



DISCLAIMER

This document or some parts of it may not be accessible when using adaptive technology.

If you require assistance with accessing the content of the document, please contact us and quote the document name and the web page you found it on:

- email: Forward planning – localplan@ashfield.gov.uk .
- telephone: 01623 457381



Written Statement: Matter 10

Ashfield District Local Plan Examination

ON BEHALF OF RICHBOROUGH

December 2024

1. Matter 10: Site Allocations

H1Ss – Land East of A6075 Beck Lane, Skegby

Introduction

- 1.1 This hearing statement has been produced by Nexus Planning on behalf of Richborough who control the Land East of A6075 Beck Lane, Skegby proposed to be allocated under reference H1Ss. The hearing statement directly addresses the questions raised by the Inspectors in their Matters, Issues and Questions (“MIQs” issued on 30th September 2024).
- 1.2 The site is subject to a planning application, validated on 12 April 2024, which is currently under consideration by the Council (Ref: V/2023/0679) for development of up to 230 dwellings, open space, landscaping and drainage infrastructure. It is anticipated that the application will be determined in early 2025, a further update on the progress of the planning application will be provided to the Inspectors at the hearing session.

Q10.63 – What effect does the presence of nearby heritage assets including the Grade II* Listed Registered Park and Garden Hardwick Hall and the Grade II Listed Dalestorth House have on the site allocation? Is there a need for mitigation to avoid harm to designated heritage assets?

- 1.3 The proposed allocation has been assessed in the Council’s evidence base which underpins its selection as a proposed allocation in the Ashfield District Local Plan (the “ADLP”). Moreover, work undertaken by Richborough to support the outline planning application and in direct response to the Inspector’s MIQs specifically considers the potential effects on nearby Heritage assets and whether there is a need for mitigation. Each of these are considered in turn below.

Evidence Base

Sustainability Appraisal (Ref SD.03)

- 1.4 The Sustainability Appraisal (November 2023) assesses each proposed allocation against a series of technical categories; including ‘Historic Environment’. Table 5.8 assesses the proposed allocations in the Sutton area and site is given reference ‘SA074’. It scores ‘-’ against the Historic Environment, meaning there will be a ‘Minor Negative Effect’ as a result of development; as set out in the explanation of the scoring system at Table 4.5 of the Sustainability Appraisal. At paragraph 4.3.11 it is noted that the scoring does not take into account any mitigation provided by draft Local Plan policies.
- 1.5 Appendix L of the Sustainability Appraisal (Ref SD.03m) explains that a ‘Minor Negative Effect’ in so far as it relates to the Historic Environment is awarded where either:

- “...less than substantial harm to a designated heritage asset(s) including development in its setting...” is identified; and/or
- “Sites...include a non-designated heritage asset or part of its setting...cannot be enhanced...”

Heritage Impact Assessment for Local Plan (SEV.17)

- 1.6 The Local Plan Heritage Impact Assessment contains a specific chapter relating to the site and a series of plans set out study areas; and also sets out three key heritage assets including Hardwick Hall, Dalestorth House and the non-designated Ashland Farm.

- 1.7 Ashland Farm is deemed to hold low significance and is therefore scoped out of the assessment. In regard to Hardwick Hall, the Heritage Impact Assessment outlines that due to the distance between the asset and the site, the proposed development will not harm its significance or setting. A series of photographs accompany the Council's assessment at Figure 106 and 107 to demonstrate that there is no intervisibility between the two. In addition, Richborough's own Landscape and Visual Appraisal, prepared to support the outline planning application (Ref: V/2023/0679) includes a series of 'Theoretical Visibility' plans and accompanying photographs which are reproduced within this statement at **Appendix A**.
- 1.8 The Heritage Impact Assessment also assess the site against Dalestorth House. It is considered that the proposed development will only cause negligible harm to the significance of the designated asset.
- 1.9 Richborough therefore consider that the ADLP has appropriately considered the impact of development of the proposed allocation against the Historic Environment and that the negligible harm would not affect the site being allocated nor require any specific mitigation.

Richborough Evidence

Built Heritage Report – Dalestorth House

- 1.10 The planning application on the site (Ref: V/2023/0679) is supported by a Built Heritage Statement, prepared by RPS and attached to this Statement at **Appendix B**. It assesses the built heritage considerations to support an outline application for the site's development and therefore directly considers the impacts on nearby heritage assets including Dalestorth House.
- 1.11 It confirms that there are no built heritage assets located within the site; however, it does establish that the Grade II Listed Dalestorth House is potentially sensitive to the development of the site. Despite being located within its setting, the Built Heritage Statement confirms that the site comprises a neutral element of the setting and that the development (as proposed via the planning application) will not cause harm to its significance.
- 1.12 In reaching this conclusion, the Built Heritage Statement outlines that:
- The historic layout and character of the gardens and land associated with Dalestorth House has been reduced over time due to alterations;
 - Many of the historic field boundaries have been lost;
 - The introduction of the adjacent garden centre has introduced modern buildings and paraphernalia;
 - The significance of Dalestorth House is principally understood from its fabric and form and is best appreciated from Skegby Lane to the south;
 - Any contribution to understanding the asset from its setting has been almost entirely lost;
 - The setting of Dalestorth House now makes a negligible contribution to its significance;
 - There is no direct inter-visibility between the site and Dalestorth House;
 - Whilst the site forms part of the wider agricultural landscape that characterised the setting of Dalestorth House, this has largely been lost as a result of surrounding development and urbanisation;
 - The development of the site will have no impact on the fabric or form of Dalestorth House or the ability to appreciate the group value between the surviving built elements of the estate.
- 1.13 The report also confirmed that as the site makes a negligible contribution to the very limited heritage significance of the non-designated Ashland Farm, a negligible impact on the significance of it will result from development of the site. Within 1km radius of the site, no further assets will be affected as a result of development.

1.14 The application has been subject to comment by the Council's Conservation Officer (**Appendix C**). The response confirms that the Conservation Officer agreed with the findings of the Built Heritage Statement; that there will be no harm to Dalestorth House or any element of its setting which contributes to its significance.

Built Heritage Note

1.15 RPS have prepared a supplementary note (**Appendix D**) to directly respond to the Inspector's question. This confirms that:

- Hardwick Hall Registered Park and Garden ("RPG") is located circa 5km from the site;
- Hardwick Hall RPG was not included within either the Built Heritage Statement or the Cultural Heritage Chapter to support the planning application as it was not considered sensitive to the development of the site;
- Notwithstanding this, an additional site visit has been undertaken by RPS to assess potential impacts of the site's development in relation to the RPG to assist with the ongoing Examination;
- There was no opportunity to experience the site from the RPG or vice versa due to distance, intervening vegetation and built form including the recently constructed residential development to the west of Beck Lane (Barratt David Wilson);
- The site has been assessed as making no contribution to the significance of Hardwick Hall RPG;
- Development of the site would not have any adverse impact on the significance of the RPG, resulting in no harm;
- No mitigation is necessary.

Q10.64 – Is the allocation justified?

1.16 The proposed allocation is clearly aligned with the spatial strategy and will help contribute to the Council delivering its vision and objectives for the plan. The site itself has no significant constraints to development and is situated in a wholly sustainable and accessible non-Green Belt location close to local facilities and services in Skegby and Sutton in Ashfield and also benefits from strong linkages to Mansfield. It is also directly opposite Barratt David Wilson's recently constructed residential scheme.

1.17 The outline planning application (Ref: V/2023/0679) demonstrates that Richborough's site is capable of delivering up to 230 dwellings and open space, landscaping and drainage infrastructure. It will create a truly sustainable and attractive place with an enhanced quality of life for its residents. Therefore, when combined with the residual adjacent land to the south (in separate ownership, as shown on the Context Plan submitted alongside the planning application and included at **Appendix E**), the potential capacity of the overall allocation is likely to be in excess of the identified potential yield of 212 dwellings.

1.18 The site is in a sustainable location, Skegby has a range of facilities and services to provide for day-to-day needs, including King's Mill Hospital, St Andrew's Primary School, Dalestorth Primary School, Co-operative food-store, Skegby Parish Hall, Skegby Post Office, Morrisons Supermarket, playing fields, and a number of cafes, pubs, churches and shops. The site is within walking distance of bus stops around 400m to the south west at the Fox and Crown where there is an hourly service to Sutton-in Ashfield (417) which runs between 10am and 2pm. The bus stop 500m to the north east of the site at Abbott Road has services to Mansfield and Ladybrook (217), whilst a further service around 800m from the site at Birks Road provides access to a twice hourly service to Mansfield. Mansfield Train Station is a 7-minute car journey from the site.

1.19 The identification of the site as an allocation is further justified through the Council’s evidence base, most notably the Strategic Housing and Economic Land Availability Assessment (“SHELAA”), the Sustainability Appraisal and Constraints analysis, discussed further below.

Strategic Housing and Economic Land Availability Assessment (SEV.20/SEV20.d)

1.20 The site is assessed within the SHELAA as site reference SA074. The conclusions reached are as follows:

- **Availability:** The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. However, the site is subject to a lease/tenancy.
- **Suitability:** The site is potentially suitable; subject to mitigation relating to highways access, surface water, surface water drainage and archaeological investigations.
- **Achievability:** The site is assumed to be potentially achievable subject to the Whole Plan Viability Assessment.

1.21 In summary, the current outline planning application (Ref: V/2023/0679) submitted by Richborough demonstrates the availability of the site and the mitigation measures outlined within the SHELAA can be secured via planning condition whilst the Whole Plan Viability Assessment has since been undertaken and confirms that the submission plan can be viably delivered.

Sustainability Appraisal

1.22 The Sustainability Appraisal scored the site positively against seven of the 17 objectives, neutral against 4 of the objectives and negatively against 6 of the objectives. Importantly, the site scored positively against:

- Housing
- Health
- Social Inclusion Objectives
- Travel and Accessibility
- Employment
- Economy
- Town Centres

1.23 Whilst negative scores were given in relation to the Historic Environment (assessed above), biodiversity, landscape, natural resources, pollution and climate change, this is to be expected where development will occupy a greenfield site without taking into account any mitigation and the majority of the proposed allocations also scored negatively against these indicators. It is also clear that none of these objectives would over-ride the clear justification for the site being allocated.

Background Paper 5 – Analysis of Constraints for the District of Ashfield (Ref BP.05)

1.24 The Analysis of Constraints for the District of Ashfield (October 2023) specifically addresses a series of potential constraints against which the District’s land is assessed, as follows:

- Green Belt and Countryside;
- Nature Conservation;
- Heritage Assets;
- Flood Risk;
- Landscape Character; and
- Agricultural Land.

- 1.25 In terms of Heritage Assets, the analysis focuses on those which have the greatest influence on the shaping of strategic options due to the influence on character, their intrinsic significance or the large extent of designated land and/or its setting. The document makes specific reference to Hardwick Hall and the Hardwick Setting Study, commissioned by the National Trust.
- 1.26 Figure 5, reproduced below and annotated to show the location of the site with a green dot, demonstrates the site's location in relation to what the Analysis of Constraints deems to be the constrained areas of the District. This demonstrates that the site lies at the edge of the Constrained Area, relating to its identification as high quality agricultural land as referenced in Section 7 of the Analysis of Constraints. Whilst the Local Plan evidence base does not appear to include a District-wide assessment of agricultural land, the planning application submitted by Richborough confirms that the site is Grade 3 Agricultural Land and whilst this is moderate to good quality, the Council has clearly taken this into account within the Sustainability Appraisal and found that the impacts of developing the site are acceptable, noting the abundance of agricultural land within the area as shown by Natural England's Agricultural Land Classification Map East Midlands Region (ALC005).
- 1.27 The plan also shows that many other Housing Allocations are also in areas that are 'constrained'.

