in 1901, and was rebuilt 1901-2.

6.40. The church lies on the south-eastern edge of Sturton le Steeple, c.655m west of the eastern Site area, and c.705m east of the western Site area. The church is

surrounded by an associated churchyard with modern built form, associated gardens, and roads within Sturton le Steeple lying beyond this in all directions.



Plate 37 Grade II Listed Church of St Peter and St Paul*

6.41. The prominent church tower is a highly visible feature within the surrounding landscape, including from areas within the eastern parcel of the Site, however such views typically include the large-scale electricity pylons, with the church visible alongside, and beyond these features (e.g. Plate 38). Reciprocal views from the church tower, across the surrounding landscape, including parts of the Site are anticipated from the tower. However, at ground level views outwards from the asset are largely restricted by built form and vegetation surrounding the churchyard.



Plate 38 Photograph taken from public right of way south of Common Lane, in eastern area of Site, facing south-westwards towards Church of St Peter and Paul (circled in blue) – note the pylons dwarfing the church in the view

6.42. The significance of this asset is formed primarily by its architectural and historic interest which is best demonstrated by its physical fabric. The setting of the asset also makes a contribution to its significance, although this contribution is much less than that made by its physical fabric. Key elements of the asset’s setting comprise the associated churchyard, and settlement of Sturton le Steeple. The agricultural land immediately surrounding the settlement of Sturton le Steeple, from which the best, long-distance views of the church tower

are afforded is considered to make a very minor contribution to the asset's significance.

- 6.43. The Proposed Development is anticipated to result in some visible built form in the wider surrounds of the asset, and will impact some longer distance views towards the church tower, with the Scheme appearing in the foreground of longer-range views of the tower. However, key elements of the asset's significance will remain unchanged.
- 6.44. It is considered that there will be no areas from which any views of the tower would be blocked entirely by the Proposed Development. However, the potential for views towards the Site cannot be discounted and therefore there is the potential for the Proposed Development to have some adverse effect/cause some harm to the significance of the asset. This asset is considered further within Chapter 9 Cultural Heritage of the ES.

North Leverton Windmill (NHLE ref. 1234469)

- 6.45. The North Leverton Windmill is a Grade II* listed building of the highest significance in accordance with the NPS. The building was added to the statutory list on 28th February 1952. The tower mill lies c.260m south of the Proposed Development. It was constructed in 1813, and raised in 1884, and is still in working order and in use. It is a three-storeyed tower mill built of brick, tarred, with ogee domed close boarded cap with ball finial, and has timber patent sails and fantail.
- 6.46. The asset is situated to the north of Mill Lane, c.535m west of North Leverton. An associated mill cottage and workshop lie to its west, with a paddock and yard area to the south and west, and a small, brick-built structure to

the east, currently in use as a visitor centre. The wider surrounds generally comprise agricultural land, with the Manchester, Sheffield & Lincolnshire Railway line lying to the north, between the asset and the Site.



Plate 39 View of North Leverton Windmill, taken from Mill Lane to the south

- 6.47. Due to its height, the feature is prominent in the landscape and is appreciable from the wider surrounds, with the ZTV indicating that the Proposed Development will be visible from the asset. Although the height of the asset is an important feature, this is a result of the function of the building and a practical design. Longer distance views from the asset are considered to be incidental rather than by any design intent. The small

windows are placed to allow light to enter the mill, rather than to provide any particular views. Therefore, whilst the height is an illustration of the function of the asset and makes some small contribution to significance, windmills were not designed purposefully to be seen from great distances. From the base of the mill views extend across the adjacent agricultural land, with views in the direction of the Site including the large cooling towers and buildings at West Burton power stations as a highly visible feature beyond the Site (e.g. Plate 40).



Plate 40 Photograph taken from base of North Leverton Windmill, facing northwards, towards Site

6.48. The asset's significance is primarily derived from its physical fabric, having historic and architectural interest

as an example of an early-19th century mill, that is still in working use. Setting contributes to the asset's significance but to a lesser degree than is derived from its form. The key elements of the asset's setting are the associated mill cottage to the south-east and the surrounding yard, along with the adjacent Mill Lane which provides access to it. The mill was constructed by and for a group of farmers from the surrounding parishes of Fenton, North Leverton, Habbleshthorpe, and Sturton-le-Steeple and therefore shares a historic functional association with the surrounding arable landscape, with grain from the surrounds having been milled at the windmill. The immediately surrounding agricultural land is therefore considered to make a minor contribution to the asset's significance, providing rural context.

6.49. The immediately surrounding agricultural land and key elements of the asset's setting will be unaffected by the Proposed Development, however it will result in the addition of visible built form within the wider surrounds, which have a historic association with the asset. However, the potential for views towards the Site cannot be discounted and therefore there is the potential for the Proposed Development to have some adverse effect/cause some harm to the significance of the asset. This asset is considered further within Chapter 9 Cultural Heritage of the ES.

Burton Chateau (NHLE ref. 1064085)

6.50. The Burton Chateau is a Grade II* Listed building of the highest significance in accordance with the NPS. The building was added to the statutory list on 16th December 1964. The asset is a two-storey temple folly, constructed in 1747 by John Platt of Rotherham for T. Hutton. It is constructed of red brick and limestone ashlar, with

shallow hipped slate roofs with tall, ashlar coped stack to rear. It is rectangular in plan with small, narrower, lower rectangular projections to the north-east and south-west.



Plate 41 Recent satellite imagery showing location of Burton Chateau (circled in blue) in relation to the Site (red line)

6.51. The folly lies c.805m east of the wider Site, and c.1.7km east of the Proposed Development. It occupies an elevated position east of the River Trent with its primary elevation facing south-eastwards towards Gate Burton. The second edition OS map shows the folly as lying towards the north-western edge of an area of parkland which surrounds Gate Burton Hall and Gate Burton to the south-east. Gate Burton Hall is a Grade II* Listed country house also associated with the Hutton family but was built between 1774-1780. It is thought that the hall, outbuildings, and gardens may have replaced the site of

an earlier village, but that the folly and surrounding landscaped park were potentially created prior to this.



Plate 42 Composite of extracts from 1900 and 1907, six-inch OS maps, showing Burton Chateau (circled blue) and extent of landscaped park

- 6.52. A woodland plantation lies to the west of the asset, between it and the Site, with open land extending to the north-east, east, south, and south-west of the folly. This comprises the former parkland, much of which still retains a parkland character, with scattered trees and plantations.
- 6.53. Views from the primary façade of the asset extend to the south-east across the historic parkland, towards Gate Burton. Views are also afforded north-eastwards from the north-eastern elevation, across the parkland towards agricultural land beyond. From the south-western elevation, views extend across the parkland, down the River Trent. Views westwards, towards the Proposed

Development are obscured by the adjacent woodland, as reflected by the ZTV which shows no anticipated visibility of the Proposed Development from the asset.

6.54. The asset's significance is primarily derived from its physical fabric, having historic and architectural interest as an example of an 18th-century folly. Setting contributes to the asset's significance but to a far lesser degree than is derived from its form. The key element of the asset's setting is considered to comprise the landscaped park which has a historic association with the folly, is potentially contemporary, and across which the primary façade of the building is focussed. Despite being later, the historic buildings at Gate Burton Hall are also considered to contribute due to the significance of the folly due to their shared history and ownership with the Hutton family. The agricultural land immediately surrounding the historic parkland is considered to make, at most, a very minor contribution to the asset's significance.

6.55. The Proposed Development is not anticipated to be visible from the asset and land within the Site is not considered to contribute to the asset's significance. Key elements of the asset's significance will be unaffected by the Proposals. As such, the Proposals are not anticipated to result in any harm to the significance of the Grade II* Listed building, and it will not be taken forward for further assessment within the ES Chapter.

Littleborough Cottage (NHLE ref. 1275674)

6.56. Littleborough Cottage is a Grade II listed building of less than the highest significance as defined by the NPS. The building was added to the statutory list on 4th December 1985. The former toll house, now cottage dates to the

early-19th century and is constructed of brick with a hipped glazed pantile roof. The building has a number of 20th century additions and appears to have been renovated recently.



Plate 43 View facing westwards towards Littleborough Cottage

6.57. The asset is surrounded by the Site, but the Proposed Development is offset beyond existing field boundaries c.235m to the south-west, and c.385m to the west. The building is situated north of the junction of the former Littleborough Ferry turnpike road, and the road from Cottam, and is thought to be the only turnpike toll house in the county. Associated gardens lie to the east of the cottage, with agricultural land extending in all directions beyond this and the roads to the south.

6.58. Views from the asset primarily extend along the adjacent roads but it is anticipated that wider ranging views across the surrounding agricultural land are afforded from the upper storey of the building. The ZTV indicates some possible limited visibility of the Proposed Development from the asset. Due to offsetting of development from the Listed building, distance and intervening vegetation, any visibility is anticipated to be restricted.



Plate 44 View south-south-westwards from Littleborough Cottage, looking towards Thornhill Lane and adjacent agricultural land

6.59. The asset primarily derives its significance from its physical fabric. Setting does contribute to its significance, but to a far lesser degree. As a former toll house, the key element of the asset's setting are the associated roads.

6.60. Key views from the assets to and along the adjacent roads are anticipated to be unaffected. However, the potential for views towards the Site cannot be discounted and therefore there is the potential for the Proposed Development to have some adverse effect/cause some harm to the significance of the asset. This asset is considered further within Chapter 9 Cultural Heritage of the ES.

Manor Farmhouse (NHLE ref. 1216698)

6.61. Manor Farmhouse is a Grade II listed asset of less than the highest significance in accordance with the NPS. The building was added to the statutory list on 4th December 1985. The building dates to the 17th and mid-19th centuries, and is constructed of colour-washed brick, with a 20th century pantile roof.



Plate 45 Recent satellite imagery (Bing Aerial 2024) showing Manor Farmhouse (circled in yellow) and associated farm complex in

relation to Site (red line) and Proposed Development extent (blue hatched)

- 6.62. The building is located c.150m to the west of the Site boundary and >300m from the nearest Proposed Development. The building lies within an associated garden and yard area.
- 6.63. The significance of this asset is primarily derived from its physical fabric which displays its architectural interest as a 17th and mid-19th century farmhouse, providing historic interest in the information it provides for the agrarian economy in this area. The setting of the asset is formed by its immediate surrounding landscape, including several large modern agricultural buildings to the north and a surfaced area to the north.
- 6.64. The significance of this building is formed by its architectural and historic interest displayed primarily through its built fabric including elements of the interior which contribute to significance. The asset has architectural interest in displaying the vernacular 17th/late-19th century farmhouses within this area and the surviving historic fabric. The historic interest is formed through the information the asset provides for the agrarian economy of the area and through the fact that the building is still a farmhouse, within a working farmyard.
- 6.65. The setting of the asset is formed by its farmyard and the farm outbuildings and barns to the north-west. These barns are large and extend far to the north of the

property. They make a neutral contribution to the significance as although they are much larger in scale, dwarfing the farmhouse, they are indicative of the continuing agricultural use of the asset.

- 6.66. The fields to the north of the asset form part of the setting as it is likely that these are the fields currently farmed by the asset. Part of the Site and Proposed Development to the north-east of the asset shares a functional association with it, being currently farmed by the residents of the asset.
- 6.67. The most important elements of the asset's setting comprising the associated farmyard, and immediately surrounding agricultural land will however be unaffected by the proposals. However, due to the functional association of some land within the Site, and the asset, and potentially for visibility of the Proposed Development, this asset is considered further within Chapter 9 Cultural Heritage of the ES.

7. Conclusions

- 7.1. This Heritage Baseline has provided the background information and set out the significance and contribution made by setting of heritage assets in proximity to the proposed Site. Initial assessment of the potential effects of the scheme has been made within this baseline to ensure that Chapter 9 Cultural Heritage of the ES considers only those assets within the potential to experience significant effects, and those assets highlighted through consultation as requiring assessment.
- 7.2. The initial assessment has utilised professional judgement, desk-based assessment and site visits to come to the conclusions within this report.
- 7.3. The results of this Baseline are used as the basis of Chapter 9 Cultural Heritage of the ES.

Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.
Planning Act 2008

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2023).
Ministry of Housing, Communities & Local Government (MHCLG), <i>National Planning Policy Framework (NPPF)</i> (London, December 2024).
Ministry of Housing, Communities & Local Government (MHCLG), <i>Planning Practice Guidance (PPG)</i> (revised February 2024).
Department for Energy Security & Net Zero (DESNZ), <i>Overarching National Policy Statement for Energy (NPS EN-1)</i> (London, November 2023)
Department for Energy Security & Net Zero (DESNZ), <i>National Policy Statement for Renewable Energy (NPS EN-3)</i> (London, November 2023)

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English Heritage, <i>Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment</i> (London, April 2008).
Historic England, <i>Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1</i> (2 nd edition, Swindon, February 2019).
Historic England, <i>Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2</i> (2 nd edition, Swindon, July 2015).
Historic England, <i>Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12</i> (Swindon, October 2019).
Historic England, <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3</i> (2 nd edition, Swindon, December 2017).

Historic Maps and Aerial Photographs
1769 plan of ings, meadows, marshes and other low grounds in Laneham, Rampton, Treswell, South and North Leverton, Habbleshthorpe, Fenton, Sturton, Littleborough, Cottam and West Burton
1801 North Leverton with Habbleshthorpe enclosure award
1827 Map of the parishes of Sturton and Littlethorpe



1828 Sturton le Steeple enclosure map
1828 Littleborough enclosure map
1900 six-inch OS map
1907 six-inch OS map
1954 aerial photograph (ref. RAF/58/1510)
1970 aerial photograph (ref. 10615/062)
1971 aerial photograph (ref. 10122/155)
1972 aerial photograph (ref. 10263/86)
1991 aerial photograph (ref. NMR 12086/23)
1996 aerial photograph (ref. JAP 19333/V109)
2003 aerial photograph (ref. MNR 17944/06)
2005 aerial photograph (ref. NMR 20321/11)
2009 aerial photograph (ref. NMR 20907/04)

Appendix 1: Gazetteer & Initial Sieving Assessment

Designated Asset Data (3km Study Area)

NHLE Ref	Name	Grade/Status	Significance & contribution made by setting	Contribution made by Site to significance through setting	Take forward to Step 2/Further Assessment?
n/a	Wheatley	Conservation Area	Significance is formed through architectural and historic interest of the built fabric, open spaces and boundary treatments within the boundary of the conservation area. The setting is limited to those areas immediately surrounding the Conservation Area which allow the special interest to be appreciated. The inclusion of several fields and paddocks primarily to the south historic settlement core, indicate that these form the most important elements of the settlement's rural setting. No Conservation Appraisal is available and no key views to or from the Conservation Area are identified on the boundary map or in the Designation Statement dated to June 2010.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – No key views towards the Site and the special interest of the asset will not be changed. There is no historic association, visual connection or other functional relationship with the Site.

n/a	Saundby	Conservation Area	Significance is formed through architectural and historic interest of the built fabric, open spaces and boundary treatments within the boundary of the conservation area. The setting is limited to those area immediately surrounding the Conservation Area which allow the special interest to be appreciated. The inclusion of several fields and paddocks to the east and west historic settlement core, indicate that these form the most important elements of the settlement's rural setting. No Conservation Appraisal is available and no key views to or from the Conservation Area are identified on the boundary map or in the Designation Statement dated to June 2010.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site is over 2km from this asset, beyond West Burton power stations. There is no historic association, visual connection or other functional relationship with the Site. No key views towards the Site from the asset and the special interest will not be changed by the Proposed Development.
1003669	Segelocum Roman town	Scheduled Monument	Significance is the archaeological and historic interest of the asset, primarily derived from its physical fabric.	Discussed above.	Yes – discussed in further detail above.
1004935	Roman fort, south of Littleborough Lane	Scheduled Monument	Significance is formed by the archaeological and historic interest primarily embodied within the below-ground archaeological remains. Setting is formed by the immediate	The Site is not considered to form part of the setting of this asset and makes no	No – the Site does not form part of the setting which contributes to significance. There is no historic association, visual connection or other functional relationship with the Site. The Proposed Development will

			surrounding landscape, primarily the low crest of the slope upon the asset sits, above the floodplain of the River Trent to the west.	contribution to significance	not change the archaeological and historic interest of this asset.
1006391	St Helen's Church	Scheduled Monument	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of South Wheatley to the west.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The Proposed Development will not change the archaeological and historic interest of this asset.
1008630	Hayton Castle moated site and fishpond	Scheduled Monument	Significance is formed by the archaeological and historic interest primarily embodied within the below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The Proposed Development will not change the archaeological and historic interest of this asset.
1008685	Site of Heynings Priory	Scheduled Monument	Significance is formed by the archaeological and historic interest primarily embodied within the below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and associated landscape features such as the hollow way which runs to the	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The Proposed Development will not change the archaeological and historic interest of this asset.

			north-west of the precinct boundary.		
1017741	Medieval settlement and open field system immediately south east of Low Farm	Scheduled Monument	Significance is the archaeological and historic interest of the asset, primarily derived from its physical fabric.	Discussed above.	Yes – discussed in further detail above.
1034425	CHURCH OF ST PETER	Grade I Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of Hayton to the west.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1045083	CHURCH OF ST MARTIN	Grade I Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of South Wheatley to the east.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1146567	CHURCH OF ST HELEN	Grade I Listed	Significance is formed by the architectural and historic	The Site is not considered to form	No – the Site does not form part of the setting of this asset. There are no

			interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of Lea to the west.	part of the setting of this asset and makes no contribution to significance	views of the Site or of the asset with the Site in between. There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1216694	REMAINS OF CHURCH OF ST HELEN	Grade I Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of South Wheatley to the west.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1216860	CHURCH OF ST NICHOLAS	Grade I Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric.	Discussed above.	Yes –Discussed in further detail above.
1234072	CHURCH OF ST JOHN THE BAPTIST	Grade I Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will not experience any change as a

			Setting of this asset is formed by immediate surrounding landscape and settlement of Treswell to the south.		result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1234265	CHURCH OF ST MARTIN	Grade I Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric.	Discussed above.	Yes –Discussed in further detail above.
1359484	Church of St. Margaret of Antioch	Grade I Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of Marton to the north.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1370125	CHURCH OF ST JOHN THE BAPTIST	Grade I Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of Clarborough to the west.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1064050	CHURCH OF ST MARY	Grade II* Listed	Significance is formed by the architectural and historic	The Site is not considered to form	No – the Site does not form part of the setting of this asset. There are no

			interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of Knaith to the north-east and the remains of the former priory to the south.	part of the setting of this asset and makes no contribution to significance	views of the Site or of the asset with the Site in between. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1064085	Burton Chateau	Grade II* Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric.	Discussed above.	Yes –Discussed in further detail above.
1234469	NORTH LEVERTON WINDMILL	Grade II* Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric.	Discussed above.	Yes –Discussed in further detail above.
1234572	CHURCH OF ST PETER AND ST PAUL	Grade II* Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of North Wheatley to the west and south.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.