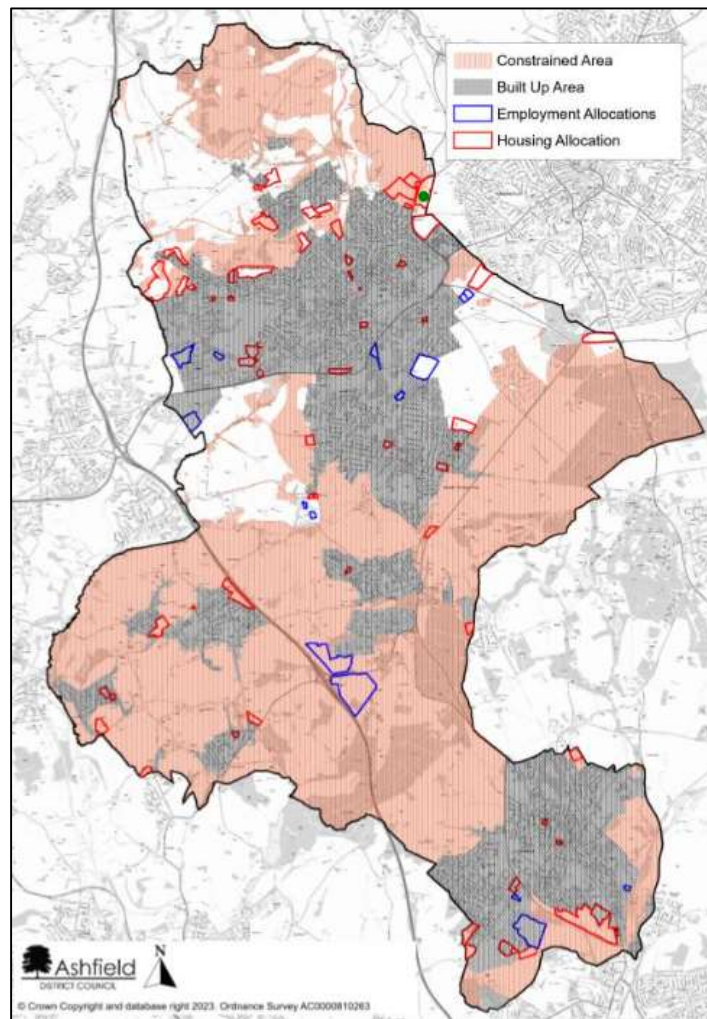


Figure 1: Extract of Figure 5 of Background Paper 5 – Analysis of Constraints for the District of Ashfield

Deliverability

- 1.28 The deliverability of the proposed allocation (H1Ss) has been demonstrated through the outline planning application (Ref: V/2023/0679) and supporting technical work which will help to ensure that delivery on the site commences within the immediate five-year period. There are no technical issues that will prevent development of the site and Richborough is committed to enabling the delivery of the site early in the plan period. This will be through a sale to a preferred developer partner who will be responsible for submitting reserved matters and ultimately building out the scheme. This will make an important contribution to delivering the over-arching spatial strategy and housing needs of the district, and thus helping to achieve the vision and objectives of the Local Plan.
- 1.29 Under each of the proposed allocations a ‘*potential yield*’ of dwellings is identified in Policy H1. Regarding site H1Ss, it should be noted that whilst the policy identifies a ‘*potential yield*’ of 212 dwellings, this is a very conservative estimate and should not be treated as a maximum limit to development capacity provided that each of the policy criteria are met. Indeed, the Framework Plan submitted as part of the outline planning application demonstrates that an illustrative layout (supported by a range of technical reports) which makes effective use of land, delivers a strong network of green infrastructure and achieves at least a 10% Biodiversity Net Gain can achieve a yield of up to 230 dwellings. The supporting text to the site’s allocation, at paragraphs 6.72 to 6.76 sets out the requirements for development and the application demonstrates that development will deliver two access points. Moreover, the public right of way (Sutton in Ashfield Footpath 73) which crosses the site will be retained or diverted. Indeed, this is a matter of detail which will be dealt with at the reserved matters stage. In addition, surface water drainage will be designed to mitigate against areas at high risk of surface water flooding. An Archaeological Desk Based Assessment has been produced to support the application and any mitigation can be secured via the planning process.
- 1.30 Furthermore, the Framework Plan also shows how Richborough’s site can integrate with the residual allocation to the south without the need for further junctions on Beck Lane.
- 1.31 The additional yield on the site (demonstrated through the current application and the potential for additional capacity from the residual allocated land to the south, as shown on the Context Plan) is particularly important given the Council has acknowledged that its LHN for the entire Plan period up to the year 2040 is not being fully met. This does indicate that there may need to be additional capacity coming forward on the proposed allocations which will further boost the supply of housing in the District.
- 1.32 In terms of a delivery programme, Richborough notes the Council’s latest Housing Land Supply Position Statement (October 2024) which proposes a delivery trajectory which is different to that put forward by Richborough in the Regulation 19 representations and the Council’s trajectory at Regulation 19 stage. The Council’s trajectory is considered to be overly conservative and not based on the reality of the fact that the site is subject to an outline planning application which is anticipated to be approved in early 2025; and following this a reserved matters application could be made within the following 12 months. Therefore, the site could benefit from reserved matters approval by Summer 2026, allowing a start on site by the end of the same year. Dwellings could therefore begin to be delivered in early 2027. This is reflected in the trajectory put forward at Table 1 overleaf which also provides a comparison with the Council’s October 2024 Housing Land Supply Position Statement.

H1Ss	Yr 5 27/28	Yr 6 28/29	Yr 7 29/30	Yr 8 30/31	Yr 9 31/32	Yr 10 32/33	Yr 11 33/34	Yr 12 34/35	Yr 13 35/36	Yr 14 36/37	Yr 15 37/38
Ashfield (Reg 19)	0	35	35	35	35	35	35	2			
Ashfield (EIP HLS Paper ADC.04)	0	0	0	0	35	35	35	35	35	35	2
Richborough	40	40	40	40	40	30					

Table 1 – Suggested Delivery Programme for H1Ss

1.33 It is evident that through the Council’s own evidence base the allocation H1Ss is justified and the live application confirms the site is deliverable.

Appendix A – Extract of Landscape and Visual Appraisal

Approximate extent of the site for the Planning Application



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 1: EXISTING VIEW FROM PENNMENT ROAD, A LOCAL MINOR ROUTE PASSING THROUGH A RESIDENTIAL NEIGHBOURHOOD, TO THE NORTH OF THE APPLICATION SITE

Grid Reference 450897, 361352
Elevation 157m AOD
Distance 0.15km, N/0 degrees
View Direction S/170 degrees
Paper Size 420 x 297 mm A3
Camera Sony A7 II
Lens Sony E-mount E50mm F1.8oss
Projection Cylindrical
Date 14.10.2022 @ 14.48



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 1

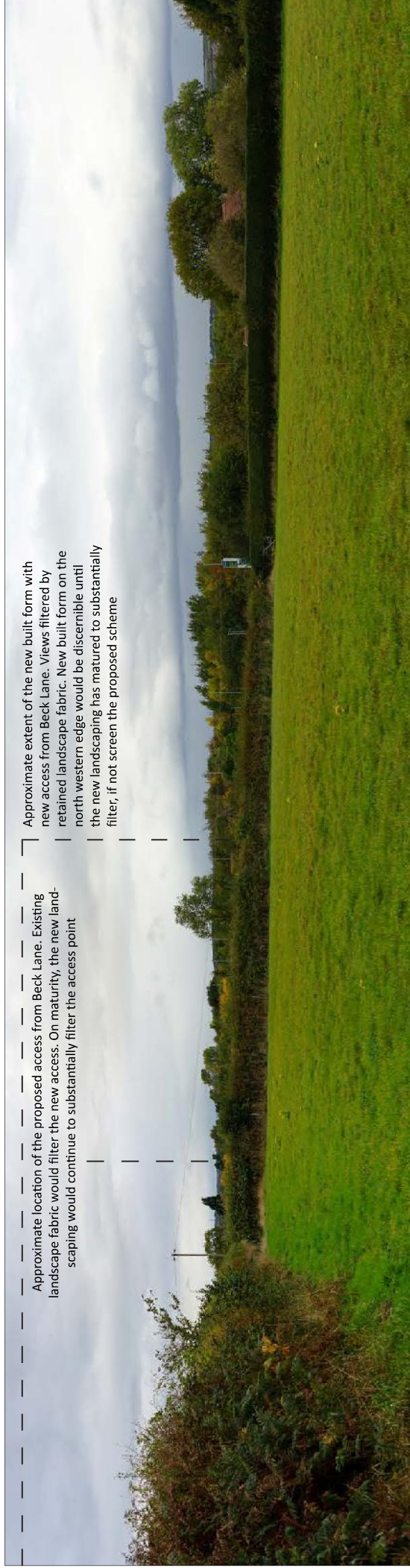
October 2022

zebra landscape architects ltd | 30 st
georges square | worcestershire | le11 1hs
tel: 01905 947 558
info@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

N.B. The route of this PRoW will be passing through the future development of the allocated Site H1C (Mansfield District Council). The development of this greenfield for new housing, POS and infrastructure is anticipated to further filter, if not screen the proposed scheme from view

Approximate extent of the site for the Planning Application



Approximate location of the proposed access from Beck Lane. Existing landscape fabric would filter the new access. On maturity, the new landscaping would continue to substantially filter the access point

Approximate extent of the new built form with new access from Beck Lane. Views filtered by retained landscape fabric. New built form on the north western edge would be discernible until the new landscaping has matured to substantially filter, if not screen the proposed scheme

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 2: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/87/5) SITUATED IN THE FIELD NEIGHBOURING THE APPLICATION SITE'S NORTH EASTERN BOUNDARY

Grid Reference	451244, 361189
Elevation	166m AOD
Distance	0.15km, NE/25 degrees
View Direction	SW/215 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Date	14.10.2022 @ 14.51



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 2

October 2022

zebra landscape architects ltd | 30 st
georges square | worcester | wlc1 1hx
hello@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.