1275773	CHURCH OF ST PETER AND ST PAUL	Grade II* Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric.	Discussed above.	Yes –Discussed in further detail above.
1275880	CHURCH OF ALL SAINTS	Grade II* Listed	Significance is formed by the architectural and historic interest primarily embodied within the upstanding remains of the church. There is also archaeological interest associated with any below-ground archaeological remains. Setting of this asset is formed by immediate surrounding landscape and settlement of South Leverton to the west and south.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1275959	THE OLD HALL AND ADJOINING OLD HALL FARM HOUSE	Grade II* Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and historic interest of the asset will remain unchanged.
1359458	GATE BURTON HALL	Grade II* Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric and the association with the designer Detmar Blow. Setting is formed by historically associated	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of this asset. There are no views of the Site or of the asset with the Site in between. The significance of this asset will not experience any change as a result of the Proposed Development. The architectural and

			buildings, gardens, and landscape parkland.		historic interest of the asset will remain unchanged.
1034426	THE OLD VICARAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Hayton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1034427	CHURCH FARM HOUSE AND ADJOINING STOREHOUSE AND PIGEONCOTE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of Hayton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045690	CHURCH OF ST MARTIN	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated churchyard and settlement of Bole	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045691	The Old Vicarage	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed association with church and settlement of Clarborough	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045692	PAIR OF CHEST TOMBS 2 METRES WEST OF TOWER AT CHURCH OF ST JOHN THE BAPTIST	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed association with church,	The Site is not considered to form part of the setting of this asset and makes no	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



			churchyard, and settlement of Clarborough	contribution to significance	
1045693	LILY COTTAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Clarborough	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045694	Welham Park House	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Welham and historic park	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045695	GATE AND RAILING AT WELHAM PARK	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Welham and historic park	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045696	WELHAM GRANGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Welham	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045697	WELHAM HALL	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated gardens,	The Site is not considered to form part of the setting of this asset and makes no	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.

			and historic buildings and settlement of Welham	contribution to significance	
1045698	COACH HOUSE AT WELHAM HALL	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by Welham Hall	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1045699	WHINLEYS FARM HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and farmyard, and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged. The asset is located within a dense, urban environments with a primary school adjacent. The proposed scheme will not cause harm.
1064051	PARK FARM SOUTH FARMHOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and farmyard, and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1064052	HOLLY HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Lea	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1064053	THE VILLAGE FARMHOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of	The Site is not considered to form	No – There is no historic association, visual connection or other functional

			the asset primarily formed by its physical fabric. Setting is formed by settlement of Lea	part of the setting of this asset and makes no contribution to significance	relationship with the Site. The significance of this asset will remain unchanged.
1064054	OUTHOUSE ADJACENT TO AND SOUTH OF CARTHOUSE AND STABLES AT THE OLD RECTORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the asset derives its significance from its physical fabric and the association with the main house. Proposed Development will not change any of these aspects of this asset.
1064055	RECTORY FARMHOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the asset derives its significance from its physical fabric and the association with the main house. Proposed Development will not change any of these aspects of this asset.
1064056	1 AND 3, WILLINGHAM ROAD	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Lea	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1064057	INGELBY ARMS PUBLIC HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. The setting of the asset is formed by settlement of Marton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1064059	WINDMILL	Grade II Listed	Significance is the architectural, historic and artistic interest of	The Site is not considered to form	No – There is no historic association, visual connection or other functional



			the asset primarily formed by its physical fabric. The setting of the asset is formed by the historically associated buildings and grounds, and by the immediately surrounding agricultural land.	part of the setting of this asset and makes no contribution to significance	relationship with the Site. The significance of this asset will remain unchanged.
1064060	BERFOSTON COTTAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. The setting of the asset is formed by settlement of Marton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1064086	GATEWAY TO GATE BURTON HALL	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by association with Burton Hall and grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1064087	CHURCH OF ST HELEN	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by surrounding churchyard, associated rectory and settlement at Gate Burton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1146553	CARTHOUSE AND STABLES AT THE OLD RECTORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



1146557	GATE PIERS AT THE OLD RECTORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1146582	CROSS	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Marton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1146594	NO 21 AND ATTACHED BARN TO REAR	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, immediately surrounding land and settlement of Marton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1146611	WAPPING LANE FARMHOUSE AND ATTACHED OUTBUILDING	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, immediately surrounding land and settlement of Marton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1156783	THE GROVE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. As a former rectory, its significance is	The Site is not considered to form part of the setting of this asset and makes no	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.

			primarily derived from the historically associated church, with the associated gardens also contributing.	contribution to significance	
1156793	HALL FARMHOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated farmyard, buildings and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1166351	GATE BURTON HALL COTTAGES	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings at Gate Burton, and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1212061	BOUNDARY WALL, RAILING AND GATE AT WELHAM HALL	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by Welham Hall and associated grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1212103	"IVY COTTAGE YEW TREE FARMHOUSE"	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Welham.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1212380	CHURCH OF HOLY TRINITY	Grade II Listed	Significance is the architectural, historic and artistic interest of	The Site is not considered to form	No – There is no historic association, visual connection or other functional

			the asset primarily formed by its physical fabric. Setting is formed by associated churchyard and historically associated buildings, and by the relationship with the settlement of Cottam	part of the setting of this asset and makes no contribution to significance	relationship with the Site. The significance of this asset will remain unchanged.
1216693	PIGEONCOTE AND OUTBUILDING AT CORNER FARM	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of South Wheatley	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – Site does not form part of the setting of the asset, The significance will not be altered by the Proposed Development. No views of the Proposed Scheme. Architectural and historic interest will remain intact.
1216695	CHURCH FARM HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated farmyard, buildings and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216696	BOUNDARY WALL AT CHURCH OF ST PETER AND ST PAUL	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the associated church and churchyard	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216697	CROSS STREET COTTAGE AND outhouse	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



1216698	Manor Farmhouse	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated farmyard, buildings and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216845	WEST END FARM HOUSE AND WASH HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated farmyard, buildings and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216861	THE MANOR HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds, and the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216862	STABLE AT MANOR HOUSE DATED 1846	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds, and the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216863	CULVERT, GATE AND GATE PIERS AT MANOR HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically	The Site is not considered to form part of the setting of this asset and makes no	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



			associated buildings and grounds, and the historic settlement of Sturton le Steeple	contribution to significance	
1216864	CROWN COTTAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216933	WESLEYAN CHAPEL, WALL AND RAILING	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated chapel and grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216935	Former pigeoncote and barn	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated farmyard, buildings and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216936	Crow Tree Farm	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated farmyard, buildings and immediately surrounding agricultural land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1216973	BARN TO NORTH EAST OF CHURCH FARMHOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is	The Site is not considered to form part of the setting of this asset and	No – There is no historic association, visual connection or other functional relationship with the Site. The



			formed by historically associated buildings and settlement of Hayton	makes no contribution to significance	significance of this asset will remain unchanged.
1233883	Pigeoncote at Brookside Farm	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of Treswell	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234071	CHURCH FARMHOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, farmyard, and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234073	The Shambles	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the historic core of the settlement of Treswell.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234259	HALL FARM HOUSE AND OUTBUILDING	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, immediately adjacent land and settlement of Hayton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234260	"HAYTON CASTLE COTTAGE HAYTON	Grade II Listed	Significance is the architectural, historic and artistic interest of	The Site is not considered to form	No – There is no historic association, visual connection or other functional

	CASTLE FARM HOUSE"		the asset primarily formed by its physical fabric. Setting is formed by associated historic buildings and immediately surrounding farmyard and agricultural land	part of the setting of this asset and makes no contribution to significance	relationship with the Site. The significance of this asset will remain unchanged.
1234262	HABBLESTHORPE MANOR HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds, and settlement of Hablesthorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234264	GAINSBOROUGH HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Leverton with Hablesthorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234321	Corner Farmhouse and water pump	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed historically associated buildings and farmyard, and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234342	NORTH LEVERTON MANOR HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



			grounds, and settlement of North Leverton		
1234355	THE FARM	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Leverton with Habbleshthorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234377	White Rose Cottage	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Leverton with Habbleshthorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234378	Rowan Tree Farm and Stable	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated building and grounds, and settlement of North Leverton with Habbleshthorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234379	IVY HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Leverton with Habbleshthorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234380	CORNER FARM HOUSE AND	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by	The Site is not considered to form part of the setting	No - There is no historic association, visual connection or other functional relationship with the Site. The

	ADJOINING FARM BUILDINGS		its physical fabric. Setting is formed by historically associated building and grounds, and immediately surrounding land	of this asset and makes no contribution to significance	significance of this asset will remain unchanged.
1234381	YEW TREE FARM HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated building and grounds, and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234468	The Stables	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the Site does not form part of the setting of the asset. The significance will not experience any change from the Proposed Development.
1234470	WHITE LODGE AND OUTBUILDING	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Leverton with Habbleshorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234530	Former Wesleyan Sunday School	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Leverton with Habbleshorpe	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



1234570	Old Mill Farm House	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234571	Pigeoncote, barn and stable at Old Mill Farm	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234819	PIGEONCOTE WITH STABLE AND BARN AT WEST MOOR FARM	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234865	THE PLOUGH INN	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234907	BOUNDARY WALL AT CHURCH OF ST PAUL AND ST PETER	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by associated church and settlement of North Wheatley	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



1234972	METHODIST CHAPEL	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of South Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234973	DIAMOND HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of South Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234974	MEETING HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of South Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234975	THE PRIORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, settlement of South Leverton and the immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1234976	OUTBUILDING 20 METRES NORTH OF THE PRIORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, settlement	The Site is not considered to form part of the setting of this asset and makes no	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



			of South Leverton and the immediately surrounding land	contribution to significance	
1234977	GREEN COTTAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of South Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1235070	Two Centuries Barn	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of South Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1235072	Holly Farm House	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, associated grounds and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1268482	CHESTERFIELD CANAL, LECTURE ROOM BRIDGE 64 AT SK 7272 8463	Grade II Listed	Architectural and historic interest formed by the physical fabric. Setting formed by Chesterfield canal	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – the asset derives its significance from its physical fabric and the association with the main house. Proposed Development will not change any of these aspects of this asset.
1268483	CHESTERFIELD CANAL, WHITSUNDAY PIE LOCK BRIDGE 60 AT SK 7216 8204	Grade II Listed	Architectural and historic interest formed by the physical fabric. Setting formed by Chesterfield canal	The Site is not considered to form part of the setting of this asset and	No – the asset derives its significance from its physical fabric and the association with the canal. Proposed

				makes no contribution to significance	Development will not change any of these aspects of this asset.
1275650	CULVERT, BOUNDARY WALL, FENCE AND GATE AT THE MANOR HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds, and the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275658	BOUNDARY WALL, RAILING AND GATE AT CROWN COTTAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. The setting of the asset is formed by historically associated cottage and grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275659	MAYFLOWER HOUSE AND OUTHOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275674	LITTLEBOROUGH COTTAGE	Grade II Listed	Significance is the archaeological and historic interest of the asset, primarily derived from its physical fabric.	Discussed above.	Yes – discussed in further detail above.
1275698	FERRY HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is	The Site is not considered to form part of the setting of this asset and makes no	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



			formed by adjacent River Trent and settlement of Littleborough	contribution to significance	
1275699	STABLE AT MANOR HOUSE DATED 1779	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds, and the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275700	FOUR PILLARS 10 METRES SOUTH OF MANOR HOUSE SOUTH FRONT	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds, and the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275772	BARNS AND PIGEONCOTE AT THE MANOR	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of South Wheatley	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275774	The Barn	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and farm, and the historic settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275817	CORNER FARM HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of	The Site is not considered to form	No – There is no historic association, visual connection or other functional



			the asset primarily formed by its physical fabric. Setting is formed by the settlement of South Wheatley and immediately adjacent land	part of the setting of this asset and makes no contribution to significance	relationship with the Site. The significance of this asset will remain unchanged.
1275841	The Barn	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of South Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275842	The Old Dovecote	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of South Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275843	New Farm House and The Stables	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, farmyard and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1275948	Cartshed at Old Mill Farm	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



1276041	BAR GATE FARM HOUSE AND OUTBUILDINGS	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276042	BARN TO EAST OF POST OFFICE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276064	PLUM TREE FARM HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No- There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276066	OUTBUILDING, PIGEONCOTE, BARN AND STABLES AT PLUM TREE FARM	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, and settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276111	WINDMILL COTTAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated North Leverton Windmill	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No - There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



1276112	PREBENDARY FARM HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, farmyard and immediately surrounding land	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276113	Jasmine Cottage	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the historic core of the settlement of North Wheatley.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276144	Pigeoncote at Rowan Tree Farm	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and farm	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276145	The Granary	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting formed by the churchyard within which it sits and the church of St Peter with which the asset is associated.	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1276204	BARN AT HALL FARM HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed historically associated	The Site is not considered to form part of the setting of this asset and makes no	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.

			buildings and immediately adjacent land.	contribution to significance	
1308917	25, GAINSBOROUGH ROAD	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Marton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1308937	THE OLD RECTORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, including church, and the associated gardens	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1359457	OLD RECTORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings, including church, and the associated gardens	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1359480	KNAITH HALL	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1359481	MELLOW COTTAGE AND OLD POST OFFICE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by	The Site is not considered to form part of the setting	No – There is no historic association, visual connection or other functional relationship with the Site. The



			its physical fabric. Setting is formed by settlement of Lea	of this asset and makes no contribution to significance	significance of this asset will remain unchanged.
1359482	THE COTTAGE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Lea	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1359483	GAZEBO AT THE OLD RECTORY	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1359485	THORNLEIGH HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the settlement of Marton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1365321	PIGEONCOTE AT BLYTH HOUSE	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and settlement of Hayton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1370089	FONT HALF A METRE EAST OF SOUTH	Grade II Listed	Architectural and historic interest formed by the physical fabric. Setting formed by the	The Site is not considered to form part of the setting	No – There is no historic association, visual connection or other functional relationship with the Site. The

	PORCH AT CHURCH OF HOLY TRINITY		Church of Holy Trinity and its grounds	of this asset and makes no contribution to significance	significance of this asset will remain unchanged.
1370124	BOLE MANOR HOUSE AND ATTACHED OUTBUILDING	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by historically associated buildings and associated grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1370126	LYCH GATE AT CHURCH OF ST JOHN THE BAPTIST	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed association with church and settlement of Clarborough	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1417409	Clarborough Top Bridge 62	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the relationship with the Chesterfield Canal	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1421766	North and South Wheatley War Memorial	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is settlements of North and South Wheatley	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1421777	Hayton War Memorial	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by	The Site is not considered to form part of the setting	No – There is no historic association, visual connection or other functional relationship with the Site. The

			its physical fabric. Setting is settlement of Hayton.	of this asset and makes no contribution to significance	significance of this asset will remain unchanged.
1421778	North Leverton War Memorial	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by the settlement of North Leverton	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1421785	Sturton le Steeple War Memorial	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by settlement of Sturton le Steeple	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.
1472727	Walled Garden at Gate Burton Hall	Grade II Listed	Significance is the architectural, historic and artistic interest of the asset primarily formed by its physical fabric. Setting is formed by association with Gate Burton Hall, associated historic buildings, and surrounding grounds	The Site is not considered to form part of the setting of this asset and makes no contribution to significance	No – There is no historic association, visual connection or other functional relationship with the Site. The significance of this asset will remain unchanged.