Approximate extent of the site for the Planning Application

Approximate extent of the new built form would be screened through the combination of existing built, landform and intervening mature landscape fabric

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 3: EXISTING VIEW FROM CUMBERLAND DRIVE, A LOCAL MINOR ROUTE PASSING THROUGH A RESIDENTIAL NEIGHBOURHOOD, TO THE NORTH EAST OF THE APPLICATION SITE

Grid Reference 451584, 361312
 Elevation 160m AOD
 Distance 0.55km, NE/45 degrees
 View Direction SW/225 degrees
 Paper Size 420 x 297 mm A3
 Camera Sony A7 II
 Lens Sony E-mount E50mm F1.8oss
 Projection Cylindrical
 Date 14.10.2022 @ 13:07 am



RICHBOROUGH ESTATES
 ZLA 1337

BECK LANE
 Skegby

Visual Survey
Viewpoint 3

October 2022

zebra landscape architects ltd | 30 st
 georges square | worcestershire | le11 1dx
 hello@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

N.B. The route of this ProW will adjoin the permitted residential scheme (LPA ref: V/2018/0713). Construction of this new neighbourhood with housing, POS and infrastructure is anticipated to screen the proposed scheme from view

Approximate extent of the site for the Planning Application



Approximate extent of the new built form. Views filtered by retained landscape fabric and existing residential built form on Beck Lane. The southern site area is discernible, albeit filtered by existing hedge line and hedgerow trees along the site's western edge

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 4: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/87/5) SITUATED TO THE WEST OF THE APPLICATION SITE ON THE SETTLEMENT EDGE OF SKEGBY

Grid Reference	450231, 361020
Elevation	157m AOD
Distance	0.6km, W/270 degrees
View Direction	E/90 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Date	14.10.2022 @ 14.30



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 4

October 2022

zebra landscape architects ltd | 30 st
georges square | worcester | wlc1 2hs
t: 01905 947 558
e: info@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

Approximate extent of the site for the Planning Application



Approximate extent of the new built form with new accesses from Beck Lane. Views filtered by retained landscape fabric. New built form on the north western edge would be discernible until the new landscaping has matured to substantially filter, if not screen the proposed scheme

Route of Public Right of Way

The site area is extensively screened by existing residential built form on Beck Lane, and mature landscape fabric around their location, and along the western edge of the site area

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 5: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/87/5) SITUATED TO THE WEST OF THE APPLICATION SITE ON THE SETTLEMENT EDGE OF SKEGBY

Grid Reference	450231, 361020
Elevation	157m AOD
Distance	0.3km, W-NW/300 degrees
View Direction	E-SE/120 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Date	14.10.2022 @ 14.18



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 5

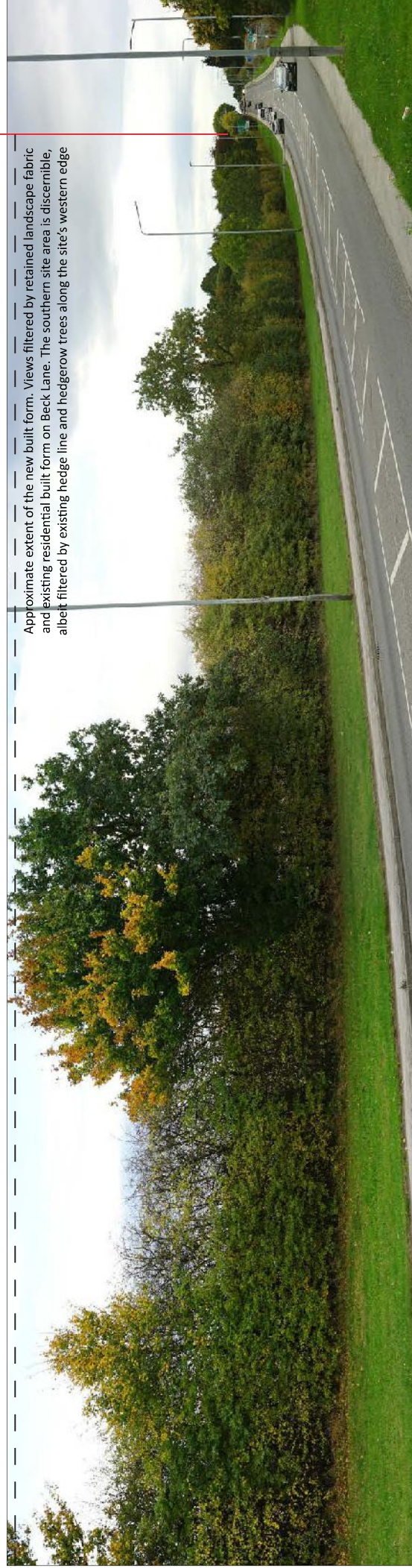
October 2022

zebra landscape architects ltd | 30 st
georges square | worcestershire | leicestershire
help@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

N.B. The proposed scheme would provide a substantial swathe of POS along the western edge of the site area. This will retain and bolster the existing landscape fabric to the site's boundary, enhancing the existing hedgerow, as well as bolster tree cover creating a layered effect of existing and new landscaping. These proposals will substantially filter, if not screen new development from this vehicle route and cycle route

Approximate extent of the site for the Planning Application



Approximate extent of the new built form. Views filtered by retained landscape fabric and existing residential built form on Beck Lane. The southern site area is discernible, albeit filtered by existing hedge line and hedgerow trees along the site's western edge

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 6: EXISTING VIEW FROM THE JUNCTION OF BECK LANE AND THE CYCLE ROUTE TO THE WEST OF THE APPLICATION SITE

Grid Reference 450832,361114
 Elevation 157m AOD
 Distance Within 0.1km, NW/315 degrees
 View Direction SE/135 degrees
 Paper Size 420 x 297 mm A3
 Camera Sony A7 II
 Lens Sony E-mount E50mm F1.8oss
 Projection Cylindrical
 Date 14.10.2022 @ 15:39



RICHBOROUGH ESTATES
 ZLA 1337

BECK LANE
 Skegby

Visual Survey
Viewpoint 6

October 2022

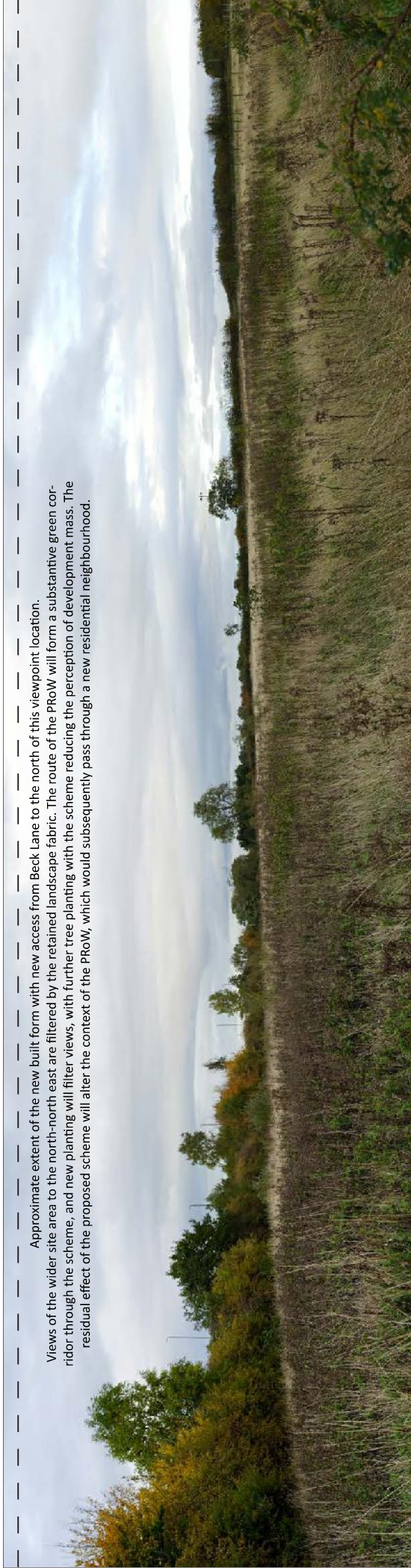
zebra landscape architects ltd | 30 st
 georges square | worcestershire | le12 1hk
 hello@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

N.B. Users of this route would experience new residential development to the north east (H1C Mansfield District Council) and the permitted scheme to the west of Beck Lane (LPA ref: V/2018/0713)

Approximate extent of the site for the Planning Application

Approximate extent of the new built form with new access from Beck Lane to the north of this viewpoint location. Views of the wider site area to the north-north east are filtered by the retained landscape fabric. The route of the PRoW will form a substantive green corridor through the scheme, and new planting will filter views, with further tree planting with the scheme reducing the perception of development mass. The residual effect of the proposed scheme will alter the context of the PRoW, which would subsequently pass through a new residential neighbourhood.



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 7a: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/87/5) PASSING THROUGH THE NORTHERN PART OF THE APPLICATION SITE. VIEWPOINT LOOKING EAST

Grid Reference	450894, 361149
Elevation	160m AOD
Distance	Within the site NW boundary
View Direction	East/90 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Date	14.10.2022 @ 13:39



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 7a

October 2022

zebra landscape architects ltd | 30 st
georges square | worcestershire | le11 1hx
hello@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

N.B. Users of this route would experience new residential development to the north east (H1C Mansfield District Council) and the permitted scheme to the west of Beck Lane (Barratt David Wilson (LPA ref: V/2018/0713))

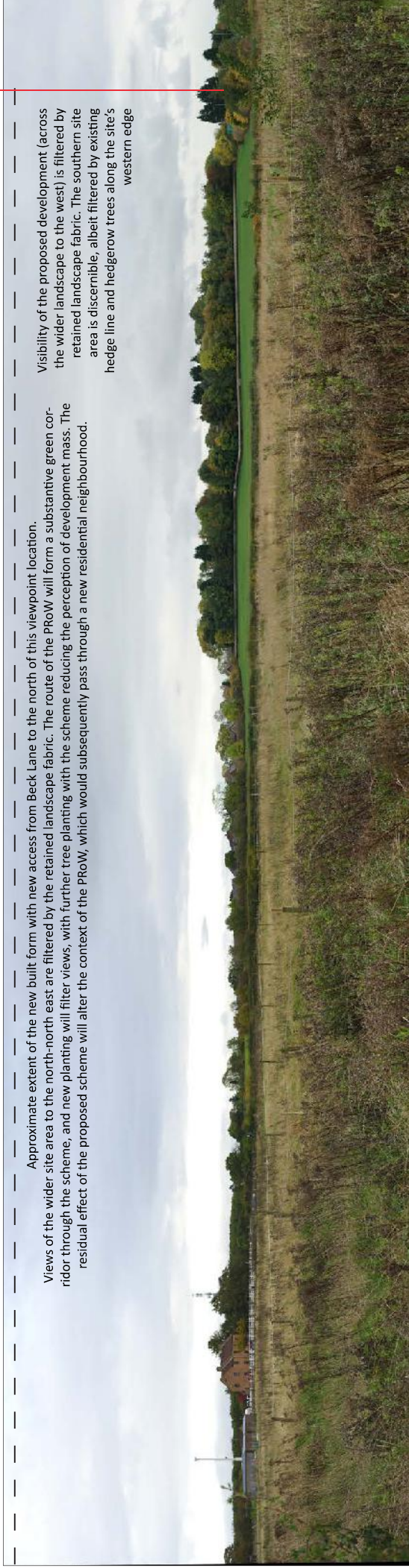
Approximate extent of the site for the Planning Application

N.B. The proposed scheme would provide a substantial swathe of POS along the western edge of the site area. This will retain and bolster the existing landscape fabric to the site's boundary, enhancing the existing hedgerow, as well as bolster tree cover creating a layered effect of existing and new landscaping. These proposals will substantially filter, if not screen new development from the west and the existing settlement edge of Skegby

Approximate extent of the new built form with new access from Beck Lane to the north of this viewpoint location.

Views of the wider site area to the north-north east are filtered by the retained landscape fabric. The route of the ProW will form a substantive green corridor through the scheme, and new planting will filter views, with further tree planting with the scheme reducing the perception of development mass. The residual effect of the proposed scheme will alter the context of the ProW, which would subsequently pass through a new residential neighbourhood.

Visibility of the proposed development (across the wider landscape to the west) is filtered by the retained landscape fabric. The southern site area is discernible, albeit filtered by existing hedge line and hedgerow trees along the site's western edge



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 7b: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/87/5) PASSING THROUGH THE NORTHERN PART OF THE APPLICATION SITE. VIEWPOINT LOOKING SOUTH

Grid Reference	450894, 361149
Elevation	160m AOD
Distance	Within the site NW boundary
View Direction	South/180 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Date	14.10.2022 @ 13:39



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 8b

October 2022

zebra landscape architects ltd | 30 st
georges square | worcestershire | le11 1wq
tel:01905 947 558
hello@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

N.B. The implementation of the permitted residential scheme (LPA ref: V/2018/0713) will extend the existing urban edge of Skegby northwards with a new neighbourhood with housing, POS and infrastructure is anticipated to screen the proposed scheme from view

Approximate extent of the site for the Planning Application

Approximate extent of the new built form with new accesses from Beck Lane. Views filtered by retained landscape fabric, existing residential built form on Beck Lane and Pennment Lane. The south western site area is seen, but is substantially filtered from view. Once developed the permitted scheme to the west of Beck Lane (Barratt David Wilson (LPA ref: V/2018/0713)) will further bolster this situation with built form and tree planting once matured

Approximate extent of the new built form with new accesses from Beck Lane

Approximate extent of the permitted scheme of new residential dwellings, POS and infrastructure west of Beck Lane (LPA ref: V/2018/0713)



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 8: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/3/2) SITUATED WITHIN OPEN COUNTRYSIDE TO THE NORTH WEST OF THE APPLICATION SITE

Grid Reference	450202, 361556
Elevation	158m AOD
Distance	0.8km, NW/315 degrees
View Direction	SE/135 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Date	14.10.2022 @16.10



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 8

October 2022

zebra landscape architects ltd | 30 st
georges square | worcester | wlc1 2hs
t: 01905 947 558
info@zebralandscape.co.uk | 01905 947 558

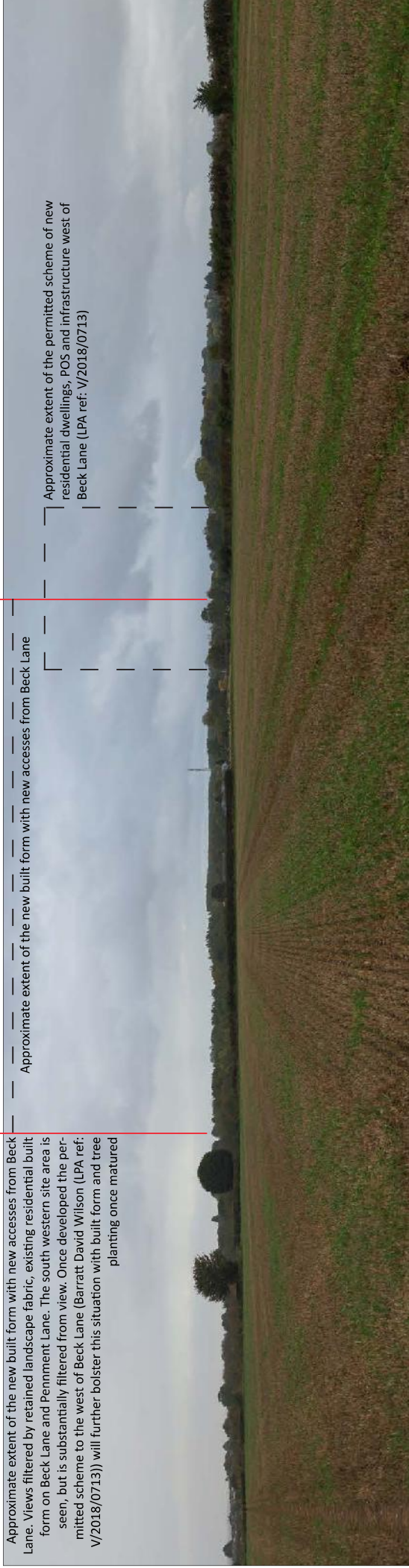
Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

N.B. The implementation of the permitted residential scheme (LPA ref: V/2018/0713) will extend the existing urban edge of Skegby northwards with anew neighbourhood with housing, POS and infrastructure is anticipated to screen the proposed scheme from view

Approximate extent of the new built form with new accesses from Beck Lane. Views filtered by retained landscape fabric, existing residential built form on Beck Lane and Penmment Lane. The south western site area is seen, but is substantially filtered from view. Once developed the permitted scheme to the west of Beck Lane (Barratt David Wilson (LPA ref: V/2018/0713)) will further bolster this situation with built form and tree planting once matured

Approximate extent of the new built form with new accesses from Beck Lane

Approximate extent of the permitted scheme of new residential dwellings, POS and infrastructure west of Beck Lane (LPA ref: V/2018/0713)



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 9: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/2/3) SITUATED WITHIN OPEN COUNTRYSIDE TO THE NORTH-NORTH WEST OF THE APPLICATION SITE

Grid Reference	450568, 361840
Elevation	157m AOD
Distance	0.8km, N-NW/330 degrees
View Direction	SE/150 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Date	14.10.2022 @ 15.57



RICHBOROUGH ESTATES
ZLA 1337

BECK LANE
Skegby

Visual Survey
Viewpoint 9

October 2022

zebra landscape architects ltd | 30 st
georges square | worcestershire | leicestershire
helle@zebralandscape.co.uk | 01905 947 558

Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

Approximate extent of the new built form with new accesses from Beck Lane. Views filtered by retained landscape fabric and woodland block to the north of Abbott Road. This existing landscape fabric is bolstered by the mature trees and robust hedgerows which line the route of the A617 and the reservoir/sewage works off Abbott Road

Approximate extent of the site for the Planning Application

Approximate extent of the new built form with new accesses from Beck Lane



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 10: EXISTING VIEW FROM PUBLIC RIGHT OF WAY (LPA REF: 240/2/3) SITUATED WITHIN OPEN COUNTRYSIDE TO THE NORTH-NORTH EAST OF THE APPLICATION SITE

Grid Reference 451232, 361695
 Elevation 157m AOD
 Distance 0.9km, N-NE/15 degrees
 View Direction S-SW/195 degrees
 Paper Size 420 x 297 mm A3
 Camera Sony A7 II
 Lens Sony E-mount E50mm F1.8oss
 Projection Cylindrical
 Date 14.10.2022 @ 16.22



RICHBOROUGH ESTATES
 ZLA 1337

BECK LANE
 Skegby

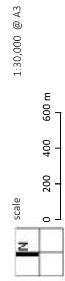
Visual Survey
Viewpoint 10

October 2022

zebra landscape architects ltd | 30 st
 georges square | worcestershire | le12 1ht
 helix@zebralandscape.co.uk | 01905 947 558

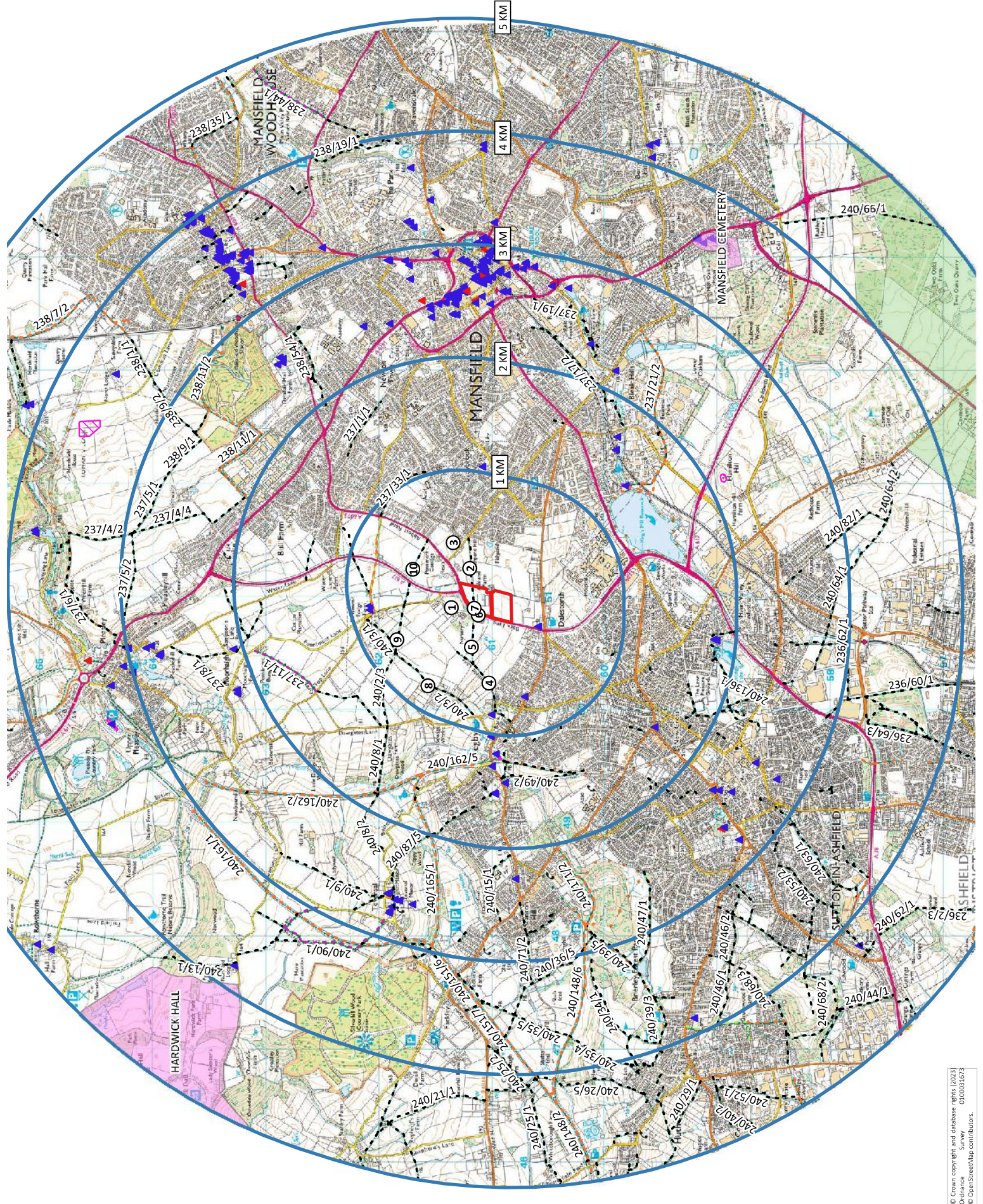
Copyright is reserved by Zebra Landscape Architects. The drawing is issued on the condition that it is not copied either wholly or in part without first obtaining written consent.

- Key**
- Viewpoints (1-10)
 - Application Site
 - ▭ Distance Intervals (1km)
 - Public Rights of Way
 - By Open to All Traffic
 - Bridleway
 - Footpath
 - Restricted Byway
 - Parks and Gardens
 - Listed Buildings
 - Grade II
 - Grade II*
 - Scheduled Monuments
 - Green Belt



30 St. George's Square | Worcester | WY1 3JX | 01905 947 556
info@zebralandscape.co.uk
 Zebra Landscape Architects Limited is registered in England and Wales.
 Registered Office: 30 St. George's Square, Worcester, UK, WY1 3JX.

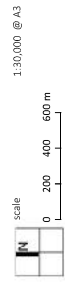
Copyright is reserved by Zebra Landscape Architects and the drawing is without prejudice, obtained with written consent. Do not scale from this drawing. Figured dimensions only to be used.