Historic Environment Record Data (1km Study Area)

Events

EvUID	Event Name
ENT107	EXCAVATION BY CLARK AT SEGELOCUM: SITE 5
ENT109	EXCAVATIONS BY CLARK AT SEGELOCUM: SITE 3
ENT149	EXCAVATIONS BY CLARK AT SEGELOCUM: SITE 2
ENT150	EXCAVATION BY WADE AT SEGELOCUM; SITE II
ENT151	EXCAVATION BY CLARK AT SEGELOCUM: SITE 4
ENT1914	Field Observation at West Burton by Harper
ENT1915	Field Observation at West Burton by Dodd
ENT1916	Map of West Burton by Fairbank
ENT1939	CASUAL FIND FROM LITTLEBOROUGH
ENT1944	CASUAL FIND FROM STURTON LE STEEPLE
ENT1945	CASUAL FIND FROM STURTON LE STEEPLE
ENT1946	CASUAL FIND FROM NORTH LEVERTON



ENT2962	Survey for map of "Low Grounds" by Grundy and Kell
ENT3059	CASUAL FIND FROM STURTON LE STEEPLE
ENT3431	CASUAL FIND AT WEST BURTON
ENT3436	FIELD OBSERVATION AT THE CHURCH OF ST NICHOLAS, STURTON BY PEVSNER
ENT3858	Trial excavation at Sturton le Steeple, by TPAU
ENT3859	Geophysical survey at Sturton le Steeple
ENT3860	Systematic fieldwalking survey at Sturton le Steeple by TPAU
ENT460	CASUAL FIND FROM STURTON LE STEEPLE
ENT461	EXCAVATIONS BY WADE AT SEGELOCUM: SITE I
ENT900	Field Observation at Segelocum
ENT901	Casual Finds at Segelocum
ENT902	Finds after bulldozing at Segelocum
ENT908	Foundations for a barn, Littleborough
ENT3989	Gravedigging at Littleborough Church



ENT4038	Field Survey at towers along the West Burton to Cottam Overhead Line
ENT4039	Watching Brief at Yew Tree Farm
ENT4272	Farm Building Survey of Yew Tree Farm, North Leverton
ENT4698	Magnometer Survey of West Burton A Power Station
ENT4840	Level 2 Building Recording of West Burton Power Station by Ric Tyler
ENT5046	Magnetic Gradiometry Survey at Segelocum Roman Town, Littleborough
ENT4937	Strip, Map, and Sample near Top Pasture Lane, North Wheatley
ENT142	Excavation at South Wheatley
ENT1932	CASUAL FIND FROM STURTON LE STEEPLE
ENT1934	EXCAVATION AT SOUTH WHEATLEY
ENT2376	Field Observation by Oswald at South Wheatley
ENT3562	Watching brief at Sturton le Steeple by ARCUS
ENT4252	Condition Assessment and Schedule of Repairs for The Ruins of St Helen's Church, S Wheatley by Adam Bench Architects
ENT4390	Building recording of The Threshing Barn/The Farm (plot 2) Main Street, North Leverton: Historical Building Record Report



ENT4707	Archaeological Evaluation of Land at Priory Farm, South Leverton
ENT4962	Trial Trenching near Station Road, Sturton Le Steeple
ENT4985	Watching Brief near Main Street, North Leverton
ENT5006	Geophysical Survey near Maumhill Wind Farm, Retford
ENT5106	Site Inspection near Sturton Road, South Wheatley
ENT5170	Trial Trench Evaluation at Wood Lane, Retford
ENT4944	Gradiometer Survey at Sturton Le Steeple
ENT4300	Cottam Wind Farm, Nottinghamshire, Archaeological Desk-based Assessment & Field walkover
ENT4138	Timber sampling for Tree-Ring Analysis of Timbers from the Aisled Barn, Yew Tree Farm, North Leverton by NUTRRG
ENT4433	Building Survey by Graham Beaumont of The Aisled Barn, Yew Tree Farm, North Leverton
ENT4439	Watching brief at West Burton Power Station by PCA
ENT4647	Archaeological Site Assessment – land east of Low Holland Farmhouse, Sturton le Steeple
ENT4944	Gradiometer Survey at Sturton Le Steeple
ENT4945	Earth Resistance Survey at Sturton Le Steeple



ENT5046	Magnetic Gradiometry Survey at Segelocum Roman Town, Littleborough
ENT5047	Earth-Resistance Survey at Segelocum Roman Town, Littleborough
ENT4939	Trial Trenching near Top Pasture Lane, North Wheatley

Monuments

MonUID	Mon Types	Period	Summary
MNT4984	FINDSPOT	Bronze Age	FINDSPOT (Bronze Age)
MNT11123	ARTEFACT SCATTER	Palaeolithic to Bronze Age	ARTEFACT SCATTER (Middle Palaeolithic to Late Bronze Age)
MNT11949	ARTEFACT SCATTER	Mesolithic to Bronze Age	ARTEFACT SCATTER (Mesolithic to Late Bronze Age)
MNT11951	FINDSPOT	Iron Age	FINDSPOT (Iron Age)
MNT11955	PLATFORM; STAKE	Bronze Age	PLATFORM (Bronze Age); STAKE (Bronze Age)



MNT4977	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT10535	FEATURE	Roman	FEATURE (Roman)
MNT10538	FLOOR; ARTEFACT SCATTER	Roman	FLOOR (Roman); ARTEFACT SCATTER (Roman)
MNT10539	CREMATION; PIT	Roman	CREMATION (Roman); PIT (Roman)
MNT10540	PIT	Roman	PIT (Roman)
MNT10541	METALLING	Roman	METALLING (Roman)



MNT10542	STRUCTURE	Roman	STRUCTURE (Roman)
MNT10544	FINDSPOT	Roman	FINDSPOT (Roman)
MNT10551	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT10552	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT10553	TRACKWAY; LINEAR FEATURE	Roman	TRACKWAY (Roman); LINEAR FEATURE (Roman)
MNT11952	DITCH; PIT; POST HOLE; GULLY	Roman	DITCH (Roman); PIT (Roman); POST HOLE (Roman); GULLY (Roman)
MNT11954	DITCH; GULLY	Roman	DITCH (Roman); GULLY (Roman)



MNT15524	TOWN	Roman	TOWN (Roman)
MNT25414	ROAD	Roman	ROAD (Roman)
MNT25858	CREMATION CEMETERY?	Roman	CREMATION CEMETERY? (Roman)
MNT25859	FORD	Roman	FORD (Roman)
MNT26041	SETTLEMENT?	Roman	SETTLEMENT? (Roman)
MNT26043	SETTLEMENT?	Roman	SETTLEMENT? (Roman)
MNT4944	FINDSPOT	Roman	FINDSPOT (Roman)
MNT4976	KILN; BUILDING; DITCH; OVEN	Roman	KILN (Roman); BUILDING (Roman); DITCH (Roman); OVEN (Roman)
MNT4978	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT5821	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT6182	METALLING	Roman	METALLING (Roman)
MNT8684	ARCHITECTURAL FRAGMENT	Roman	ARCHITECTURAL FRAGMENT (Roman)
MNT26523	COFFIN; INHUMATION	Roman	COFFIN (Roman); INHUMATION (Roman)
MNT11948	DITCH; OVEN; PIT; GULLY; ARTEFACT SCATTER	Roman	DITCH (Roman); OVEN (Roman); PIT (Roman); GULLY (Roman); ARTEFACT SCATTER (Roman)



MNT11956	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT26042	SETTLEMENT?	Roman	SETTLEMENT? (Roman)
MNT4929	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT8677	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT6183	TRACKWAY; LINEAR FEATURE; PIT	Roman	TRACKWAY (Roman); LINEAR FEATURE (Roman); PIT (Roman)
MNT15524	TOWN	Roman	TOWN (Roman)
MNT8677	ARTEFACT SCATTER	Roman	ARTEFACT SCATTER (Roman)
MNT10536	ARTEFACT SCATTER	Medieval	ARTEFACT SCATTER (Medieval)



MNT10537	ARTEFACT SCATTER	Early Medieval	ARTEFACT SCATTER (Early Medieval)
MNT11953	RIDGE AND FURROW; FINDSPOT	Medieval	RIDGE AND FURROW (Medieval); FINDSPOT (Medieval)
MNT15984	WINDMILL?	Medieval to Post Medieval	WINDMILL? (Medieval to Post Medieval)
MNT16017	BRIDGE	Medieval to Modern	BRIDGE (Medieval to Late 20th Century)
MNT4990	BUILDING	Medieval	BUILDING (Medieval)
MNT6181	LINEAR FEATURE	Medieval to Post Medieval	LINEAR FEATURE (Medieval to Post Medieval)
MNT6217	DOCUMENTARY REFERENCE	Medieval	DOCUMENTARY REFERENCE (Medieval)
MNT10134	DOCUMENTARY REFERENCE	Medieval	DOCUMENTARY REFERENCE (Medieval)
MNT11950	STAKE	Early Medieval	STAKE (Early Medieval)
MNT15468	DESERTED SETTLEMENT	Medieval to Modern	DESERTED SETTLEMENT (Medieval to Victorian)



MNT17149	CHURCH	Medieval to Modern	CHURCH (Medieval to Victorian)
MNT4889	HOLLOW WAY; BUILDING PLATFORM; POND	Medieval	HOLLOW WAY (Medieval); BUILDING PLATFORM (Medieval); POND (Medieval)
MNT8673	DOCUMENTARY REFERENCE	Medieval	DOCUMENTARY REFERENCE (Medieval)
MNT10146	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT10155	ARTEFACT SCATTER	Medieval to Modern	ARTEFACT SCATTER (Medieval to Mid-20th Century)
MNT10158	AISLE; CHANCEL	Medieval	AISLE (Medieval); CHANCEL (Medieval)
MNT10159	CHURCH; TOWER	Medieval	CHURCH (Medieval to Tudor); TOWER (Medieval to Tudor)



MNT10163	CHURCH; ARCADE; TOWER	Medieval	CHURCH (Medieval); ARCADE (Medieval); TOWER (Medieval)
MNT15490	DESERTED SETTLEMENT	Medieval	DESERTED SETTLEMENT (Medieval)
MNT15491	CHURCH	Medieval to Post Medieval	CHURCH (Medieval to Georgian)
MNT4928	DOCUMENTARY REFERENCE	Medieval	DOCUMENTARY REFERENCE (Medieval)
MNT4930	BUILDING	Medieval	BUILDING (Medieval)
MNT4964	DOORWAY	Medieval	DOORWAY (Medieval)
MNT4965	ARCADE; DOORWAY; WINDOW	Medieval	ARCADE (Medieval); DOORWAY (Medieval); WINDOW (Medieval)
MNT6006	RIDGE AND FURROW;	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval); PLOUGH HEADLAND (Medieval to Post Medieval)



	PLOUGH HEADLAND		
MNT6898	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT6750	BUILDING	Medieval	BUILDING (Medieval)
MNT6899	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT6896	RIDGE AND FURROW; DITCH	Medieval	RIDGE AND FURROW (Medieval); DITCH (Medieval)
MNT4887	CHURCH; CHANCEL; TOWER	Medieval	CHURCH (Medieval); CHANCEL (Medieval); TOWER (Medieval)
MNT15582	DESERTED SETTLEMENT?	Medieval	DESERTED SETTLEMENT? (Medieval)
MNT5110	EARTHWORK	Medieval	EARTHWORK (Medieval)
MNT10145	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT6902	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT15529	CHURCH	Medieval to Unknown	CHURCH (Medieval to 21st Century)



MNT15468	DESERTED SETTLEMENT	Medieval to Modern	DESERTED SETTLEMENT (Medieval to Victorian)
MNT6006	RIDGE AND FURROW; PLOUGH HEADLAND	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval); PLOUGH HEADLAND (Medieval to Post Medieval)
MNT15518	CHURCH	Medieval to Unknown	CHURCH (Medieval to 21st Century)
MNT6899	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT6898	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT16400	BUILDING	Medieval to Modern	BUILDING (Medieval to Late 20th Century)



MNT6896	RIDGE AND FURROW; DITCH	Medieval	RIDGE AND FURROW (Medieval); DITCH (Medieval)
MNT15519	CHURCH	Medieval to Unknown	CHURCH (Medieval to 21st Century)
MNT15582	DESERTED SETTLEMENT?	Medieval	DESERTED SETTLEMENT? (Medieval)
MNT15466	CHURCH	Medieval to Modern	CHURCH (Medieval to Victorian)
MNT6902	RIDGE AND FURROW	Medieval to Post Medieval	RIDGE AND FURROW (Medieval to Post Medieval)
MNT19371	HOUSE	Post Medieval to Modern	HOUSE (Stuart to Late 20th Century)
MNT26579	FERRY CROSSING	Post Medieval to Modern	FERRY CROSSING (Post Medieval to Late 20th Century)



MNT19347	SUNDIAL	Post Medieval to Modern	SUNDIAL (Stuart to Late 20th Century)
MNT19367	THRESHING BARN	Post Medieval to Modern	THRESHING BARN (Georgian to Late 20th Century)
MNT19934	HOUSE	Post Medieval to Modern	HOUSE (Stuart to Late 20th Century)
MNT4932	FLOOR; WALL	Post Medieval	FLOOR (Elizabethan to Stuart); WALL (Elizabethan to Stuart)
MNT19621	HOUSE	Post Medieval to Modern	HOUSE (Georgian to Late 20th Century)
MNT19343	FARMHOUSE	Post Medieval to Modern	FARMHOUSE (Stuart to Late 20th Century)
MNT19330	DOVECOTE	Post Medieval to Modern	DOVECOTE (Georgian to Late 20th Century)
MNT19344	FARMHOUSE	Post Medieval to Modern	FARMHOUSE (Georgian to Late 20th Century)
MNT19854	HOUSE	Post Medieval to Modern	HOUSE (Stuart to Late 20th Century)
MNT19349	MANOR HOUSE	Post Medieval to Modern	MANOR HOUSE (Elizabethan to Late 20th Century)
MNT19338	HOUSE	Post Medieval to Modern	HOUSE (Stuart to Late 20th Century)
MNT19345	PUBLIC HOUSE	Post Medieval to Modern	PUBLIC HOUSE (Stuart to Late 20th Century)
MNT19334	THRESHING BARN	Post Medieval to Modern	THRESHING BARN (Stuart to Late 20th Century)
MNT19861	CHAPEL	Post Medieval to Modern	CHAPEL (Georgian to Late 20th Century)



MNT19341	FARMHOUSE; PUMP	Post Medieval to Modern	FARMHOUSE (Georgian to Late 20th Century); PUMP (Georgian to Late 20th Century)
MNT19378	HOUSE	Post Medieval to Modern	HOUSE (Elizabethan to Late 20th Century)
MNT19379	FARMHOUSE?	Post Medieval to Modern	FARMHOUSE? (Stuart to Late 20th Century)
MNT19380	BAKEHOUSE	Post Medieval to Modern	BAKEHOUSE (Post Medieval to Late 20th Century)
MNT19856	HOUSE	Post Medieval to Modern	HOUSE (Stuart to Late 20th Century)
MNT19332	HOUSE	Post Medieval to Modern	HOUSE (Elizabethan to Late 20th Century)
MNT19337	HOUSE; OUTBUILDING	Post Medieval to Modern	HOUSE (Georgian to Late 20th Century); OUTBUILDING (Georgian to Late 20th Century)
MNT20579	DOVECOTE	Post Medieval to Modern	DOVECOTE (Georgian to Late 20th Century)
MNT20637	FARMHOUSE	Post Medieval to Modern	FARMHOUSE (Stuart to Late 20th Century)



MNT19377	FARMHOUSE; WASH HOUSE	Post Medieval to Modern	FARMHOUSE (Georgian to Late 20th Century); WASH HOUSE (Georgian to Late 20th Century)
MNT19382	HOUSE	Post Medieval to Modern	HOUSE (Georgian to Late 20th Century)
MNT20646	HOUSE	Post Medieval to Modern	HOUSE (Stuart to Late 20th Century)
MNT19376	HOUSE	Post Medieval to Modern	HOUSE (Georgian to Late 20th Century)
MNT20638	HOUSE; OUTBUILDING	Post Medieval to Modern	HOUSE (Georgian to Late 20th Century); OUTBUILDING (Georgian to Late 20th Century)
MNT20648	MANOR HOUSE	Post Medieval to Unknown	MANOR HOUSE (Elizabethan to 21st Century)
MNT20649	STABLE	Post Medieval to Modern	STABLE (Georgian to Late 20th Century)
MNT19369	BOUNDARY WALL; RAILINGS; GATE	Post Medieval to Modern	BOUNDARY WALL (Georgian to Late 20th Century); RAILINGS (Georgian to Late 20th Century); GATE (Georgian to Late 20th Century)
MNT20650	COLUMN	Post Medieval to Modern	COLUMN (Elizabethan to Late 20th Century)
MNT25448	FARMSTEAD; COUNTRY HOUSE	Post Medieval to Modern	FARMSTEAD (Post Medieval to Late 20th Century); COUNTRY HOUSE (Post Medieval to Late 20th Century)



MNT19862	HOUSE	Post Medieval to Modern	HOUSE (Stuart to Late 20th Century)
MNT20636	FARMHOUSE	Post Medieval to Modern	FARMHOUSE (Georgian to Late 20th Century)
MNT20586	FARMHOUSE	Post Medieval to Modern	FARMHOUSE (Stuart to Late 20th Century)
MNT19386	FARMHOUSE	Post Medieval to Modern	FARMHOUSE (Stuart to Late 20th Century)
MNT19385	GRANARY; STABLE; DOVECOTE	Post Medieval to Modern	GRANARY (Georgian to Late 20th Century); STABLE (Georgian to Late 20th Century); DOVECOTE (Georgian to Late 20th Century)
MNT20585	BARN; DOVECOTE	Post Medieval to Modern	BARN (Georgian to Late 20th Century); DOVECOTE (Georgian to Late 20th Century)



MNT19298	FARMHOUSE	Post Medieval to Modern	FARMHOUSE (Stuart to Late 20th Century)
MNT15525	HOUSE; WHARF	Modern to Unknown	HOUSE (Georgian to 21st Century); WHARF (Georgian to 21st Century)
MNT4986	BUILDING; STRUCTURE	Modern	BUILDING (Georgian to Victorian); STRUCTURE (Georgian to Victorian)
MNT4987	BUILDING	Modern	BUILDING (Georgian)
MNT23930	HOUSE	Modern	STABLE (Modern)
MNT10164	BUILDING	Modern	BUILDING (Edwardian)
MNT5980	BOMB CRATER	Modern	BOMB CRATER (Second World War)
MNT19370	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT22995	HOUSE	Modern	HOUSE (Modern)
MNT23610	HOUSE	Modern	HOUSE (Modern)
MNT23661	HOUSE	Modern	HOUSE (Modern)



MNT24596	HOUSE	Modern	HOUSE (Modern)
MNT16887	WINDMILL	Modern	WINDMILL (Modern)
MNT7339	MAP DEPICTION	Modern	MAP DEPICTION (Georgian to Hanoverian)
MNT19333	PUMP	Modern	PUMP (Georgian to Late 20th Century)
MNT19348	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT23006	HOUSE	Modern	HOUSE (Modern)
MNT23073	HOUSE	Modern	HOUSE (Modern)
MNT23126	HOUSE	Modern	HOUSE (Modern)
MNT23726	HOUSE	Modern	HOUSE (Modern)
MNT24595	HOUSE	Modern	HOUSE (Modern)
MNT23000	HOUSE	Modern	HOUSE (Modern)
MNT24413	HOUSE	Modern	HOUSE (Modern)



MNT4937	BUILDING	Modern	BUILDING (Georgian)
MNT24301	HOUSE	Modern	HOUSE (Modern)
MNT5981	BOMB CRATER	Modern	BOMB CRATER (Second World War)
MNT20652	FARMHOUSE	Modern	FARMHOUSE (Georgian to Late 20th Century)
MNT15526	TOLL HOUSE	Modern	TOLL HOUSE (Georgian to Late 20th Century)
MNT21817	FARMHOUSE; HA HA	Modern	FARMHOUSE (Modern); HA HA (Modern)
MNT25449	POWER STATION	Modern	POWER STATION (Mid-20th Century to Late 20th Century)
MNT24794	HOUSE	Modern	HOUSE (Modern)



MNT19339	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT19335	STABLE; COW HOUSE; DOVECOTE	Modern	STABLE (Georgian to Late 20th Century); COW HOUSE (Georgian to Late 20th Century); DOVECOTE (Georgian to Late 20th Century)
MNT23103	HOUSE	Modern	HOUSE (Modern)
MNT23700	HOUSE	Modern	HOUSE (Modern)
MNT23701	HOUSE	Modern	HOUSE (Modern)
MNT24626	HOUSE	Modern	HOUSE (Modern)
MNT20647	NATIONAL SCHOOL	Modern	NATIONAL SCHOOL (Hanoverian to Late 20th Century)
MNT24414	HOUSE	Modern	HOUSE (Modern)
MNT23025	HOUSE	Modern	HOUSE (Modern)
MNT23053	HOUSE	Modern	HOUSE (Modern)
MNT23891	HOUSE	Modern	HOUSE (Modern); STABLE (Modern)
MNT24111	HOUSE	Modern	HOUSE (Modern)
MNT24842	HOUSE	Modern	HOUSE (Modern)
MNT23004	HOUSE	Modern	HOUSE (Modern)



MNT26499	WAR MEMORIAL	Modern to Unknown	WAR MEMORIAL (Early 20th Century to 21st Century)
MNT26432	WAR MEMORIAL	Modern	WAR MEMORIAL (First World War to Late 20th Century)
MNT24596	HOUSE	Modern	HOUSE (Modern)
MNT19329	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT19855	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT19342	FARMHOUSE; GRANARY; STABLE; THRESHING BARN; DOVECOTE	Modern	FARMHOUSE (Georgian to Late 20th Century); GRANARY (Georgian to Late 20th Century); STABLE (Georgian to Late 20th Century); THRESHING BARN (Georgian to Late 20th Century); DOVECOTE (Georgian to Late 20th Century)



MNT19350	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT19331	DOVECOTE	Modern	DOVECOTE (Georgian to Late 20th Century)
MNT19857	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT19328	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT19346	SUNDAY SCHOOL	Modern	SUNDAY SCHOOL (Victorian to Late 20th Century)
MNT20583	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT20584	GRANARY; CART SHED	Modern	GRANARY (Georgian to Late 20th Century); CART SHED (Georgian to Late 20th Century)
MNT23104	HOUSE	Modern	HOUSE (Modern)
MNT23159	HOUSE	Modern	HOUSE (Modern)
MNT23032	HOUSE	Modern	HOUSE (Modern)
MNT24869	HOUSE	Modern	HOUSE (Modern)
MNT22989	HOUSE	Modern	HOUSE (Modern)



MNT24594	HOUSE	Modern	HOUSE (Modern)
MNT19366	BARN; HOUSE; STABLE; SHELTER SHED; COW HOUSE	Modern	BARN (Georgian to Late 20th Century); HOUSE (Georgian to Late 20th Century); STABLE (Georgian to Late 20th Century); SHELTER SHED (Georgian to Late 20th Century); COW HOUSE (Georgian to Late 20th Century)
MNT19340	HOUSE; STABLE	Modern	HOUSE (Georgian to Late 20th Century); STABLE (Georgian to Late 20th Century)
MNT19361	OUTBUILDING	Modern	OUTBUILDING (Georgian to Late 20th Century)
MNT19365	STABLE; BULL PEN; COW HOUSE	Modern	STABLE (Hanoverian to Late 20th Century); BULL PEN (Hanoverian to Late 20th Century); COW HOUSE (Hanoverian to Late 20th Century)
MNT19364	DOVECOTE	Modern	DOVECOTE (Georgian to Late 20th Century)
MNT24789	HOUSE	Modern	HOUSE (Modern)



MNT20645	HOUSE	Modern	HOUSE (Georgian to Late 20th Century)
MNT19381	BARN; STABLE	Modern	BARN (Georgian to Late 20th Century); STABLE (Georgian to Late 20th Century)
MNT19373	STABLE	Modern	STABLE (Victorian to Late 20th Century)
MNT19375	BOUNDARY WALL; RAILINGS; WESLEYAN METHODIST CHAPEL; GATE	Modern	BOUNDARY WALL (Hanoverian to Late 20th Century); RAILINGS (Hanoverian to Late 20th Century); WESLEYAN METHODIST CHAPEL (Hanoverian to Late 20th Century); GATE (Hanoverian to Late 20th Century)
MNT19684	FARMHOUSE; OUTBUILDING	Modern	FARMHOUSE (Georgian to Late 20th Century); OUTBUILDING (Georgian to Late 20th Century)
MNT20651	BARN; DOVECOTE	Modern	BARN (Georgian to Late 20th Century); DOVECOTE (Georgian to Late 20th Century)
MNT19384	RAILINGS; CULVERT; GATE; WALL	Modern	RAILINGS (Hanoverian to Late 20th Century); CULVERT (Hanoverian to Late 20th Century); GATE (Hanoverian to Late 20th Century); WALL (Hanoverian to Late 20th Century)
MNT19374	CULVERT; GATE	Modern	CULVERT (Hanoverian to Late 20th Century); GATE (Hanoverian to Late 20th Century)



MNT19372	BOUNDARY WALL; GATE	Modern	BOUNDARY WALL (Georgian to Late 20th Century); GATE (Georgian to Late 20th Century)
MNT24049	HOUSE	Modern	HOUSE (Modern)
MNT24702	HOUSE	Modern	HOUSE (Modern); STABLE (Modern)
MNT23864	HOUSE	Modern	HOUSE (Modern)
MNT24593	HOUSE	Modern	HOUSE (Modern)
MNT24885	HOUSE	Modern	HOUSE (Modern)
MNT23001	HOUSE	Modern	HOUSE (Modern)
MNT23003	HOUSE	Modern	HOUSE (Modern)
MNT23002	HOUSE	Modern	HOUSE (Modern)
MNT24588	HOUSE	Modern	HOUSE (Modern)
MNT24373	HOUSE	Modern	HOUSE (Modern)
MNT15492	WINDMILL	Modern to Unknown	WINDMILL (Georgian to 21st Century)
MNT19336	MILL HOUSE?	Modern	MILL HOUSE? (Georgian to Late 20th Century)



MNT23478	HOUSE	Modern	HOUSE (Modern)
MNT23728	HOUSE	Modern	HOUSE (Modern)
MNT23127	HOUSE	Modern	HOUSE (Modern)
MNT23128	HOUSE	Modern	HOUSE (Modern)
MNT23132	HOUSE	Modern	HOUSE (Modern)
MNT24586	HOUSE	Modern	HOUSE (Modern)
MNT23051	HOUSE	Modern	HOUSE (Modern)
MNT5981	BOMB CRATER	Modern	BOMB CRATER (Second World War)



MNT4975	LINEAR FEATURE	Unknown	LINEAR FEATURE (Unknown)
MNT4979	RECTANGULAR ENCLOSURE; LINEAR FEATURE	Unknown	RECTANGULAR ENCLOSURE (Unknown); LINEAR FEATURE (Unknown)
MNT4980	ENCLOSURE; LINEAR FEATURE	Unknown	ENCLOSURE (Unknown); LINEAR FEATURE (Unknown)
MNT27761			Clapper Gate identified during River Trent Clapper Gate survey.
MNT27762			Clapper Gate identified during River Trent Clapper Gate survey.
MNT27763			Clapper Gate identified during River Trent Clapper Gate survey.
MNT27764			Clapper Gate identified during River Trent Clapper Gate survey.
MNT28259			Potential ditches and pits discovered during a geophysical survey
MNT28260			Potential small building discovered during a geophysical survey
MNT28350			Possible land-management systems or large enclosures discovered during a magnetometry survey
MNT28351			Possible remains of smaller-scale boundary features discovered during a magnetometry survey
MNT28352			Possible evidence of buried structures, possibly relating to the line of the Roman road, discovered during a magnetometry survey
MNT28353			Probable presence of evidence for ditches and enclosures or structures associated with the line of the Roman road
MNT28354			Features that may represent small boundary features or parts of structures discovered during a magnetometry survey

MNT28358			Possible presence of enclosures discovered during an earth-resistance survey
MNT28373			A group of features appear to suggest the possible presence of some form of land divisions, or possible water management system
MNT11122	ARTEFACT SCATTER	Unknown	ARTEFACT SCATTER (Unknown)
MNT6174	TRACKWAY; RECTANGULAR ENCLOSURE; LINEAR FEATURE	Unknown	TRACKWAY (Unknown); RECTANGULAR ENCLOSURE (Unknown); LINEAR FEATURE (Unknown)
MNT6108	HOLLOW; MOUND	Unknown	HOLLOW (Unknown); MOUND (Unknown)
MNT6184	TRACKWAY; ENCLOSURE; LINEAR FEATURE	Unknown	TRACKWAY (Unknown); ENCLOSURE (Unknown); LINEAR FEATURE (Unknown)
MNT6897	RIDGE AND FURROW; ENCLOSURE	Unknown	RIDGE AND FURROW (Unknown); ENCLOSURE (Unknown)
MNT27796			One of two parallel earthwork banks running E-W across a field. Present within a field of ridge-and-furrow of the same orientation. Set within a wider landscape of upstanding Medieval earthworks.



MNT27797			One of two parallel earthwork ridges across field. Ridge-and-furrow to the south of the bank and unidentified features to the north (between the bank and Low Holland Lane)
MNT6106	RIDGE AND FURROW; DITCH; BANK (EARTHWORK)	Unknown	RIDGE AND FURROW (Unknown); DITCH (Unknown); BANK (EARTHWORK) (Unknown)
MNT10093	FIELD SYSTEM	Unknown	Ridge-and-furrow
MNT27126			THRESHING BARN (Modern)
MNT28277			Ditches discovered in two trial trenches during a trial trenching scheme
MNT28294			Probable pit discovered during a watching brief
MNT6109	HOLLOW; MOUND	Unknown	HOLLOW (Unknown); MOUND (Unknown)
MNT6110	RIDGE AND FURROW; BUILDING; DITCH; BANK (EARTHWORK)	Unknown	RIDGE AND FURROW (Unknown); BUILDING (Unknown); DITCH (Unknown); BANK (EARTHWORK) (Unknown)
MNT6111	RIDGE AND FURROW; HOLLOW; MOUND; BANK (EARTHWORK)	Unknown	RIDGE AND FURROW (Unknown); HOLLOW (Unknown); MOUND (Unknown); BANK (EARTHWORK) (Unknown)
MNT6112	EARTHWORK	Unknown	EARTHWORK (Unknown)
MNT6849	RIDGE AND FURROW; TRACKWAY; BOUNDARY	Unknown	RIDGE AND FURROW (Unknown); TRACKWAY (Unknown); BOUNDARY (Unknown)



MNT28258			The remains of a probable moated site discovered during a geophysical survey
MNT28479			Roman ditches discovered during an evaluation
MNT28480			Pit with prehistoric pottery discovered during an evaluation
MNT28253			A ditch discovered during a strip, map, and sample
MNT28254			Large ditch discovered during a strip, map, and sample
MNT28306			A former field boundary was detected during a geophysical survey



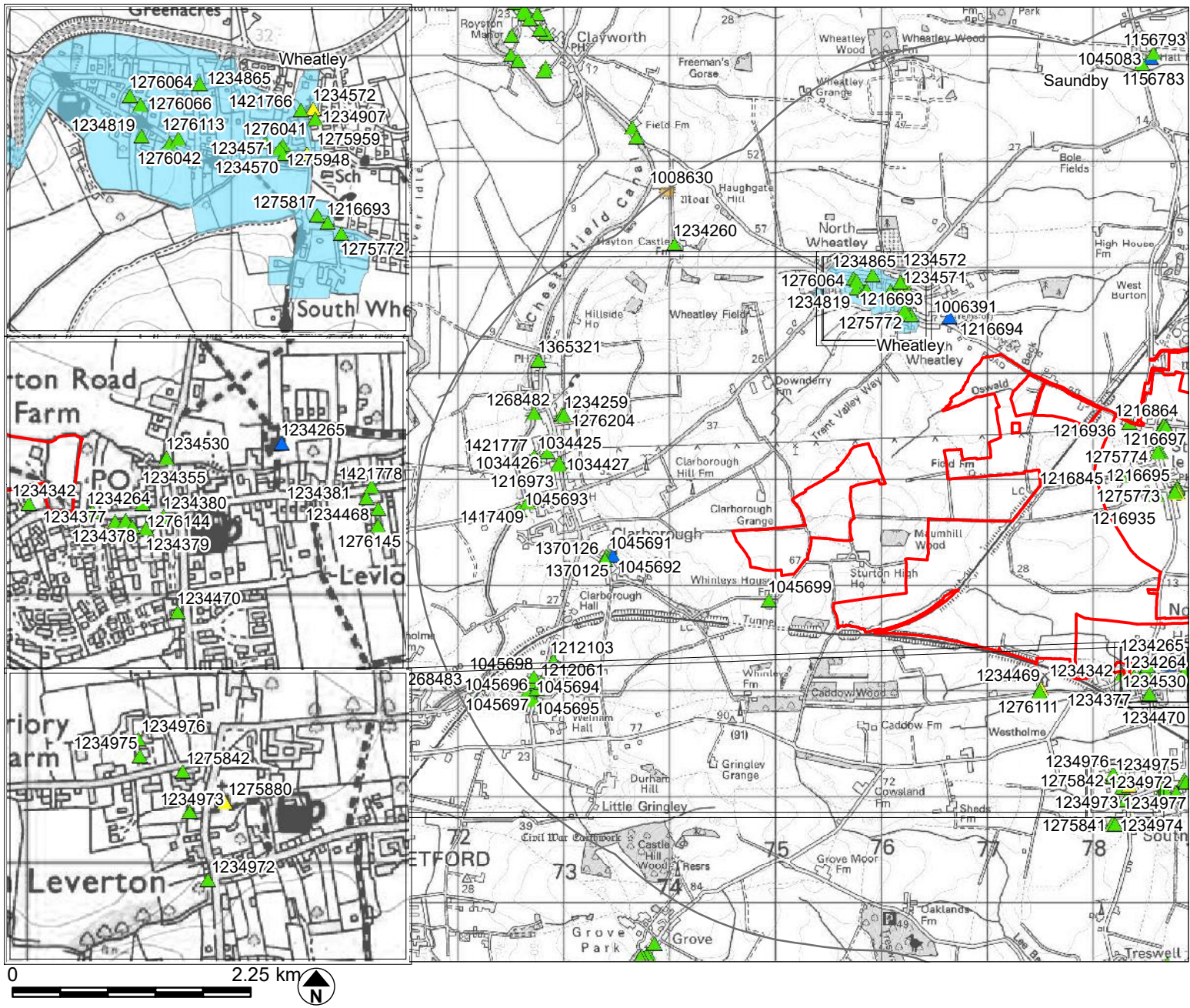
MNT10156	HOLLOW; MOUND	Unknown	HOLLOW (Unknown); MOUND (Unknown)
MNT5109	DITCH; RECTANGULAR ENCLOSURE; BANK (EARTHWORK)	Unknown	DITCH (Unknown); RECTANGULAR ENCLOSURE (Unknown); BANK (EARTHWORK) (Unknown)
MNT6126	LYNCHET; HOLLOW WAY	Unknown	LYNCHET (Unknown); HOLLOW WAY (Unknown)
MNT6127	HOLLOW; POND	Unknown	HOLLOW (Unknown); POND (Unknown)
MNT4981	ENCLOSURE; LINEAR FEATURE; RING DITCH	Unknown	ENCLOSURE (Unknown); LINEAR FEATURE (Unknown); RING DITCH (Unknown)
MNT28357			Probable archaeological activity relating to the activities of the town discovered during a magnetometry survey



MNT28355			Complex of enclosures and structures lining both sides of the Roman road
MNT28356			A Roman road seen as a clear linear area running through the middle of other features
MNT26957			The Medieval church of St Peter was in ruins by early 18th century but the churchyard was still used for burials until 1912. Landscape around the churchyard was altered in the 1770s.
MNT27798			E-W ridge-and-furrow.
MNT6106	RIDGE AND FURROW; DITCH; BANK (EARTHWORK)	Unknown	RIDGE AND FURROW (Unknown); DITCH (Unknown); BANK (EARTHWORK) (Unknown)
MNT24002		Unknown	
MNT24295		Unknown	
MNT26968			Large cemetery of three parts, with original cemetery opened 1854.
MNT28255			Assorted and unstratified finds recovered from a strip, map, and sample
MNT28413			Casual finds recovered during a site inspection



Appendix 2: Figures



KEY

- Site
- 3km Buffer
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Conservation Area