- Key**
- Application Site
 - Viewpoints (1-10)
 - Distance Intervals (1km)
 - ZTV Reference Points
 - ZTV_11.5m
 - Theoretical Visibility (11.5m)

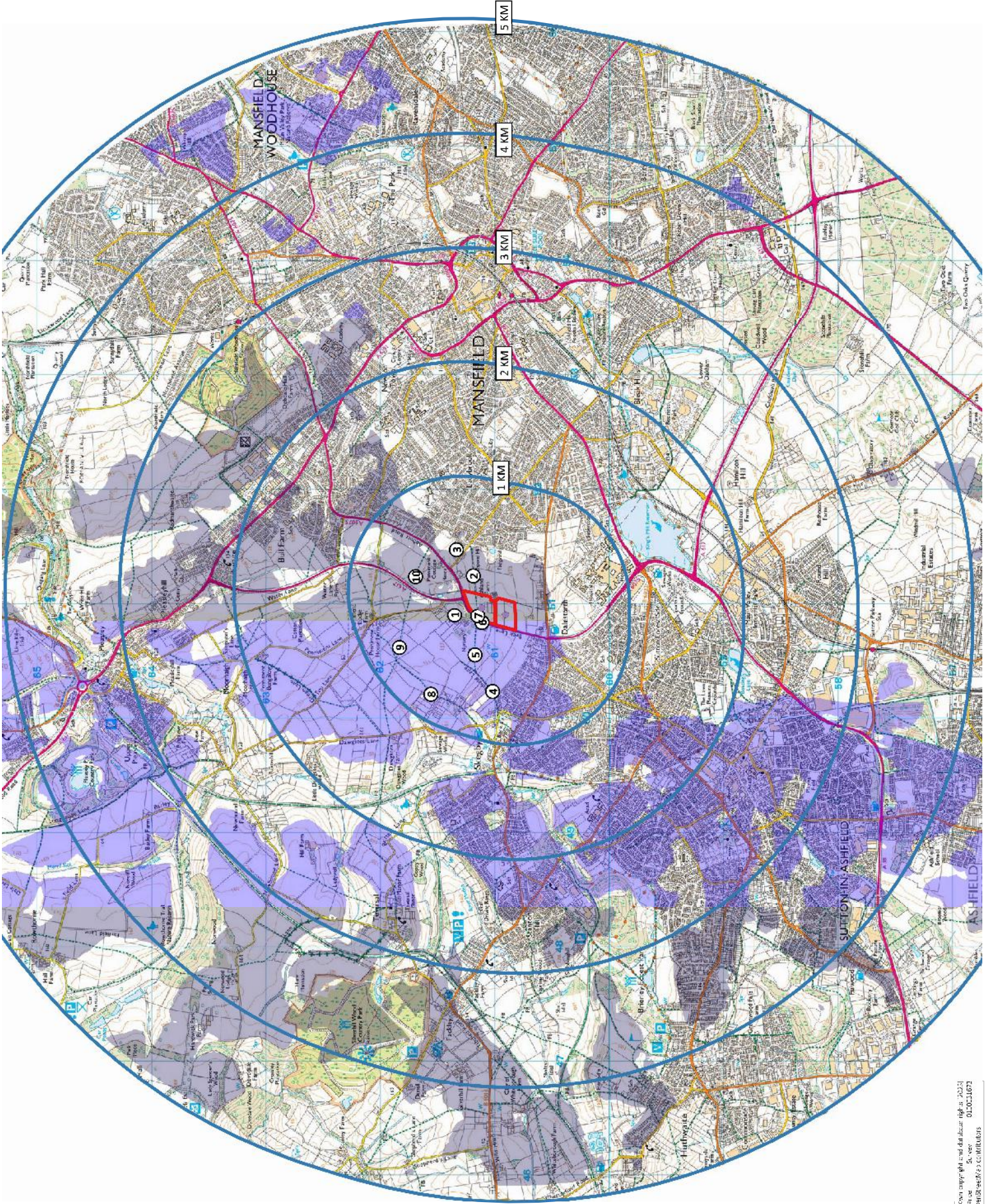
NOTES:
 This figure is based on the following parameters (height above ground level):
 Pedestrian height: 1.6m
 Viewers height: 2.0m
 Landform data: Terrain 50 (50m grid)
 Height of proposal: 11.5m

This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



30 St. Georges Square | Worcester | WR1 3JX | 01925 947 556
 info@zebralandscapes.co.uk
 Zebra Landscape Architects Limited is registered in England and Wales.
 Company No. 11878878. Registered Office: 30 St. Georges Square, Worcester, WR1 3JX.

Copyright is reserved by Zebra Landscape Architects and the drawing is without prejudice, obtained in written consent. Do not scale from this drawing. Figured dimensions only to be used.



Appendix B – Built Heritage Statement

BUILT HERITAGE STATEMENT

Land off Beck Lane, Skegby, Nottinghamshire

JAC28368.2
Final v.1.5
November 2023

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1.1	Draft	HHR	SM	SM	04.10.2022
1.2	Client Review	HHR	SM	SM	07.10.2022
1.3	Final	HHR	SM	SM	16.03.2023
1.4	Final – minor updates	HHR	TR	SM	07.11.2023
1.5	Final – client details	HHR	TR	SM	29.11.2023

Approval for issue

Simon Mortimer

29 November 2023

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:**RPS**Sherwood House, Sherwood Avenue
Newark, Nottinghamshire NG24 1QQ**Prepared for:****Julia Holder, Lesley Richardson and
Richborough Estates Group Ltd**

EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS on behalf of the applicants Julia Holder, Lesley Richardson and Richborough Estates Group Ltd. It addresses built heritage considerations to support a planning application for the residential development of land off Beck Lane, Skegby, Nottinghamshire.

The assessment provides a description of the built heritage assets potentially affected by the development and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

The impact of the development on archaeological heritage assets and the archaeological potential of the site is considered separately in the accompanying Archaeological Desk-Based Assessment (RPS, 2022; ref: JAC28368.1).

There are no designated or non-designated built heritage assets located within the site. Within a 1km search area there are five Listed Buildings (all Grade II) and seventeen non-designated built heritage assets.

This report has established that the only built heritage assets potentially sensitive to the development of the site are the Dalestorth House and adjoining service wing and garden boundary walls (Grade II Listed Building, NHLE: 1275916) and Ashland Farm (non-designated built heritage asset, HER ref: M17319).

The site comprises a neutral element of the setting of Dalestorth House. The proposed development will not cause harm to the significance of the Listed Building and is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. The balancing exercises of paragraphs 201 and 202 of the NPPF will also not be engaged.

The proposed development will result in a slight impact on Ashland Farm as the site makes a negligible contribution to its very limited heritage significance. However, in accordance with paragraph 203 of the NPPF, this will be balanced against its limited heritage significance and will also be considered within the context of the extensive public benefits delivered by the scheme as part of the wider planning balance.

Contents

1	INTRODUCTION	1
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	2
	Legislation	2
	National Planning Policy.....	2
	National Guidance	3
	Local Planning Policy	5
3	HISTORIC BUILT ENVIRONMENT APPRAISAL	10
	Introduction	10
	Historic Development	10
	Identification of Heritage Assets.....	11
4	ASSESSMENT OF SIGNIFICANCE & NATURE OF IMPACT	12
	Proposed Development.....	12
	Dalestorth House and adjoining Service Wing and Garden Boundary Walls	12
	Ashland Farm	15
5	CONCLUSION	17

Figures

Figure 1: Site Location

Figure 2: Designated Heritage Assets

Figure 3: HER Data Monuments

Figure 4: Sanderson 1835

Figure 5: Mansfield Tithe Map 1845

Figure 6: Ordnance Survey Map 1884-1886

Figure 7: Ordnance Survey Map 1955

Figure 8: Ordnance Survey Map 2000

Figure 9: Google Earth Imagery 2022

Plates

Plate 1: View south across southern field

Plate 2: View south-east across southern field

Plate 3: View north across southern field with northern field beyond; Ashland Farm to RHS

Plate 4: View west across northern field

Appendices

Appendix A: HER Gazetteer

Appendix B: Statutory List Description

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been prepared by RPS on behalf of the applicants Julia Holder, Lesley Richardson and Richborough Estates Group Ltd. It addresses built heritage considerations to support a planning application for the residential development of land off Beck Lane, Skegby, Nottinghamshire (hereafter referred to as the 'Site').
- 1.2 The Site is centred at National Grid Reference SK 5092 6098 and comprises an area of c. 9.3 hectares (Figure 1).
- 1.3 The impact of the development on archaeological heritage assets and the archaeological potential of the Site is considered separately in the accompanying Archaeological Desk-Based Assessment (DBA) (RPS, 2022; ref: JAC28368.1).
- 1.4 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably *The Setting of Heritage Assets* (Historic England, 2017) has been consulted to inform the judgements made.
- 1.5 Research for this assessment includes a review of the listing citations for the relevant built heritage assets and data provided by the Nottinghamshire Historic Environment Record (HER) for the Site and a surrounding search area (Figures 2-3 and Appendices A & B). The historic development of the Site and surrounding area has been tracked through review of historic maps and other resources. The desk-based findings have been augmented through a site visit undertaken on 10th August in good weather conditions which included a walkover of the Site and the surrounding area.
- 1.6 The conclusions reached in this report are the result of the detailed historic research, the walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.7 The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area. As the Site is not located within a Conservation Area, section 72 will not be engaged.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, September 2023)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under *'Considering potential impacts'* paragraph 199 states that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- 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 skill, 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.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.23 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.31 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.32 The current Local Plan for Ashfield District Council comprises the saved policies of the [Ashfield Local Plan Review 2002](#) (adopted 2002). The policies relevant to built heritage are copied below.

Ashfield Local Plan Review (adopted 2002)

2.33 **Policy EV10 – Conservation Areas**

Development in Conservation Areas will only be permitted where:

- a) *It preserves or enhances the character or appearance of the area, or its setting.*
- b) *In the case of demolition or partial demolition it can also be demonstrated that the building is beyond economic repair, viable alternative uses cannot be found, or redevelopment would produce substantial benefits for the community that would outweigh the building's loss.*
- c) *Redevelopment following demolition is undertaken within an agreed timescale.*

2.34 **Policy EV12 – Listed Buildings**

Development involving the alteration, extension or reuse of a listed building will only be permitted where:

- a) *It preserves the character of the listed building and its setting;*
- b) *It respects the scale, design and materials of the existing building;*
- c) *Redevelopment following demolition is undertaken within an agreed timescale.*

In the case of demolition or partial demolition it can be demonstrated that the building is beyond economic repair, viable alternative uses cannot be found or redevelopment would produce substantial planning benefits for the community that would outweigh the building's loss.

2.35 **Policy EV13 – Setting of Listed Buildings**

Development will only be permitted where through its siting, scale or design, it preserves the setting of a listed building.

2.36 **Policy EV14 – Historic Parks & Gardens**

Development which would adversely affect historic parks and gardens or their setting will not be permitted.

2.37 The Council are also in the process of preparing a new Local Plan following the withdrawal of the emerging Local Plan 2016; when adopted, this will replace the current Ashfield Local Plan Review 2002. The draft policy relevant to built heritage is reproduced below.

Draft Local Plan 2020-2038 (October 2021)

2.38 **Strategic Policy 16 Conserving and Enhancing our Historic Environment**

The Council will ensure that the significance of heritage assets within the District are conserved and, where appropriate, enhanced to ensure the continued protection and enjoyment of the historic environment. This includes all heritage assets, archaeological sites and historic landscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy.