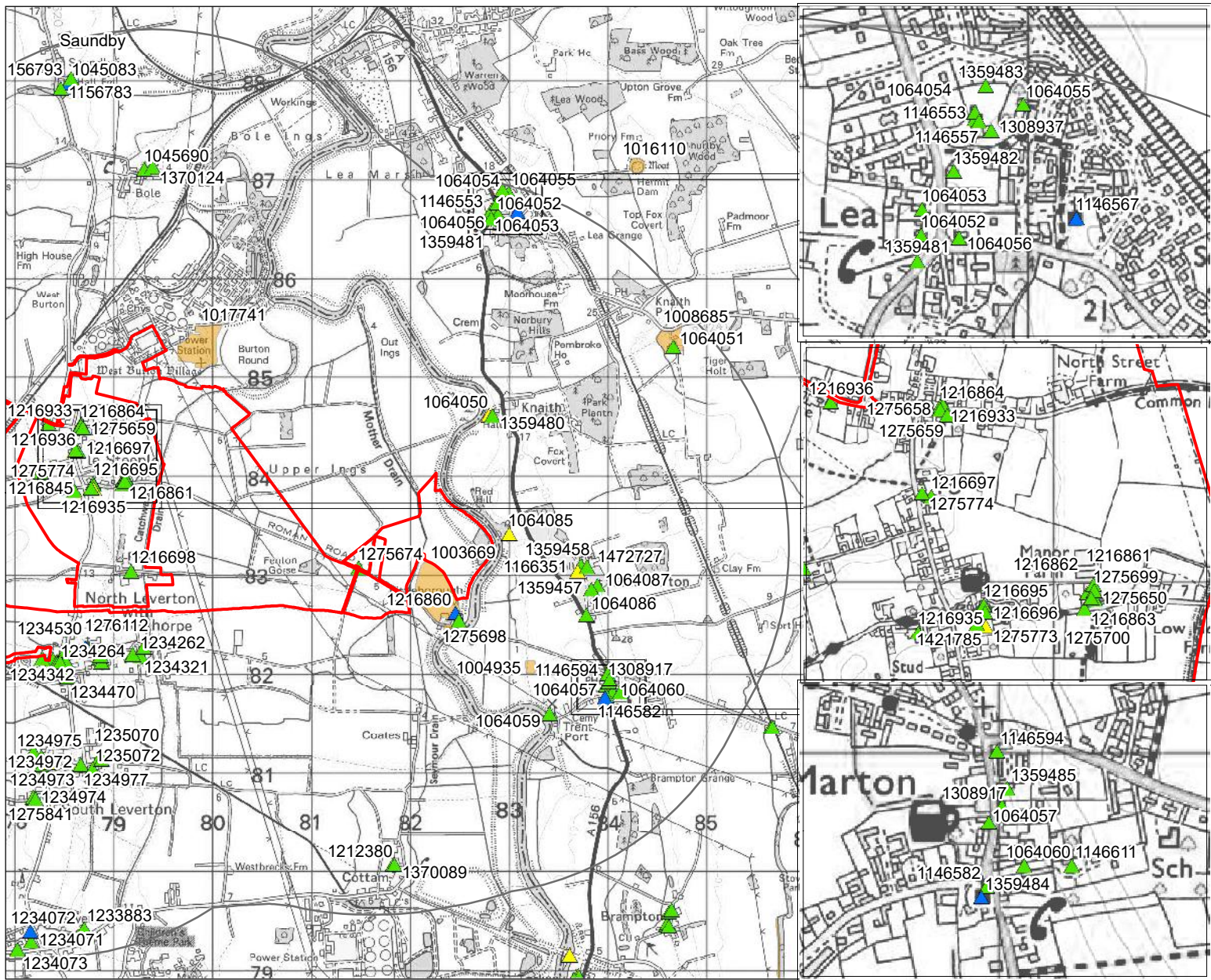
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.1:
Designated Heritage Assets
West of Site**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No: P22-1144_HT_Base_9.1 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scales: 1:55,000 @ A4
 1:15,000
 1:10,000
 1:10,000





KEY

- Site
- 3km Buffer
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Conservation Area

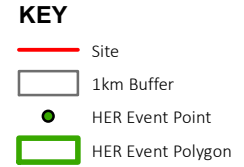
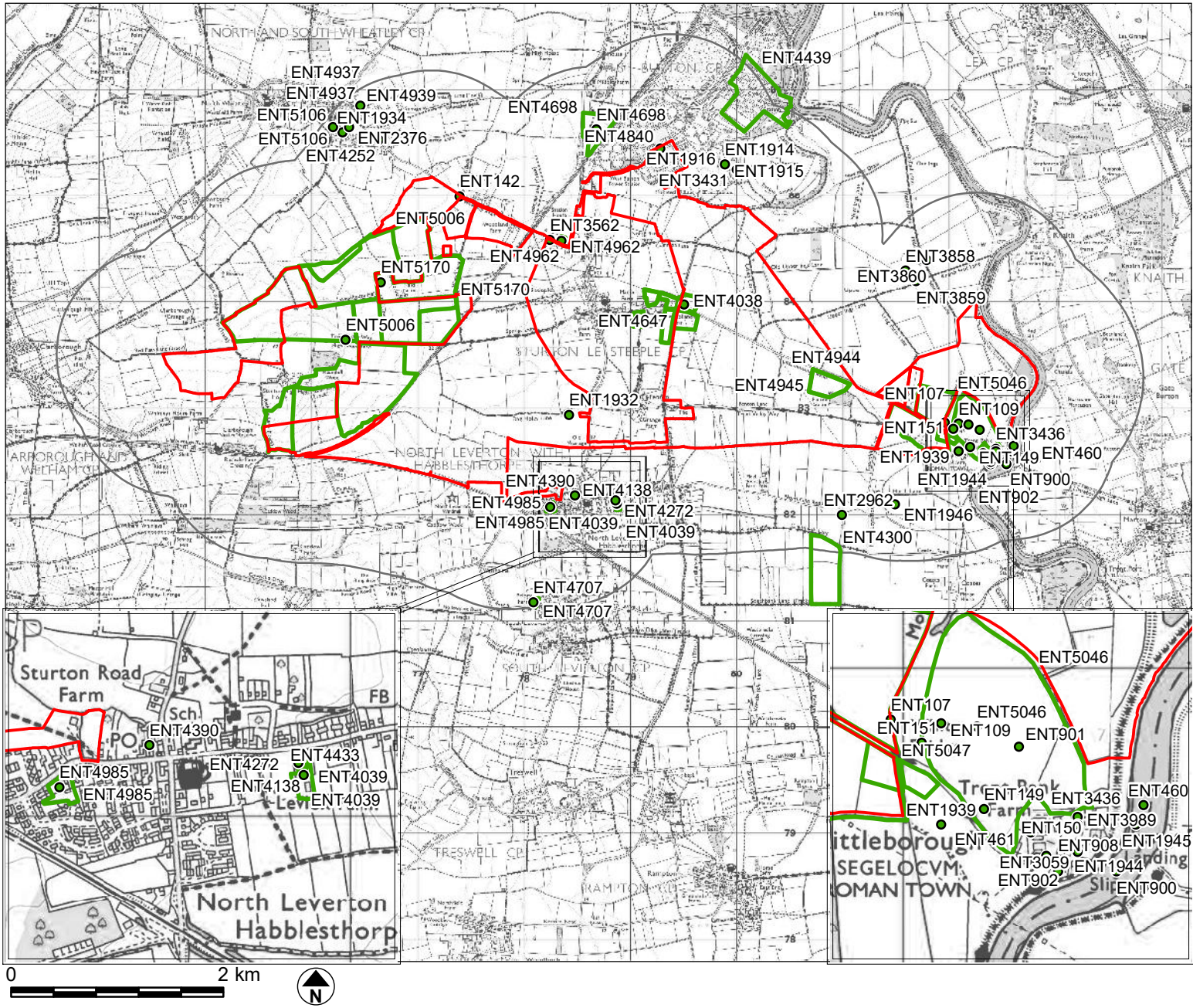
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.2:
Designated Heritage Assets
East of Site**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No: P22-1144_HT_Base_9.2 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scales: 1:60,000 @ A4
 1:10,000
 1:17,500
 1:10,000





Revisions:
First Issue- 18/12/2024 DS

Baseline Figure 9.3: HER Events

Steeple Renewables Project

Client: RES Ltd.

DRWG No: P22-1144_HT_Base_9.3 REV: 1

Drawn by: DS

Approved by: LG

Date: 18/12/2024

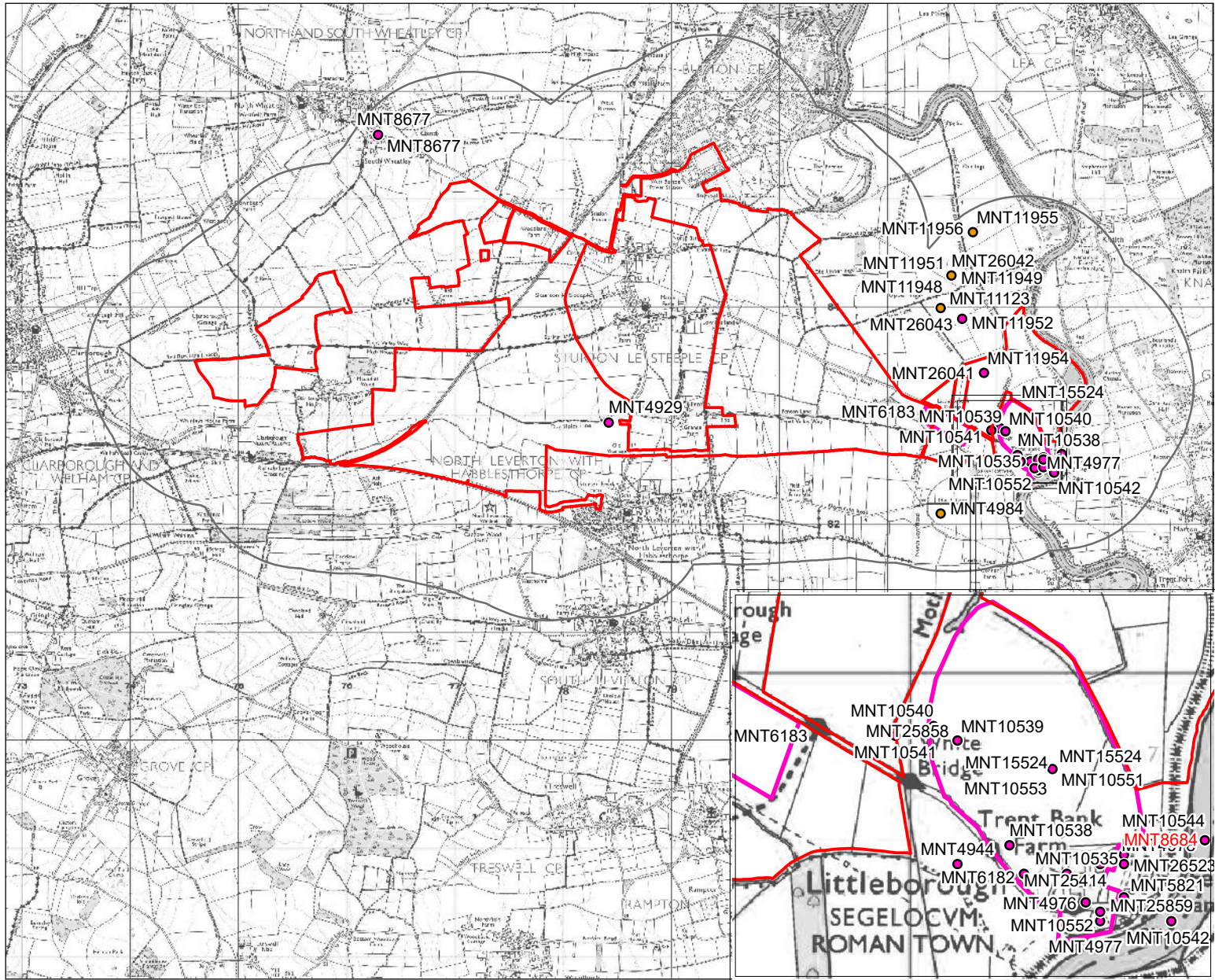
Pegasus

Scales: 1:55,000 @ A4

1:15,000

1:15,000





KEY

- Site
- 1km Buffer
- HER Monument Point - Prehistoric
- HER Monument Point - Roman
- HER Monument Polygon - Roman

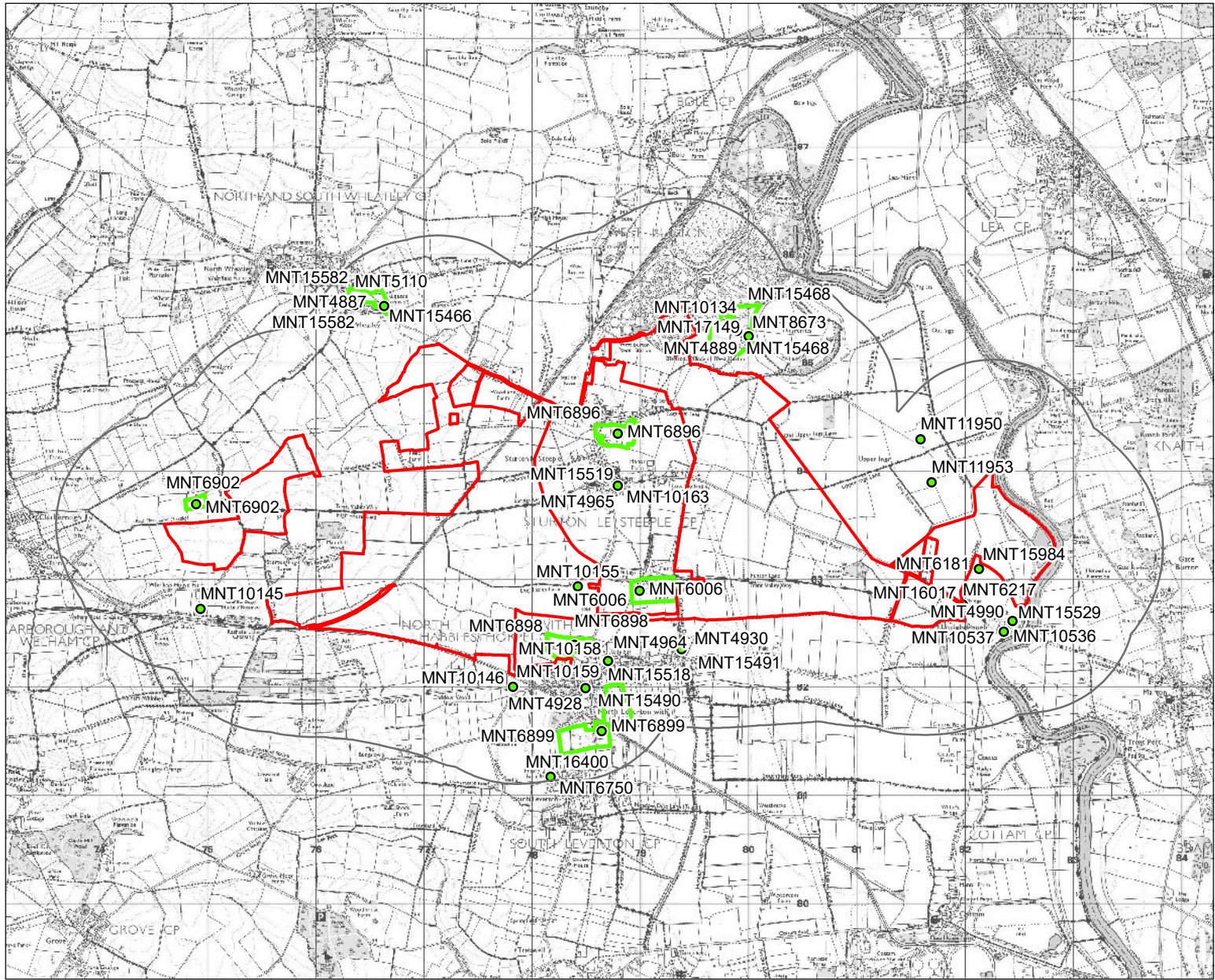
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.4:
HER Monuments -
Prehistoric and Roman**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.4 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scale: 1:55,000 @ A4
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KEY

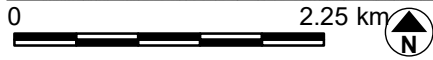
- Site
- 1km Buffer
- HER Monument Point - Medieval
- HER Monument Polygon - Medieval

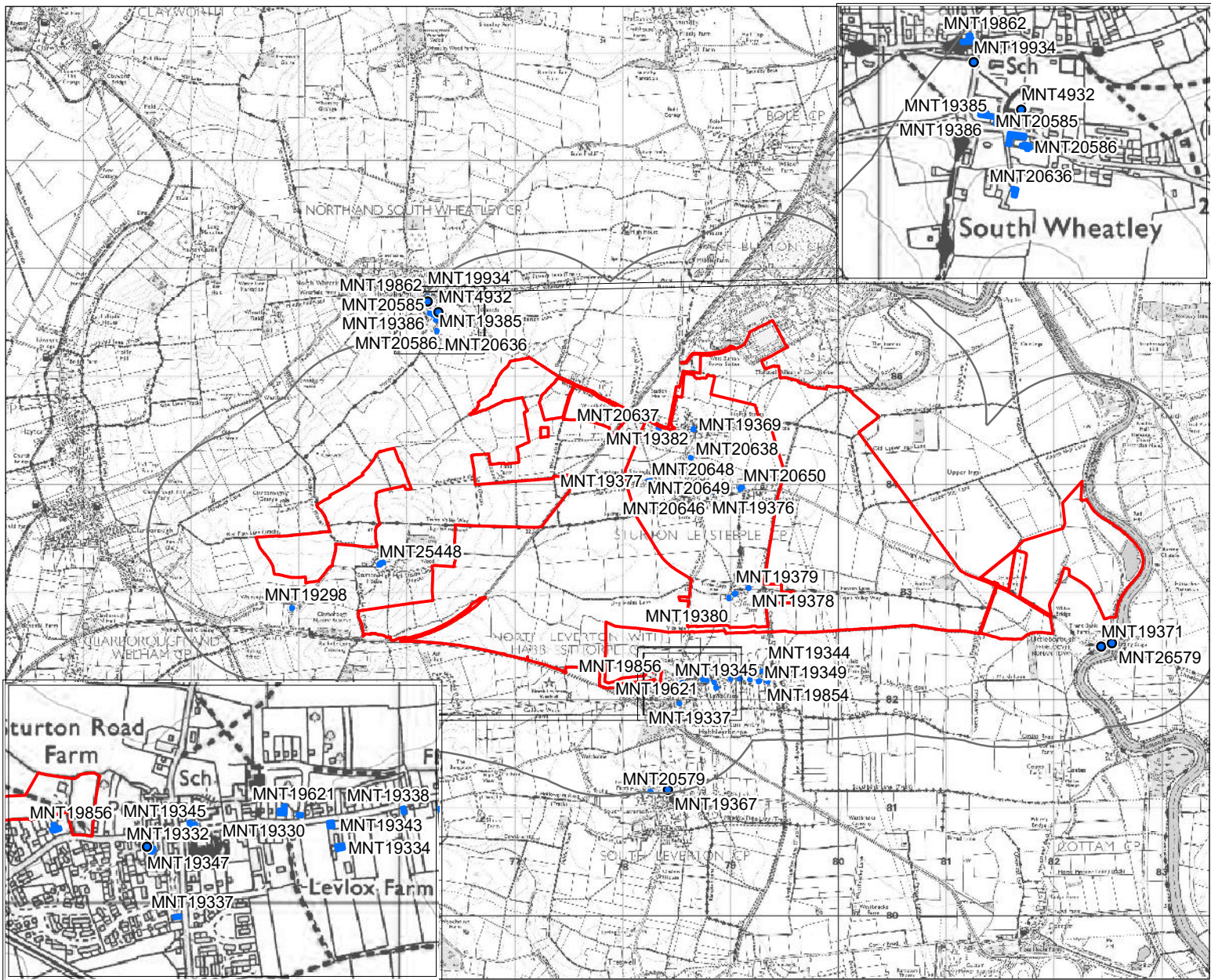
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.5:
HER Monuments -
Medieval**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.5 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scale: 1:55,000 @ A4