2.39 **Policy EV9: The Historic Environment**

All Heritage Assets

1. *A proposal must have regard to its impact on the historic environment and will be expected to be in line with advice and guidance contained within conservation area appraisals, characterisation studies and other relevant guidance. A proposal will be considered acceptable where it will conserve and, where appropriate, enhance the historic environment, including designated and non-designated heritage assets and their setting.*

2. *Proposals that affect designated and non-designated heritage assets should be accompanied by a Heritage Statement that provides a proportionate assessment of the significance of the heritage asset, and where appropriate its setting, and an assessment of the impact of the proposal on the significance.*

3. *Proposals that conserve or enhance the significance of designated and nondesignated heritage assets and their settings, through appropriate scale, siting, high quality design and materials will be supported.*

4. *Proposals for the change of use of heritage assets, especially heritage assets at risk, will be supported where their new use conserves or enhances the heritage asset. New uses that harm the significance of a heritage asset will only be supported where it is demonstrated that the harm is justified to realise the optimum viable use.*

Designated Heritage Assets

5. *Designated Heritage Assets in Ashfield include:*

- a. *Conservation Areas;*
- b. *Listed Buildings (including attached and curtilage structures)¹ ;*
- c. *Scheduled Monuments;*
- d. *Registered Parks and Gardens.*

6. *Proposals, including demolition, that are likely to result in substantial harm to or loss of Grade I, Grade II* Listed Buildings, Grade I or Grade II* Registered Parks and Gardens or Scheduled Monuments and their setting, will only be permitted in wholly exceptional circumstances.*

7. *Proposals that will result in the substantial harm to or loss of the significance of a Grade II Listed Building, Grade II Registered Park and Garden, and Conservation Areas, will only be permitted in exceptional circumstances.*

8. *Proposals that will result in substantial harm to or loss of the significance of a designated heritage asset will be refused unless it is demonstrated that the substantial harm or 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 a reasonable use of the site and the site cannot be developed in a less harmful way; and*
- b. *through marketing there is no viable use of the heritage asset, and grant funding is not available; and*
- c. *the benefit of bringing the site back into use outweighs the harm or loss.*

9. *Proposals that result in less than substantial harm to the significance of a designated heritage asset will only be permitted where it is demonstrated that the proposal shall deliver public benefits that outweigh the harm, including securing the heritage asset's optimum viable use.*

Non-Designated Heritage Assets

10. *Non-Designated Heritage Assets in Ashfield include:*

- a. *Local Heritage Assets (1);*
- b. *Sites or Areas of Archaeological Interest (2);*
- c. *Unregistered Parks and Gardens (3);*
- d. *Landscape features as defined in the Landscape Character Assessment (2009) including ancient woodlands and veteran trees, field patterns, watercourses, drainage ditches and hedgerows of visual and historic value.*

11. A balanced judgement shall be taken with proposals that affect directly or indirectly non-designated heritage assets, having regard to the scale of the harm or loss and the significance of the heritage asset.

Demolition will only be permitted where it is demonstrated:

- a. that the architectural or historical significance of the non-designated heritage asset is minimal; or
- b. through an up to date structural report, that the non-designated heritage asset is not capable of viable repair; or
- c. through appropriate marketing, that the non-designated heritage asset has no viable use.

Existing Conservation Areas are detailed in paragraph 8.127 and shown on the Policies Map. Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are listed in the National Heritage List for England, Scheduled Monuments are also listed in Appendix 10 and shown on the Policies Map. Registered and Unregistered Parks and Gardens are listed below in paragraph 8.150 and shown on the Policies Map. Any new sites identified after the Local Plan is adopted will be protected under this Policy.

(1) Any object or structure fixed to the principal listed building or any object or structure within its curtilage that has formed part of the land since before 1st July 1948 is also protected.

(2) As identified in the Nottinghamshire Historic Environment Record (HER) or by the District Council using the guidance publication Local Heritage Assets in Ashfield: Criteria.

(3) As identified in the Nottinghamshire Historic Environment Record (HER).

- 2.40 The Site is located within the area covered by the Teversal, Stanton Hill & Skegby Neighbourhood Plan which was made in 2017 and forms part of the development plan. The policies applicable to built heritage are copied below.

Teversal, Stanton Hill and Skegby Neighbourhood Plan 2016-2031 (made 2017)

2.41 **NP: Protecting and Enhancing Heritage Assets**

1. Gardens and open spaces form part of the special interest of Teversal Conservation Area. Development will only be permitted on gardens and open spaces between buildings within Teversal Conservation Area where development shall not harm the character and appearance of the Conservation Area.

2. Development adjacent and within the setting of Teversal Conservation Area should not cause substantial harm to the character and appearance of the area and/or the setting of the Listed Buildings unless there are exceptional circumstances as outlined in the National Planning Policy Framework. New development within the Conservation Area and/or its setting should reflect the historic character of the village in terms of site layout, scale and boundary treatments.

3. The provision of a public car park in Teversal in the vicinity of the Church and Manor Rooms is supported where;

- a) any harm caused by the proposed development to the setting of the Conservation Area or Listed Buildings would be less than substantial and would be outweighed by a wider public benefit; and
- b) the surfacing and boundary treatment is in keeping with the Teversal Conservation Area Appraisal guidelines.

4. The effect of a proposal on the significance of non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to be harmful to the significance of a non-designated heritage asset, including full

demolition, will require a clear and convincing justification. Proposals should minimise the conflict between the heritage asset's conservation and any aspect of the proposal.

5. Development should conserve and enhance the setting of Hardwick Hall and its Registered Historic Park and Garden, responding positively to the rural and historic character of the setting. No harm or loss should be allowed to key views of and from Hardwick that contribute to the significance of the heritage asset.

6. Proposals to maintain or improve Skegby Hall Gardens will be supported where the scheme has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located to the north-eastern edge of Skegby to the eastern side of Beck Lane (Figure 1). It comprises two parcels bisected by a farm track on a broadly east-west alignment that provides access between Beck Lane and Ashland Farm (Plates 1-4). The northern field contains several horse paddocks divided by temporary electric fencing and the southern field is in arable use.
- 3.2 The eastern boundary is formed of hedgerows and the curtilage of Ashland Farm. To the southern boundary is a further hedgerow beyond which is an area of dense woodland and the grounds of Ashlands House. The houses along Maple Tree Meadows are visible to the south-east. The western and northern boundaries are formed by Beck Lane. The hedgerows to the boundaries largely preclude long distance views from and into the Site. The topography slopes gently down towards Beck Lane from the eastern boundary and rises up again towards the west.

Historic Development

- 3.3 The earliest map consulted is Sanderson's map from 1835 (Figure 4) which shows the Site as being divided into several smaller parcels to the south and east of Beck Lane, and to the west of Ashland Farm (labelled 'Ashland Cottage'). To the south of the Site is Dalestorth House (Grade II Listed Building) which is situated at the junction of Beck Lane and Skegby Lane (not labelled); the intervening area comprises agricultural fields and the gardens and woodland forming the grounds of Dalestorth House.
- 3.4 The Tithe map from 1845 (Figure 5) shows no material changes within the Site, with the exception of a footpath crossing the northern part of the Site (parcel 3112) and a small pond (parcel 3110). This is the only parcel recorded as a grass field, the others are identified as arable.
- 3.5 The 1884-1886 Ordnance Survey (OS) map (Figure 6) shows that a number of internal field boundaries had been lost from within the southern part of the Site by this time so that it is formed of two fields. The farm track between Beck Lane and Ashland Farm is also shown and the pond remains within the southern area. To the south of the Site is Dalestorth House which is located within an area of gardens with agricultural fields between the house and the Site.
- 3.6 There are no changes within the Site during the following decades, as indicated by the 1955 OS map (Figure 7). The pond was filled in and further internal field boundaries were removed some time after 1993 to form the present layout of the Site, as shown by the 2000 OS map (Figure 8). The 2000 OS map also shows the construction of Ashlands House immediately to the south of the Site and the ribbon development to the south-east.
- 3.7 The 2022 Google Earth image (Figure 9) shows the Site and the surrounding area how they are generally experienced today.

Identification of Heritage Assets

Within the Site

- 3.8 There are no designated or non-designated built heritage assets located within the Site (Figures 2 & 3 and Appendix A).

Within the Search Area

Designated Built Heritage Assets

- 3.9 As shown by Figure 2, within a 1km search area of the Site there are five Listed Buildings (all Grade II). There are no other designated built heritage assets (e.g. Conservation Areas, Registered Parks & Gardens) within the search area.
- 3.10 The only Listed Building that is potentially sensitive to the development of the Site is **Dalestorth House and adjoining service wing & garden boundary walls** (Grade II Listed Building, NHLE: 1275916) which is located c.141m to the south of the Site. Whilst it is not inter-visible with the Site due to the intervening vegetation and woodland, the Site forms part of its wider setting and there is the potential for a historic functional relationship between them. It will therefore be assessed further within Section 4.
- 3.11 There is no intervisibility between the Site and the remaining four Listed Buildings due to the intervening built form, vegetation and changes in topography. There is also no evidence of a historic functional association between them and the Site. Therefore, the Site does form any part of their respective settings and the development will not cause harm to their significance. They will not be assessed further within this report.

Non-Designated Heritage Assets

- 3.12 The Monuments identified from the HER within a 1km search area of the Site are shown on Figure 3; seventeen relate to non-designated built heritage assets. Of these, only **Ashland Farm** (HER ref: M17319) located directly adjacent to the eastern boundary of the Site is considered to be sensitive to the proposed development. Its significance will therefore be assessed further within Section 4.

4 ASSESSMENT OF SIGNIFICANCE & NATURE OF IMPACT

- 4.1 Paragraph 194 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected, including any contribution made by their setting, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.2 This Built Heritage Statement has identified that **Dalestorth House** (Grade II Listed Building) and **Ashland Farm** (non-designated built heritage asset) are sensitive to the proposed development of the Site. An assessment of their significance and the nature of any impact from the proposed development of the Site is provided below.

Proposed Development

- 4.3 This outline planning application (with all matters reserved except for access to Beck Lane) is for residential development of up to 230 dwellings, open space, landscaping and draining infrastructure. is for the residential development of the Site. This section should be read in conjunction with the accompanying plans and reports. The scheme proposes housing across the Site which will be accessed from Beck Lane to the west.
- 4.4 The accompanying Framework Plan demonstrates how development could be delivered across the Site. There are two access points from Beck Lane with one serving each of the development parcels, with attenuation basins within the western part of the Site. Public spaces are located within the central part of each development parcel comprising an urban square to the north and green space to the south. There is a green landscaped corridor along the eastern boundary.

Dalestorth House and adjoining Service Wing and Garden Boundary Walls Grade II Listed Building. NHLE: 1275916.

- 4.5 The full listing description for Dalestorth House is included at Appendix B.

Historic Interest

- 4.6 Dalestorth House dates from the late-eighteenth century and appears to have been built by the Rector of Teversal on the site of a former inn (Nottinghamshire Archives, ID: 21242). The house was enlarged by the Reverend Thomas Hurt who lived at Dalestorth from 1778 before the estate passed into the ownership of John Miller in the early-nineteenth century. Miller was a maltster and farmer and is recorded in the 1845 Tithe Apportionment as being the owner and occupier of the house and gardens (plot 3098 on Figure 5). His ownership also extended to the fields surrounding Dalestorth House (plots 3099, 3100, 3101, 3102, 3103, 3104 & 3130 on Figure 5).
- 4.7 The house was later converted by Miller's nephew to a 'Ladies Boarding Establishment' and it continued in this use until the opening of the Girls Grammar School in Mansfield. The house was sold later sold by the Miller family and bought in 1976 by new owners who opened a garden centre within the grounds. It is now in use as a hotel.

Architectural Interest

- 4.8 Dalestorth House comprises a central block of three storeys with two storey flanking parapeted wings. It is built in brick with areas of render and stonework to the side and rear elevations. There are ashlar dressings, bands to the second and first floor and dentilled brick eaves. The principal

elevation is to the south and there is a central door with keystone and fanlight. This is flanked by three sash windows to either side (including side wings) with seven sashes above. To the third storey are five smaller sash windows. To the side and rear elevations is evidence of later additions and alterations.

- 4.9 To the right (east) of the house the listing description notes there is a two storey service wing built in coursed rubblestone which was partly roofless at the time of listing as well as a stable block; part of this range appears to have been subsequently demolished. This wing incorporates mullioned casements as well as sash windows. There are also long sections of a boundary walls to either side of Dalestorth House, including along its western boundary with Beck Lane, which are built in both brick and stone. The western boundary wall appears to form part of a walled garden to the rear of Dalestorth House; this is first clearly shown on the 1884-1886 OS map (Figure 6).