KEY

- Site
- 1km Buffer
- HER Monument Point - Post-Medieval
- HER Monument Polygon - Post-Medieval

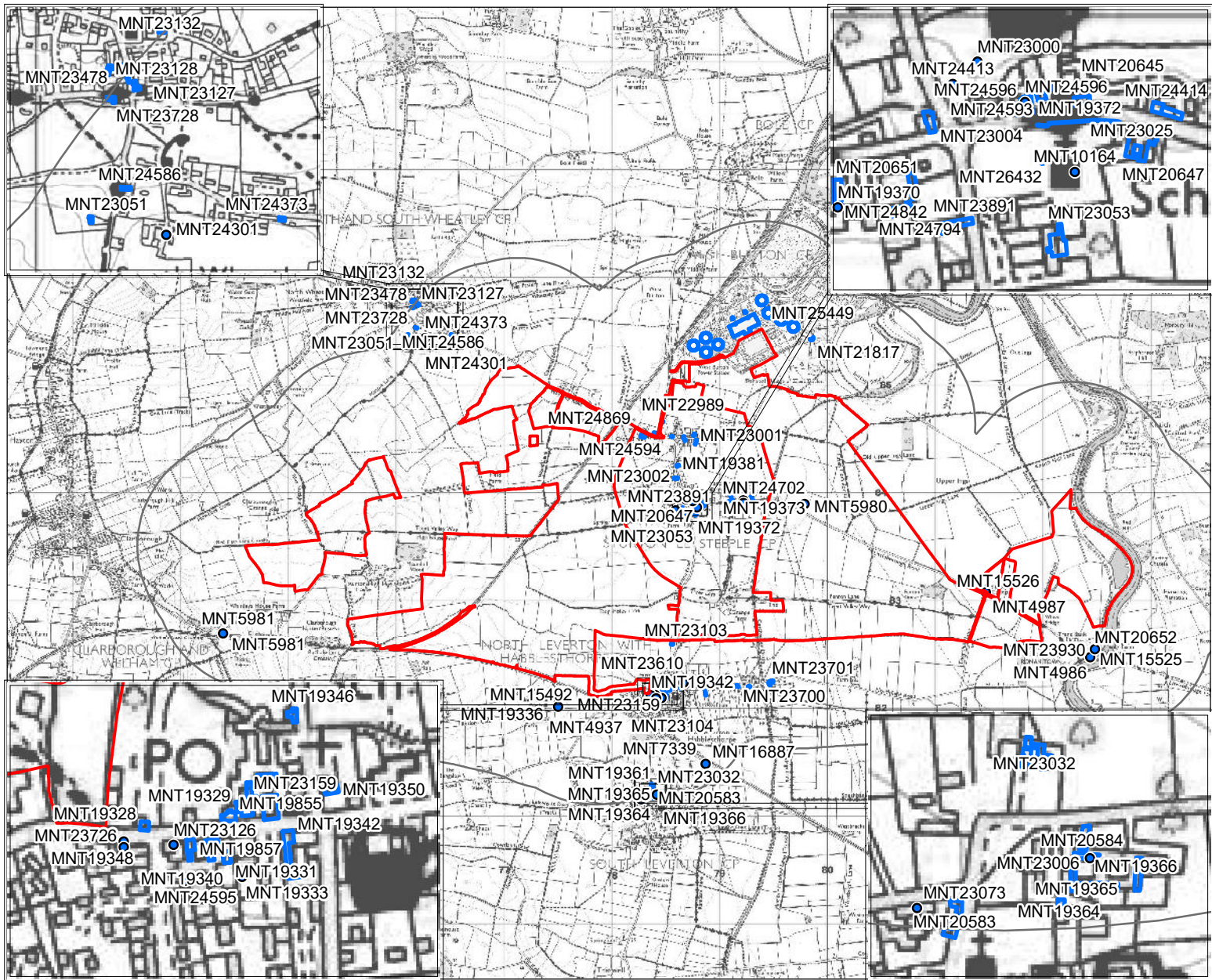
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.6:
HER Monuments -
Post-Medieval**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.6 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scale: 1:55,000 @ A4
 1:12,500





KEY

- Site
- 1km Buffer
- HER Monument Point - Modern
- HER Monument Polygon - Modern

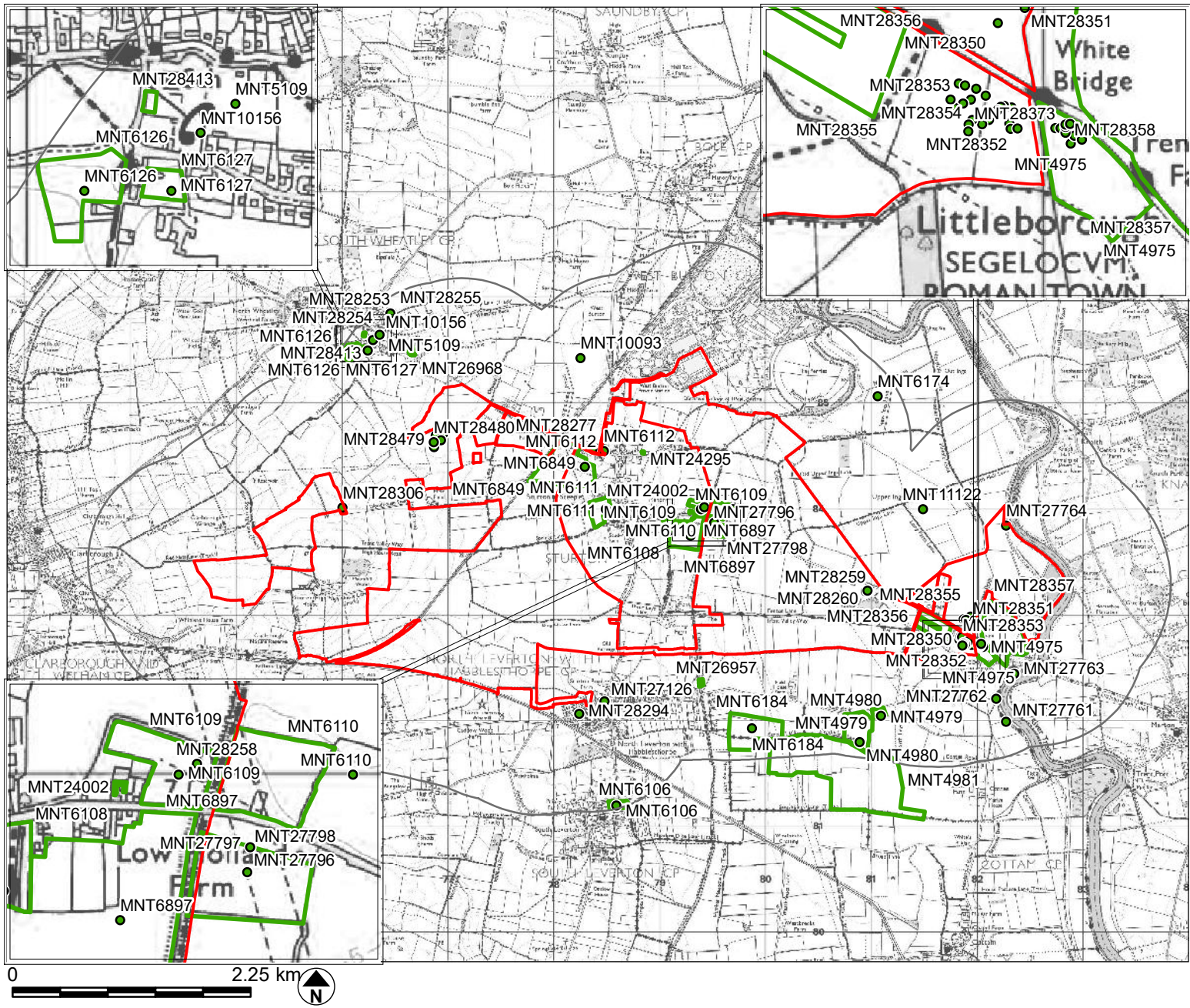
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.7:
HER Monuments -
Modern**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.7 REV:1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scale: 1:55,000 @ A4
 1:12,500
 1:5,000





KEY

- Site
- 1km Buffer
- HER Monument Point - Undated
- HER Monument Polygon - Undated

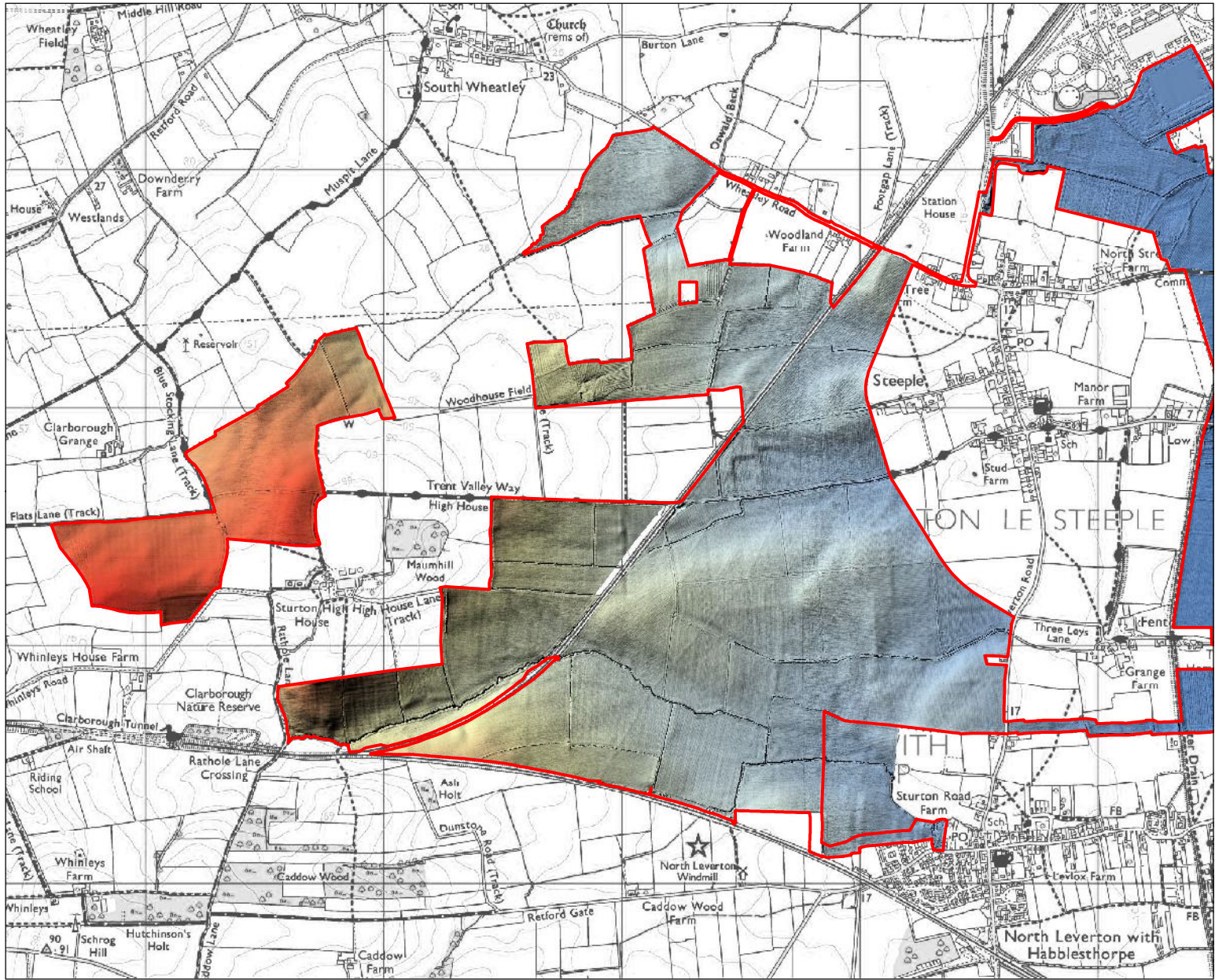
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.8:
HER Monuments -
Undated**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.8 REV:1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scale: 1:55,000 @ A4
 1:55,000





KEY
— Site

LiDAR data obtained from Environment Agency

Azimuth: 315
 Altitude: 45
 Z Factor: 20

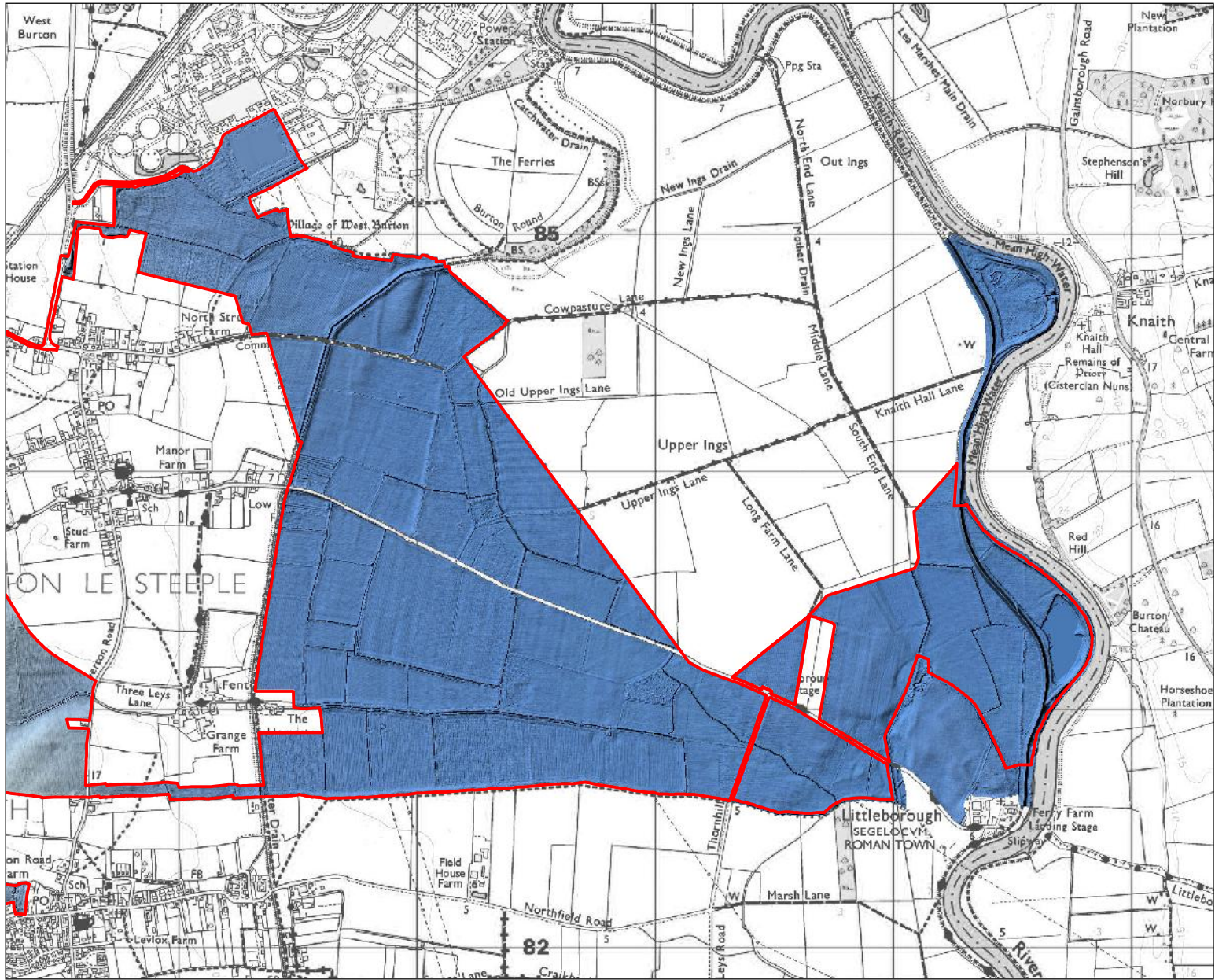
Revisions:
 First Issue- 18/12/2024 DS

**Baseline Figure 9.9:
 LiDAR Data - West
 of Site**

Steple Renewables Project

Client: RES Ltd.
 DRWG No: P22-1144_HT_Base_9.9 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scales: 1:25,000 @ A4





KEY
— Site

LiDAR data obtained from Environment Agency

Azimuth: 315
 Altitude: 45
 Z Factor: 20

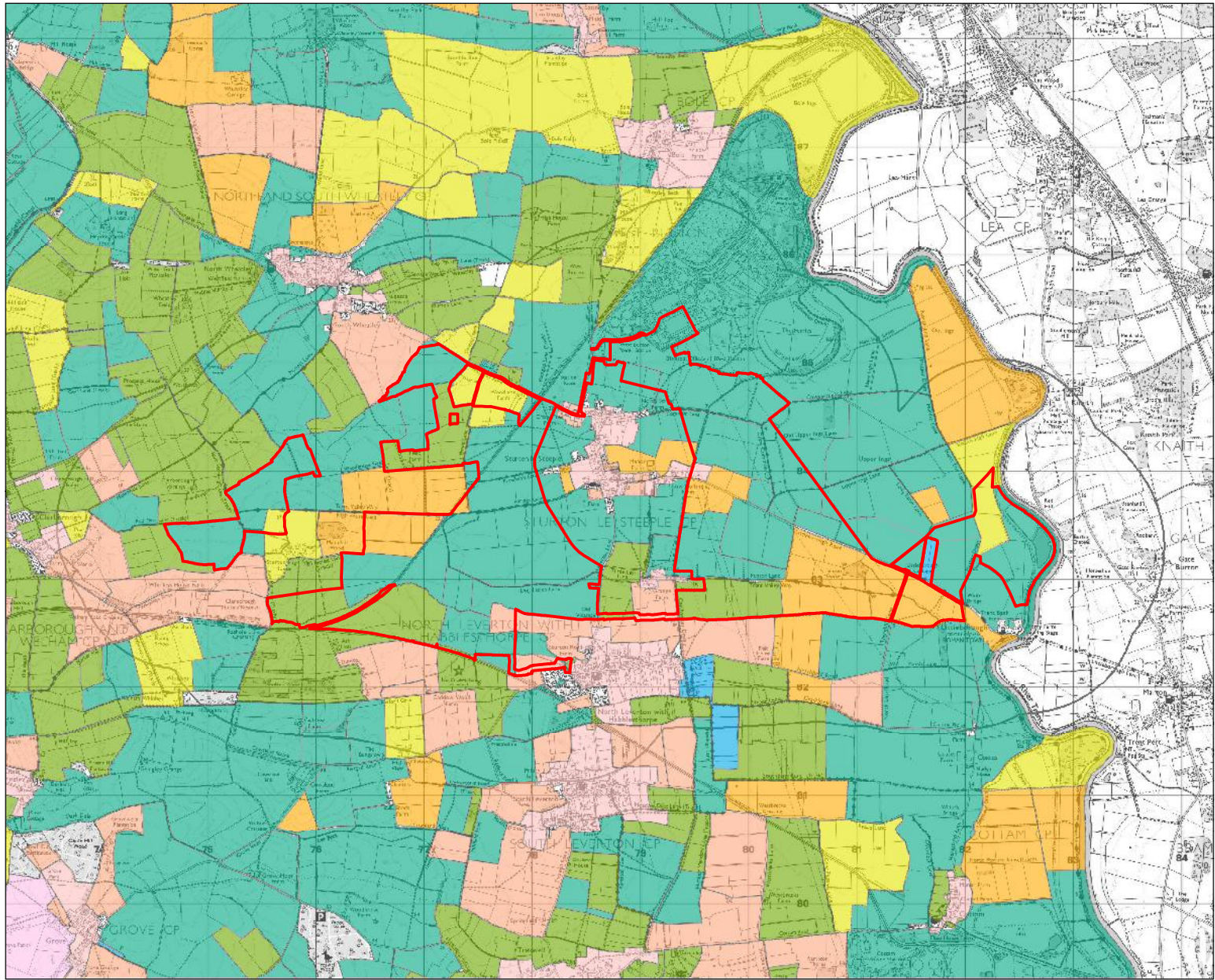
Revisions:
 First Issue- 18/12/2024 DS

**Baseline Figure 9.10:
 LiDAR Data - East
 of Site**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No: P22-1144_HT_Base_9.10 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scales: 1:25,000 @ A4





KEY

- Site
- 1km Buffer
- BHISTSET
- SEMIREG
- REGGEO
- IRREGGEO
- REFLOF
- PARKGARD
- OPENFEXI
- LEISURE
- FOSSIL
- DESTROY
- AIRFLD

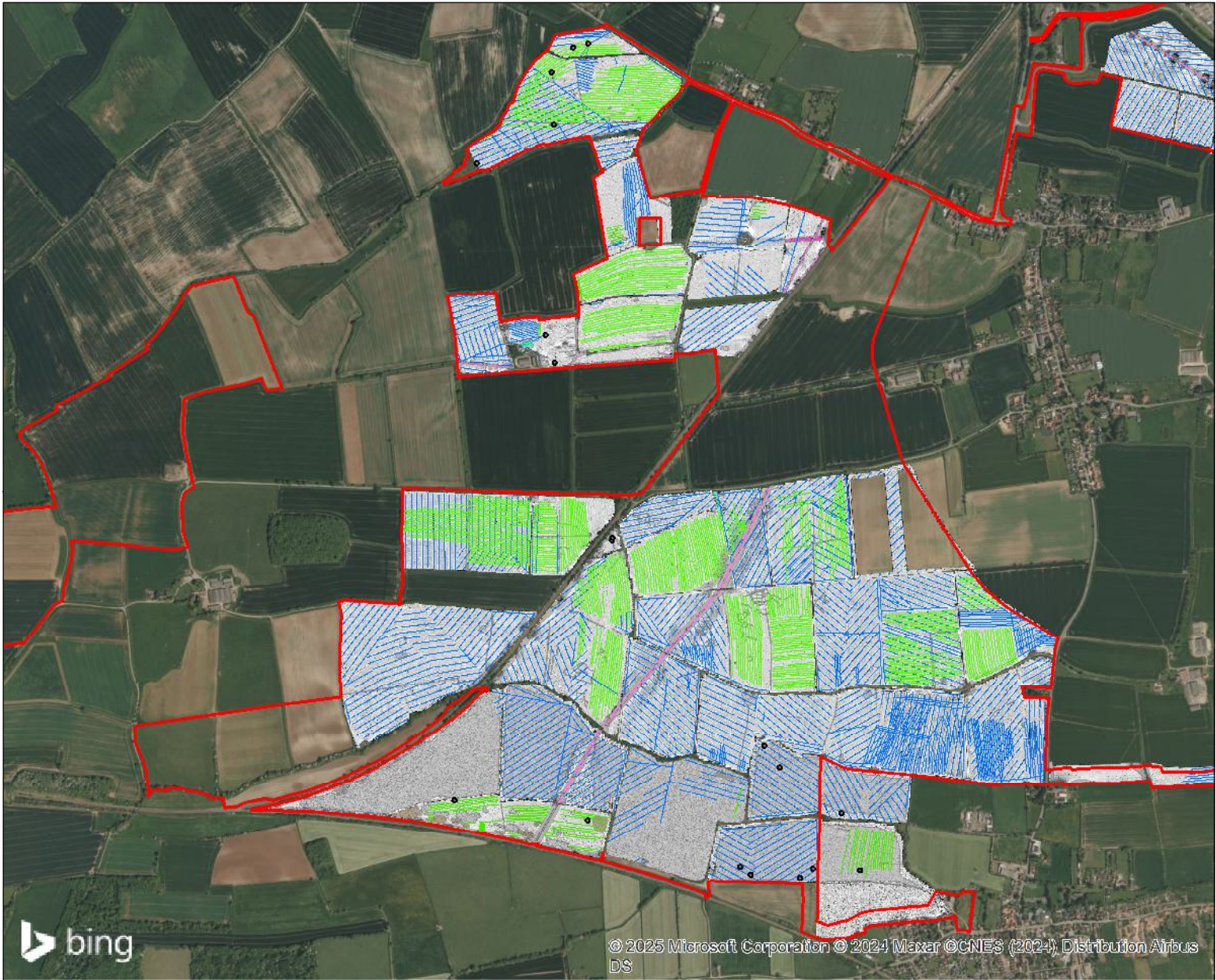
Revisions:
First Issue- 18/12/2024 DS

**Baseline Figure 9.11:
Historic Landscape
Characterisation Data**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No: P22-1144_HT_Base_9.11 REV: 1
 Drawn by: DS Approved by: LG
 Date: 18/12/2024
 Scales: 1:55,000 @ A4





- KEY**
- Site
 - Ferrous (Strong/Line)
 - Agricultural (Spread/Drain)
 - Agricultural (Strong/Line)
 - Agricultural (Weak)
 - Service (Line)
 - Archaeology Possible (Strong/Line)
 - Archaeology Possible (Weak)
 - Archaeology Probable (Strong/Line)
 - Archaeology Probable (Weak)
 - Agricultural (Spread/Drain)
 - Agricultural (Strong/Line)
 - Agricultural (Weak)
 - Ferrous (Spread)
 - Ferrous (Strong/Line)
 - Natural (Spread)
 - Natural (Strong/Line)
 - Natural (Weak)
 - Overhead Cables (Spread/Line)
 - Undetermined (Strong/Line)
 - Undetermined (Weak)

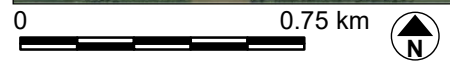
**Baseline Figure 9.12:
Magnitude Surveys
Geophysical Survey
Interim Results -
Interpretation - West of Site**

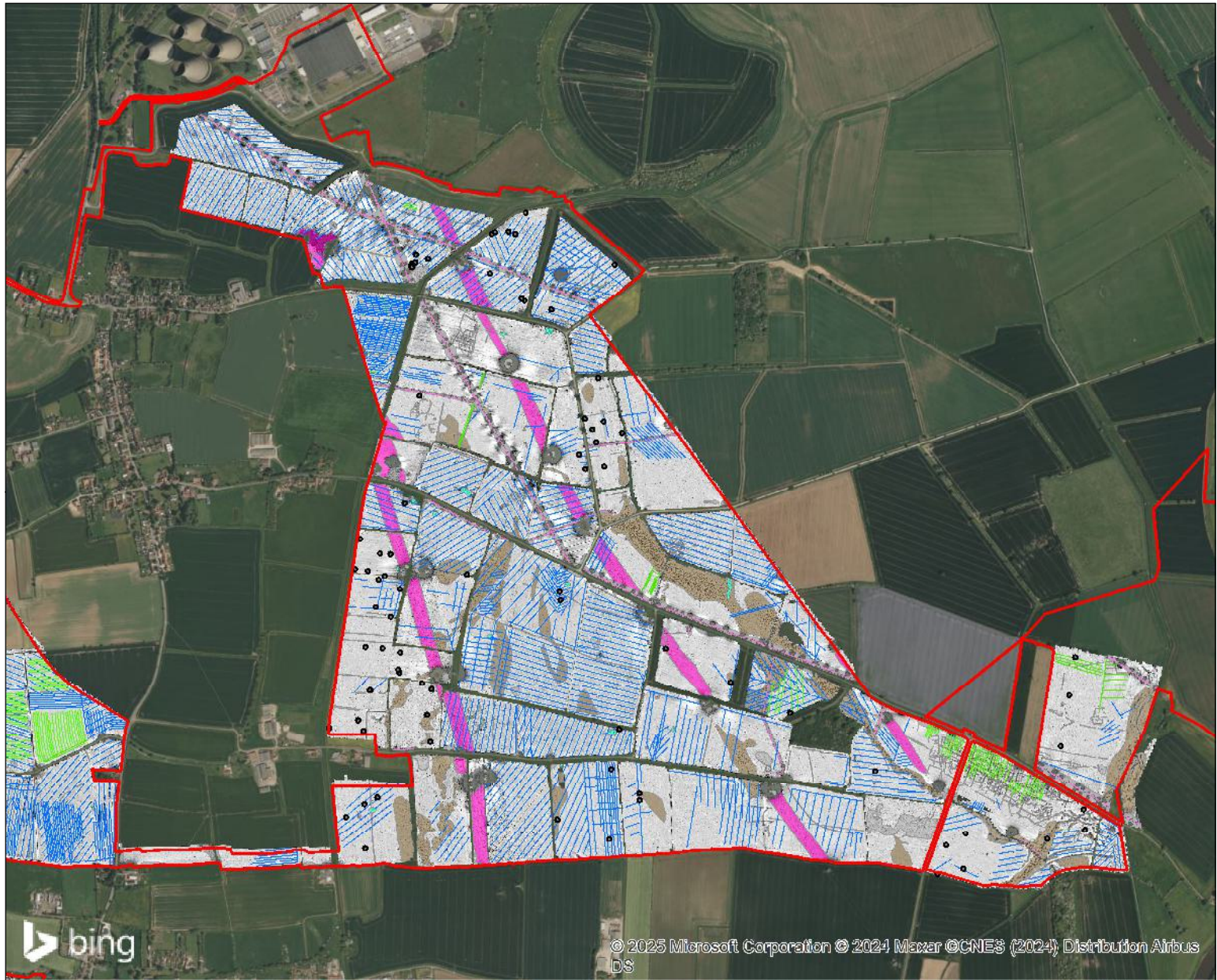
Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.12 REV:1
 Drawn by: DS Approved by: LG
 Date: 17/12/2024
 Scale: 1:20,000 @ A4



Revisions:
First Issue- 17/12/2024 DS





- KEY**
- Site
 - Ferrous (Strong/Line)
 - Agricultural (Spread/Drain)
 - Agricultural (Strong/Line)
 - Agricultural (Weak)
 - Service (Line)
 - Archaeology Possible (Strong/Line)
 - Archaeology Possible (Weak)
 - Archaeology Probable (Strong/Line)
 - Archaeology Probable (Weak)
 - Agricultural (Spread/Drain)
 - Agricultural (Strong/Line)
 - Agricultural (Weak)
 - Ferrous (Spread)
 - Ferrous (Strong/Line)
 - Natural (Spread)
 - Natural (Strong/Line)
 - Natural (Weak)
 - Overhead Cables (Spread/Line)
 - Undetermined (Strong/Line)
 - Undetermined (Weak)

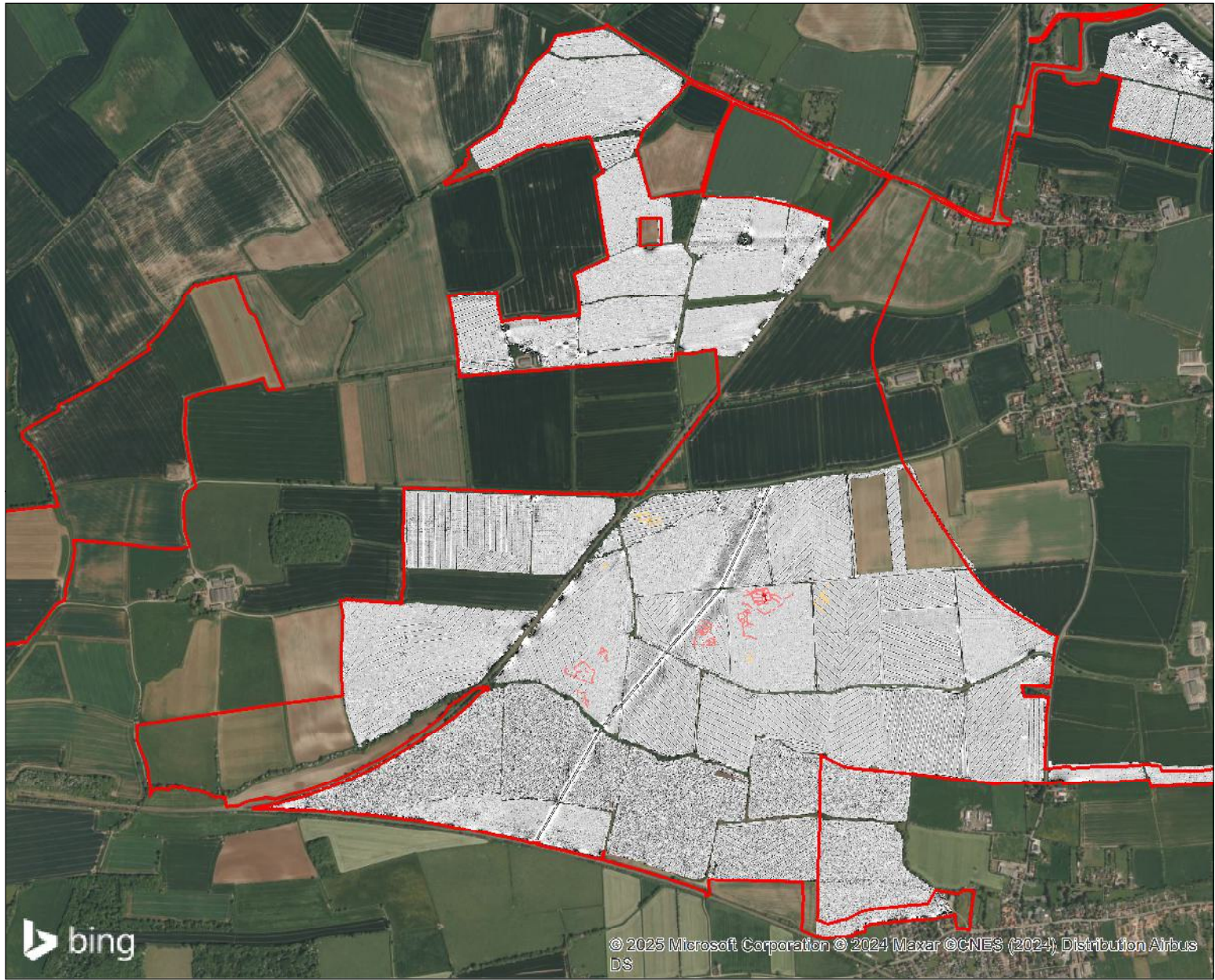
**Baseline Figure 9.13:
Magnitude Surveys
Geophysical Survey
Interim Results -
Interpretation - East of Site**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.13 REV:1
 Drawn by: DS Approved by: LG
 Date: 17/12/2024
 Scale: 1:20,000 @A4



Revisions:
First Issue- 17/12/2024 DS



- KEY**
- Site
 - Archaeology Possible (Strong/Line)
 - Archaeology Possible (Weak)
 - Archaeology Probable (Strong/Line)
 - Archaeology Probable (Weak)