Summary of Significance

- 4.10 The significance of Dalestorth House is vested in its historic and architectural interest. It is an example of a late-eighteenth century gentleman's residence that was altered over time to reflect the status and aspirations of its subsequent owners. It displays the polite architectural fashions of the late-eighteenth and nineteenth centuries, with the group value between the house, surviving service buildings and boundary wall demonstrating how modest country estates were laid out and run.

Setting

- 4.11 Dalestorth House is situated relatively prominently at the crossroads of Beck Lane, Kings Mill Road East, Skegby Lane and Mansfield Road. This reflects the likely former occupation of the site by an inn which would have been deliberately positioned to take advantage of the users of these routes. The alignment of the crossroads has changed slightly with the construction of Kings Mill Road East, the 1884-1886 OS map (Figure 6) shows the crossroads historically included Dalestorth Road to the south. Notwithstanding this, Dalestorth House was historically relatively isolated being surrounded by an agricultural landscape; this is likely to have been a consideration when the house was built.
- 4.12 The principal elevation of Dalestorth House faces south and the house is set back from Skegby Lane by an area of garden to the frontage as shown by the 1884-1886 OS map (Figure 6). The access appears to have been to the south-east on its present alignment and there is a further area of garden immediately to the rear (north) of the house adjacent to Beck Lane; this is recorded as 'garden' on the Tithe Apportionment (plot 3098 on Figure 5). The adjacent fields to the north and west of the immediate grounds of Dalestorth House also form part of its ownership; these are recorded as being 'grass' and 'arable' on the Tithe Apportionment (plots 3099, 3100, 3101, 3103, 3104 and 3130 on Figure 5) with an 'orchard' in plot 3102. This reflects the typical arrangement of a house of this type during this period, with areas of recreational gardens alongside more functional working fields.
- 4.13 The historic layout and character of the gardens and land associated with Dalestorth House has been substantially reduced over time due to the alterations both to the house and the grounds. Many of the field boundaries evident on the Tithe map and 1884-1886 OS map (Figures 5 & 6) have been lost and the establishment of the garden centre has introduced modern buildings and commercial paraphernalia within the immediate setting of the house. Additionally, the former fields to the north and north-east of the house have been sold off and now form the grounds associated with Ashlands House; this was built by 2000 (Figure 8) and is accessed via a drive from Beck Lane to the north-west.
- 4.14 Due to the erosion of the historic character and extent of the grounds associated with Dalestorth House, it is considered that its significance is principally understood from its fabric and form and the relationship between the house and the surviving elements of the service wing and boundary walls. The Listed Building is most strongly appreciated from Skegby Lane to the south where there are direct views of the house and ancillary buildings across the intervening garden and an appreciation

of their historic visual and functional association can be discerned. Although the relatively open qualities of the garden centre do allow for some understanding of the historic context of Dalestorth House, this contribution has been weakened by the introduction of the modern buildings and character, particularly to the south-east of the house. This more urbanised character is further exacerbated by the visual and audible effects of the vehicular traffic along the adjacent road network as well as the presence of modern development to the east and west.

- 4.15 As such, any contribution to understanding Dalestorth House as a modest gentleman's country residence from its setting has been almost entirely lost; this is now most strongly discerned from its architectural interest and the group value between the surviving built elements of the estate. It is considered that the setting of Dalestorth House now makes a negligible to neutral contribution to its significance.

Contribution of Site to Significance

- 4.16 The Site is located c.141m to the north of Dalestorth House beyond the intervening woodland and grounds now associated with Ashlands House. There is no direct inter-visibility between the Site and the Listed Building, with a visual connection between them limited to the views north and south along Beck Lane. However, the curvature of Beck Lane means that from where Dalestorth House is principally appreciated to the south, the Site is not readily apparent being screened by the intervening trees. Visibility of the Site is similarly limited by the woodland to the south of the Site in views from Beck Lane itself; these views also only allow for a limited appreciation of the significance of Dalestorth House as the side and rear elevations do not possess the architectural refinement of the frontage.
- 4.17 As recorded in the Tithe Apportionment in 1845, the plots within the Site (3105, 3106, 3109, 3110, 3111 and 3112 on Figure 5) were in the ownership of Sarah Middlemore and occupied by John Innocent at this time. The landholding of Sarah Middlemore also included Ashland Farm (plot 3124 on Figure 5) which was similarly occupied by John Innocent and extended to the adjacent fields to the east of the Site (plots 3122, 3123, 3125, 3126 and 3127). It is therefore clear that from at least 1845, the Site was not in the ownership of Dalestorth House and there is no indication it formed part of its estate. As such, there is no historic functional association between the Site and the Listed Building.
- 4.18 Due to the significant changes both to the nature and extent of the grounds associated with Dalestorth House as well as the surrounding area, its setting is considered to make at most a negligible contribution to its setting. Whilst the Site forms part of the wider agricultural landscape that historically characterised Dalestorth House's setting, this understanding has largely been lost as a result of the surrounding development and urbanisation that now defines the experience of its setting. The construction of Ashland House has also introduced a domestic character to the intervening land between Dalestorth House and the Site which further visually and functionally separates them. Whilst there are very limited views of the western edge of the Site from the west of Dalestorth House, these are not considered to contribute to the experience or appreciation of the significance of Dalestorth House. The Site therefore forms a neutral element of its setting.

Nature of Impact

- 4.19 The proposed development of the Site will have no impact on the fabric or form of Dalestorth House, or the ability to appreciate the group value between the surviving built elements of the estate. There will also be no change to the present experience of the Listed Building from its setting to the south on Skegby Lane which makes the strongest contribution to its significance.
- 4.20 There will be a visual change within a neutral element of the wider setting of Dalestorth House from the development within the Site. However, this will only be experienced in conjunction with the Listed Building distantly and beyond the intervening woodland and domestic curtilage of Ashland House. The presence of residential development within the wider setting of Dalestorth House has already

been established and the housing proposed within the Site will not be incongruous in this respect. As the Listed Building is already principally understood within an urbanised setting, the loss of the agricultural fields – which historically did not form part of the estate associated with the Listed Building – will not have a material impact on the character or present qualities of its setting.

- 4.21 It is therefore considered that the proposed development of the Site will not cause harm to the significance of Dalestorth House.

Ashland Farm **Non-designated. HER ref: M17319.**

Summary of Significance

- 4.22 Ashland Farm appears to date from the late-eighteenth or early-nineteenth century; it is described as ‘Georgian’ in the HER entry and is evident on the 1835 Sanderson map (Figure 4) where it is labelled ‘Ashland Cottage’.
- 4.23 At the time of the Tithe Apportionment in 1845, Ashland Farm was in the ownership of Sarah Middlemore and was occupied by John Innocent. The associated farmland included the fields to the east and west of the farmhouse; plots 3105, 3106, 3109, 3110, 3111 and 3112 within the Site and plots 3122, 3123, 3125, 3126 and 3127 outside of the Site (Figure 5).
- 4.24 The Tithe map and 1884-1886 OS map (Figures 5 & 6) show the farmhouse on its present footprint with a linear range of outbuildings perpendicular to the house immediately to the west. This range remains evident on the 1955 OS map (Figure 7) but has been demolished by 2000 (Figure 8). The present range of ancillary buildings located on a north-south alignment immediately to the north of the farmhouse are therefore an entirely modern construction. It is now in residential use.
- 4.25 It is considered that Ashland Farm possesses some very limited local historic significance as a typical example of vernacular farmhouse from the late-eighteenth or early-nineteenth century. However, the farm is not considered to be of any notable architectural interest and there is no evidence to suggest that any particular innovations in farming practice or technologies were adopted at Ashland Farm. Furthermore, the loss of the original range of farm buildings has weakened the interest of the farm as an example of a complete surviving farmstead as well as the legibility of its former function.

Setting & Contribution of Site to Significance

- 4.26 Ashland Farm is surrounded by agricultural fields with those to the west forming the Site. The visual and historic functional association between the farm and the surrounding fields provides some understanding of the historic context and operation of the farm and makes a slight contribution to its significance in this respect. However, due to the almost total loss of the historic farmstead and the limited significance of the extant farmhouse, this contribution is considered to be negligible and is now principally understood from documentary sources.
- 4.27 The access to Ashland Farm is located between the two development parcels that form the Site; however, the farmhouse is separated from the Site by an intervening paddock which provides open space to the immediate frontage of the farmstead. Whilst the Site does retain some agricultural character, this has altered over time through the loss of the internal field boundaries as well as the wider urbanisation of the area that is experienced within Ashland Farm’s wider surroundings. This in conjunction with the very limited heritage significance of Ashland Farm means that the Site makes a negligible contribution to its appreciation.

Nature of Impact

- 4.28 The proposed development of the Site will result in the introduction of the housing within the setting of Ashland Farm to the west. However, the built development will be separated from the farmhouse by the intervening paddock and the landscape corridor along the eastern boundary of the Site will soften and filter visibility of the built edge in views from the farm. The housing within the Site will also not appear incongruous as housing is already experienced to the south of the farm.
- 4.29 It is considered that the development of the Site will have a negligible impact on the significance of Ashland Farm. However, this will be slight and in accordance with paragraph 203 of the NPPF, will be balanced against the farm's negligible, local heritage significance. This limited impact will also be considered within the context of the extensive public benefits delivered by the scheme as part of the wider planning balance.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared by RPS on behalf of the applicants Julia Holder, Lesley Richardson and Richborough Estates Group Ltd. It addresses built heritage considerations to support a planning application for the residential development of land off Beck Lane, Skegby, Nottinghamshire.
- 5.2 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic environment.
- 5.3 This report has established that the only built heritage assets potentially sensitive to the development of the site are the Dalestorth House and adjoining service wing and garden boundary walls (Grade II Listed Building, NHLE: 1275916) and Ashland Farm (non-designated built heritage asset, HER ref: M17319).
- 5.4 The site comprises a neutral element of the setting of Dalestorth House. The proposed development will not cause harm to the significance of the Listed Building and is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. The balancing exercises of paragraphs 201 and 202 of the NPPF will also not be engaged.
- 5.5 The proposed development will result in a slight impact on Ashland Farm as the site makes a negligible contribution to its very limited heritage significance. However, in accordance with paragraph 203 of the NPPF, this will be balanced against its limited heritage significance and will also be considered within the context of the extensive public benefits delivered by the scheme as part of the wider planning balance.