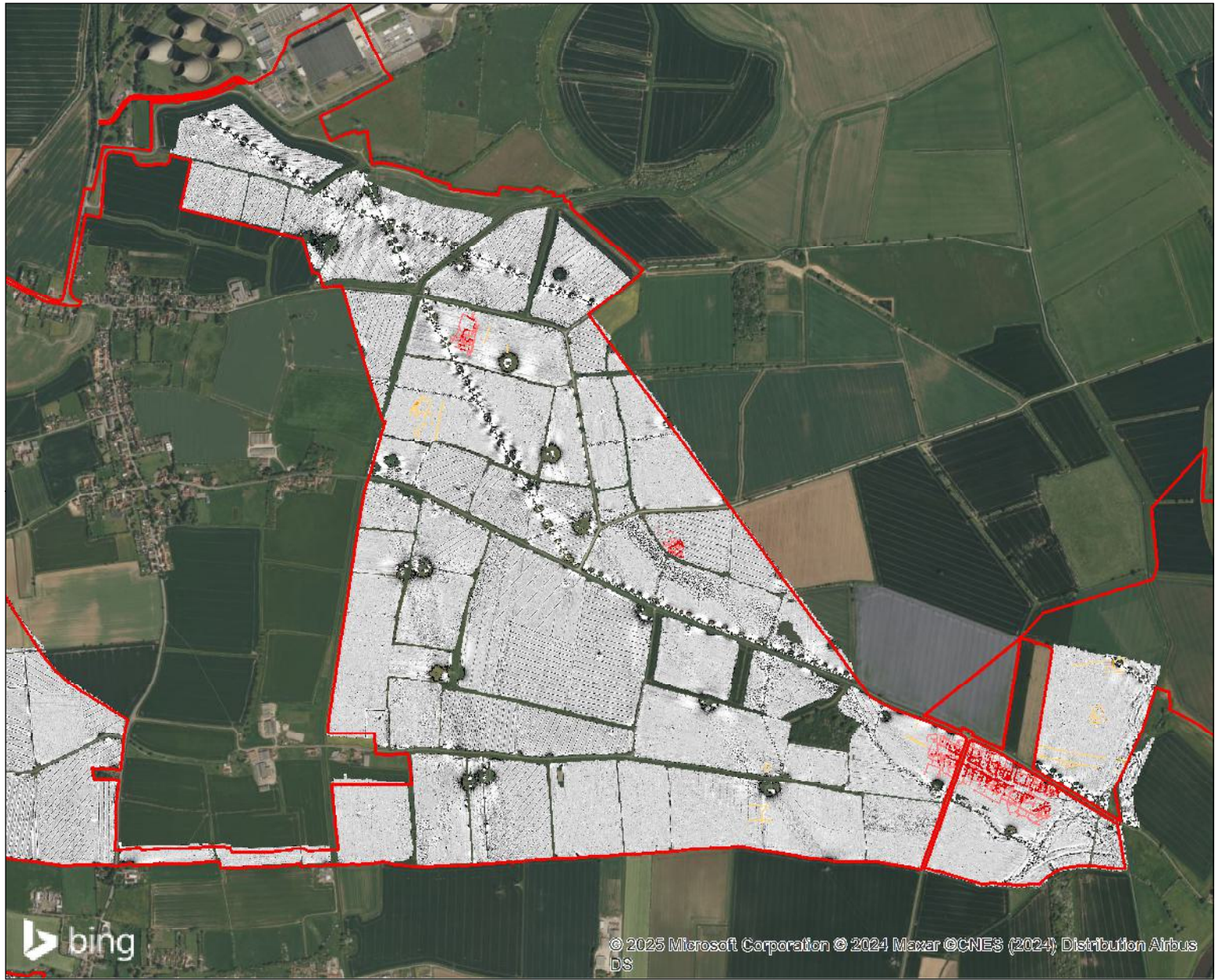
**Baseline Figure 9.14:
Magnitude Surveys
Geophysical Survey
Interim Results -
Interpretation (archaeology
extract) - West of Site**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.14 REV:1
 Drawn by: DS Approved by: LG
 Date: 17/12/2024
 Scale: 1:20,000 @A4



Revisions:
First Issue- 17/12/2024 DS



- KEY**
- Site
 - Archaeology Possible (Strong/Line)
 - Archaeology Possible (Weak)
 - Archaeology Probable (Strong/Line)
 - Archaeology Probable (Weak)

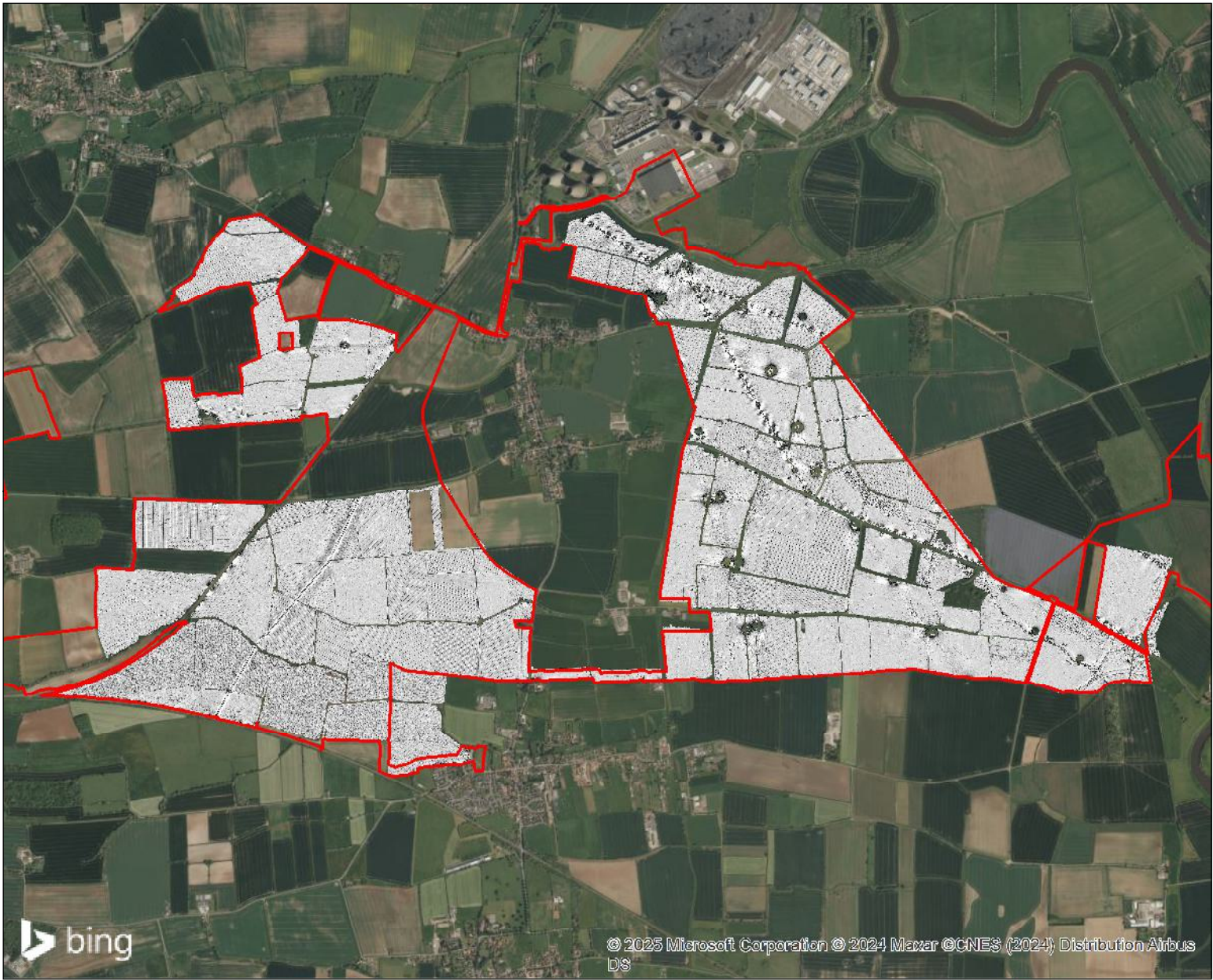
**Baseline Figure 9.15:
Magnitude Surveys
Geophysical Survey
Interim Results -
Interpretation (archaeology
extract) - East of Site**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No: P22-1144_HT_Base_9.15 REV: 1
 Drawn by: DS Approved by: LG
 Date: 17/12/2024
 Scale: 1:20,000 @ A4



Revisions:
First Issue- 17/12/2024 DS



KEY

— Site

Revisions:
First Issue- 17/12/2024 DS

**Baseline Figure 9.16:
Magnitude Surveys
Geophysical Survey
Interim Results -
Greyscales**

Steeple Renewables Project

Client: RES Ltd.
 DRWG No:P22-1144_HT_Base_9.16 REV:1
 Drawn by: DS Approved by: LG
 Date: 17/12/2024
 Scale: 1:32,500 @A4



Appendix 3: Assessment Methodology

Assessment of significance

In the *NPS EN-1*, heritage significance is defined as:

“The sum of the heritage interests that a heritage asset hold is referred to as its significance. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁹

Historic England’s *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²⁰

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.²¹ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²²

The *PPG* provides further information on the interests it identifies:

- ***Archaeological interest:*** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it*

holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- ***Architectural and artistic interest:*** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- ***Historic interest:*** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²³

Significance results from a combination of any, some, or all of the interests described above.

¹⁹ DES&NZ, *NPS EN-1 Overarching National Policy Statement for Energy (EN-1)*, p135.

²⁰ Historic England, *GPA:2*.

²¹ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²² MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

²³ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁴

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the NPS EN-1:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁵

Setting is defined in footnote 231 as:

“The setting of a heritage asset is the surroundings in which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.”²⁶

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.²⁷

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²⁴ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

²⁵ DES&NZ, *NPS EN-1 Overarching National Policy Statement for Energy (EN-1)*, p135.

²⁶ DES&NZ, *NPS EN-1 Overarching National Policy Statement for Energy (EN-1)*, p135 fn.231

²⁷ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”²⁸

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPS EN-1* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 5.9.30 of the *NPS EN-1*, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in paragraph 5.9.6 of *NPS EN-1*;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 5.9.29 of the *NPS EN-1*, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the *PPG* as

²⁸ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

*“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.*²⁹

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *“have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”*;³⁰ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”³¹

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the *NPS EN-1* requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *“preserving”* means doing *“no harm”*.³²

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that *“Change to heritage assets is inevitable but*

²⁹ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁰ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³¹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

³² R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

it is only harmful when significance is damaged".³³ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of "*what matters and why*".³⁴ Of particular relevance is the checklist given on page 13 of *GPA:3*.³⁵

It should be noted that this key document also states:

"Setting is not itself a heritage asset, nor a heritage designation..."³⁶

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".³⁷

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a

Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.³⁸

Benefits

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

³³ Historic England, *GPA:2*, p. 9.

³⁴ Historic England, *GPA:3*, p. 8.

³⁵ Historic England, *GPA:3*, p. 13.

³⁶ Historic England, *GPA:3*, p. 4.

³⁷ Historic England, *GPA 3*, p. 8.

³⁸ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.



Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.³⁹ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act goes on to state that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁴⁰

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”⁴¹

³⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁰ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF), this is in keeping with the requirements of the 1990 Act.⁴²

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁴³

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁴¹ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁴² Jones v Mordue [2015] EWCA Civ 1243.

⁴³ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

Appendix 5: Policy Framework

National Policy Statements

National planning policy that has been considered comprises the following designated National Policy Statements ('NPS') designated in January 2024:

- Overarching NPS for Energy (EN-1) (November 2023);
- NPS for Renewable Energy Infrastructure (EN-3) (November 2023); and
- NPS for Electricity Networks (EN-5) (November 2023).

Within NPS EN-1 Paragraph 5.9.3 defines a heritage asset and heritage significance as follows:

“Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest are called ‘heritage assets’. Heritage assets may be buildings, monuments, sites, places, areas or landscapes, or any combination of these. The sum of the heritage interests that a heritage asset holds is referred to as its significance. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Heritage assets of the highest significance carry a designation, namely: World Heritage Site; Scheduled Monument; Protected Wreck Site; Protected Military Remains, Listed Building; Registered Park and Garden; Registered Battlefield; Conservation Area. Certain non-designated heritage assets can be of a significance equivalent

to that of a designated heritage asset and can be treated as such during decision-making. Paragraphs 5.9.5 and 5.9.6 state:

“5.9.5 There are heritage assets that are not currently designated but which have been demonstrated to be of equivalent significance to designated heritage assets of the highest significance. These include:

• those that the Secretary of State has recognised as being capable of being designated as a Scheduled Monument or Protected Wreck Site but has decided not to designate

• those that the Secretary of State has recognised as being of equivalent significance to Scheduled Monuments or Protected Wreck Sites but are incapable of being designated by virtue of being outside the scope of the related legislation.

• those that have yet to be formally assessed by the Secretary of State, but which have potential to demonstrate equivalent significance to Scheduled Monuments or Protected Wreck Sites.

5.9.6 Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments or Protected Wreck Sites should be considered subject to the policies for designated heritage assets

The absence of designation for such heritage assets does not indicate lower significance or necessarily imply that it is not of national importance.”

Regarding harm to the significance of a heritage asset, the decision-making framework is set out at paragraphs 5.9.22 onwards. Specific paragraphs of relevance are set out below:

***“5.9.27 When considering the impact of a proposed development on the significance of a designated heritage asset, the Secretary of State should give great weight to the asset’s conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.*”**

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

5.9.29 Substantial harm to or loss of significance of a grade II Listed Building or a grade II Registered Park or Garden should be exceptional.

5.9.30 Substantial harm to or loss of significance of assets of the highest significance, including Scheduled Monuments; Protected Wreck Sites; Registered Battlefields; grade I and II* Listed Buildings; grade I and II* Registered Parks and Gardens; and World Heritage Sites, should be wholly exceptional.

5.9.31 Where the proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset the Secretary of State should refuse consent unless it can be demonstrated that the substantial harm to, or loss of, significance is

necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply: • the nature of the heritage asset prevents all reasonable uses of the site • no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation • conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible • the harm or loss is outweighed by the benefit of bringing the site back into use

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

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

...

5.9.36 When considering applications for development affecting the setting of a designated heritage asset, the Secretary of State should give appropriate weight to the desirability of preserving the setting such assets and treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset. When considering applications that do not do this, the Secretary of State should give great weight to

any negative effects, when weighing them against the wider benefits of the application. The greater the negative impact on the significance of the designated heritage asset, the greater the benefits that will be needed to justify approval.”

Regarding archaeological heritage assets, Paragraph 5.9.21 states:

“Where there is a high probability (based on an adequate assessment) that a development site may include, as yet undiscovered heritage assets with archaeological interest, the Secretary of State will consider requirements to ensure appropriate procedures are in place for the identification and treatment of such assets discovered during construction.”

NPS EN-3

NPS EN-3 includes provisions for the consideration of solar schemes which propose a generating capacity above a threshold of 49.9 Mega-Watts ('MW'). Of particular relevance to the Proposed Development, and its temporary nature, the NPS EN-3 sets out at a series of technical considerations for the Secretary of State ('SoS') to take into account in the decision-making process. Paragraphs 2.10.147 – 2.10.151 and 2.10.160 are of relevance:

'2.10.147 Where the consent for a solar farm is to be time-limited, the DCO should impose a requirement setting that time-limit from the date the solar farm starts to generate electricity.

...

2.10.149 An upper limit of 40 years is typical, although applicants may seek consent without a time period or for differing time-periods for operation.

2.10.150 The time limited nature of the solar farm, where a time limit is sought as a condition of consent, is likely to be an important consideration for the Secretary of State.

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

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

Specific considerations relating to heritage are set out at paragraphs 2.10.107 onwards which state:

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

2.10.108 Above ground impacts may include the effects on the setting of Listed Buildings and other designated heritage assets as well as on Historic Landscape Character.

2.10.109 Below ground impacts, although generally limited, may include direct impacts on archaeological deposits through ground disturbance associated with trenching, cabling, foundations, fencing, temporary haul routes etc.

2.10.110 Equally solar PV developments may have a positive effect, for example archaeological assets may be protected by a solar PV farm as the site is removed from regular ploughing and shoes or low-level piling is stipulated.

2.10.111 Generic historic environment impacts are covered in Section 5.9 of EN-1.

2.10.112 Applicant assessments should be informed by information from Historic Environment Records (HERs) or the local authority.

2.10.113 Where a site on which development is proposed includes, or has the potential to, include heritage assets with archaeological interest, the applicant should submit an appropriate desk-based assessment and, where necessary, a field evaluation. These should be carried out, using expertise where necessary and in consultation with the local planning authority, and should identify archaeological study areas and propose appropriate schemes of investigation, and design measures, to ensure the protection of relevant heritage assets.

2.10.114 In some instances, field studies may include investigative work (and may include trial trenching beyond the boundary of the proposed site) to assess the impacts of any ground disturbance, such as proposed cabling, substation foundations or mounting supports for solar panels on archaeological assets.

2.10.115 The extent of investigative work should be proportionate to the sensitivity of, and extent of proposed ground disturbance in, the associated study area.

2.10.116 Applicants should take account of the results of historic environment assessments in their design proposal.

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

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

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

...

2.10.137 The ability of the applicants to microsite specific elements of the proposed development during the construction phase should be an important consideration by the Secretary of State when assessing the risk of damage to archaeology.

2.10.138 Where requested by the applicant, the Secretary of State should consider granting consents which allow for the micrositing within a specified tolerance of elements of the permitted infrastructure, so that precise locations can be amended during the construction phase if unforeseen circumstances, such as the discovery of previously unknown archaeology, arise.”

NPS EN-5

There is no specific discussion of heritage within NPS EN-5. There are references to heritage assets within the document in relation to the consideration of the siting of substations where the NPS states at footnote 21:

‘Care should be taken in relation to all historic sites with statutory protection eg Scheduled Monuments, Battlefields and Listed Buildings.’

National Planning Policy Framework 2024

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 208 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by

development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 210 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”**

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to

substantial harm, total loss or less than substantial harm to its significance.”

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site; and

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 215 goes on to state:

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

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation



Area or World Heritage Site as a whole.” (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

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

Appendix 6: Relevant Development Plan Policies

Local Planning Policy relevant to this application is outlined in the Bassetlaw Local Plan 2020–2038, adopted 29th May 2024). Policy 41 of the Local Plan relates to heritage and states:

POLICY 41: Designated and Non-Designated Heritage Assets Designated Heritage Assets

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

- a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;***
- b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;***
- c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;***
- d) ensure significant views away from, through, towards and associated with the heritage asset(s)***

are conserved or enhanced; e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance.

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

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

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

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

a) have regard to the significance of the asset and its relationship with its setting;

b) be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials;

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

a) the asset's architectural or historic significance is proven to be minimal; or

b) through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or

c) through appropriate marketing, the asset has no viable use; or

d) the public benefits of the scheme outweigh the loss of significance.

Archaeological sites

6. Where evidence suggests that significant archaeological remains exist on site, proposals should be supported by an appropriate archaeological evaluation that provides an assessment of the significance of the remains and considers how the remains would be affected by the proposed development.

7. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.

Edinburgh

20-22 Torphichen Street, Edinburgh, EH3 8JB
T 0131 589 2774
Edinburgh@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

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