REFERENCES

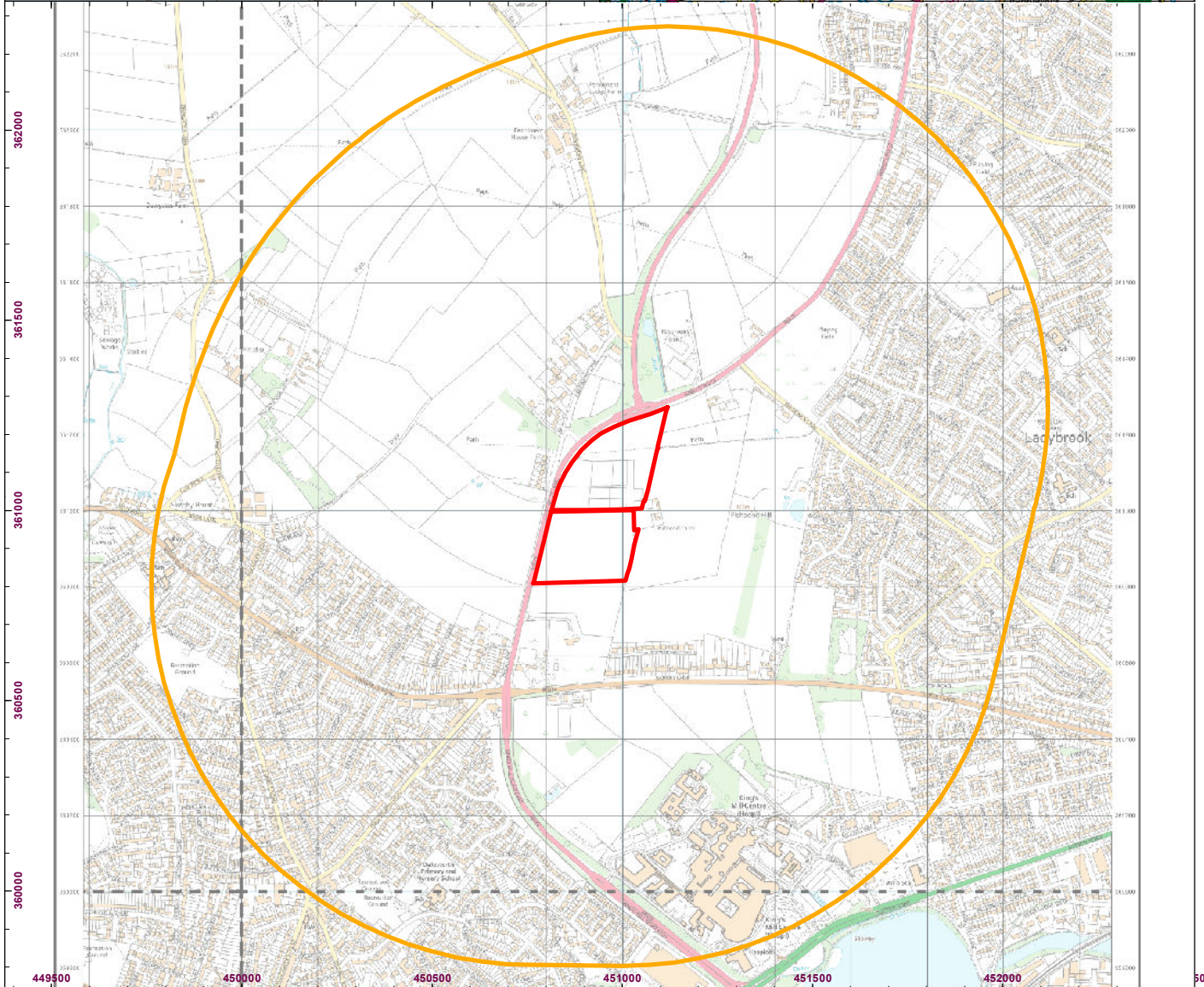
- Department for Communities and Local Government, 2018. *National Planning Practice Guidance (NPPG)*.
- Historic England, 2008. *Conservation Principles, Policies and Guidance*.
- Historic England, 2015. *Historic England Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment*.
- Historic England, 2017. *Historic England Good Practice Advice Note 3 – The Setting of Heritage Assets*. Second Edition.
- Historic England, 2022. *National Heritage List for England*.
- Ministry of Housing, Communities & Local Government, 2021. *National Planning Policy Framework*.
- Nottinghamshire Historic Environment Record, 2022.



Internet Sources

Nottinghamshire Archives, Image: 21242: 'Dalestorth House, Skegby'
https://www.inspirepicturearchive.org.uk/image/21242/Dalestorth_House_Skegby | accessed 30th September 2022



FIGURES



-  Site Boundary
-  Search Area

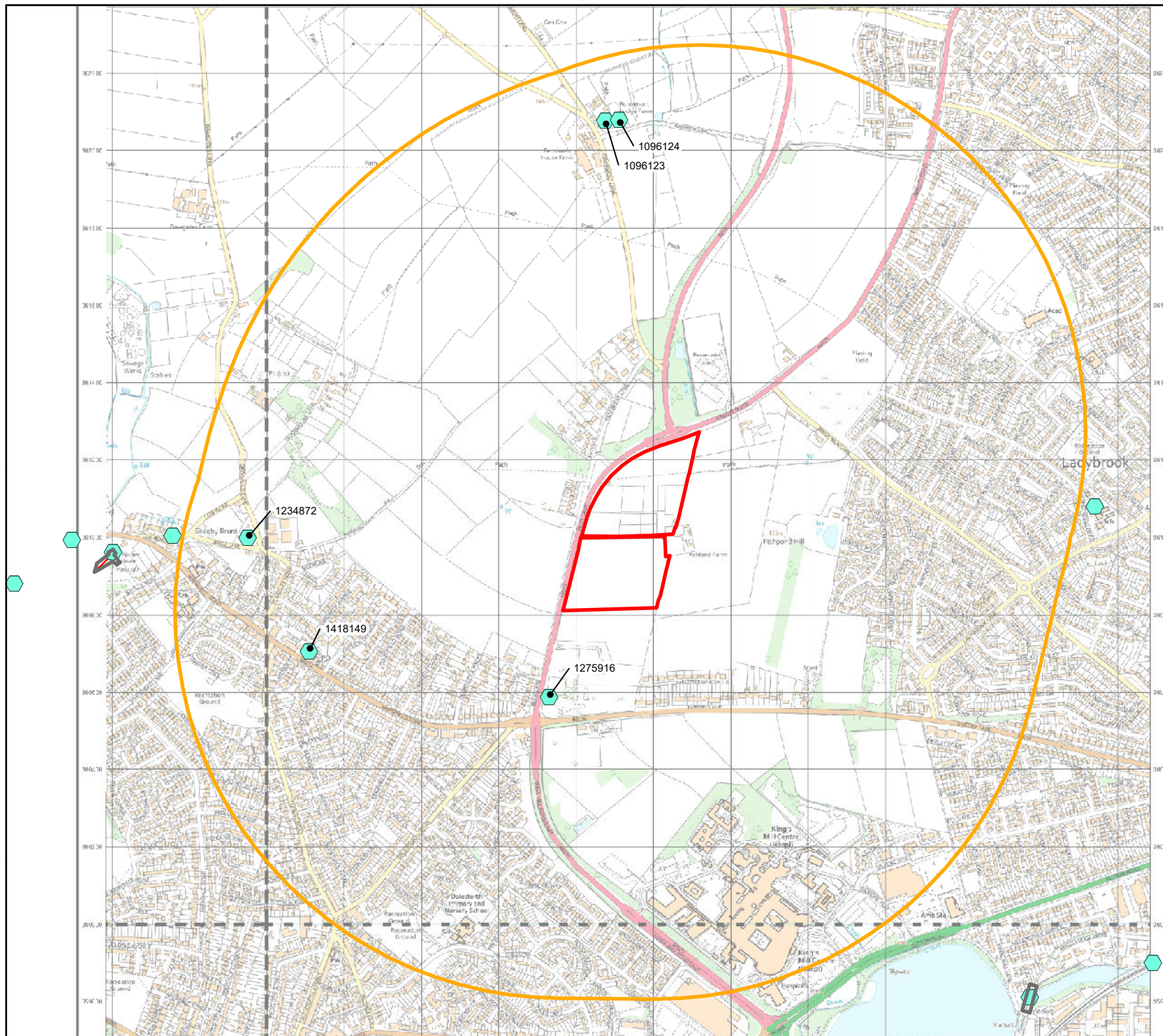


0 175 350 525m

Scale at A4: 1:17,000



Figure 1
Site Location



Site Boundary
Search Area

Listed Buildings

Grade

- I
- II*
- II

Scheduled Monuments

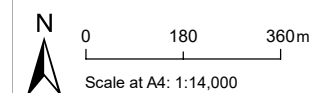
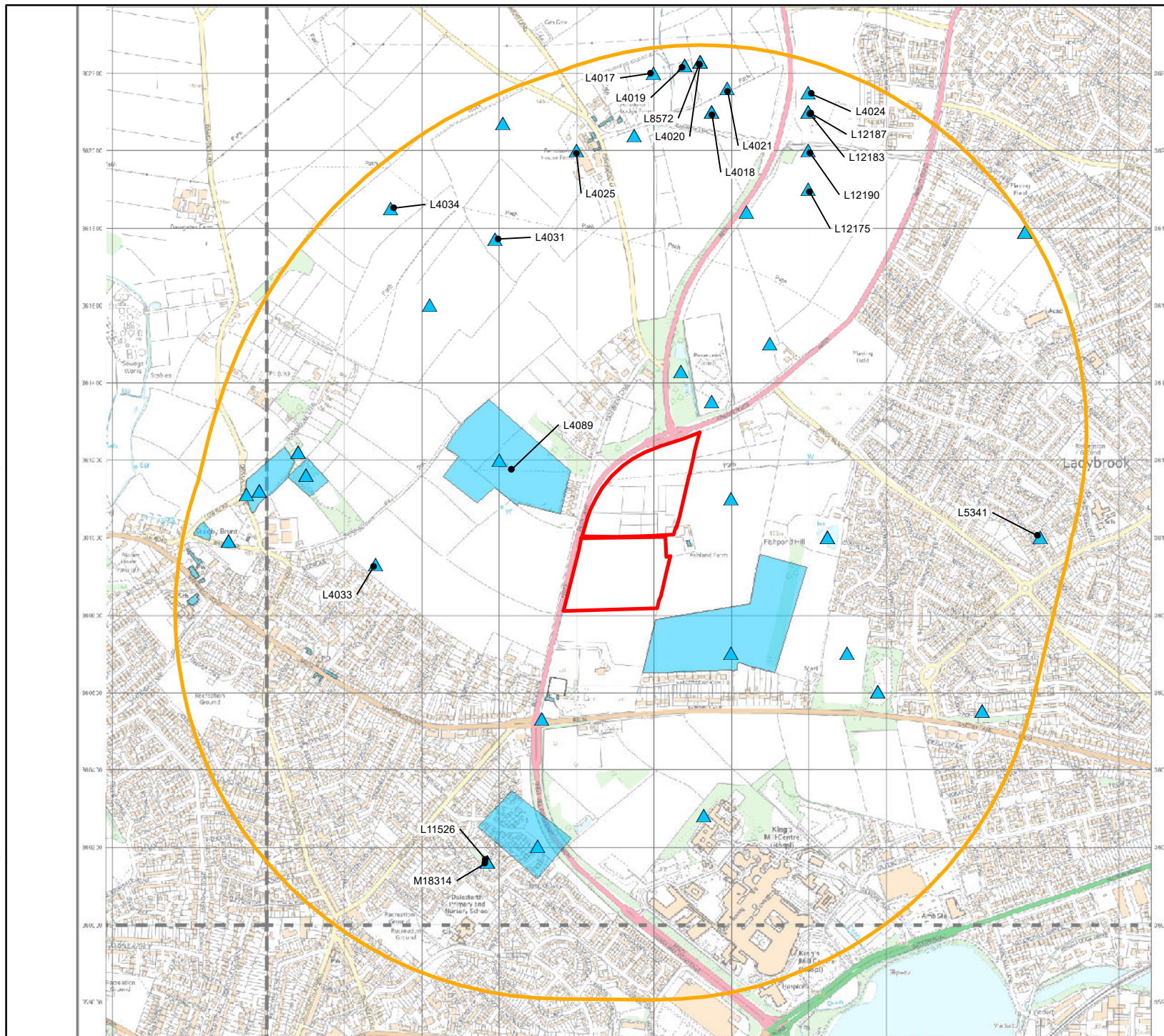


Figure 2
 Designated Heritage Assets



- Site Boundary
- Search
- Monuments

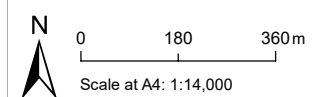
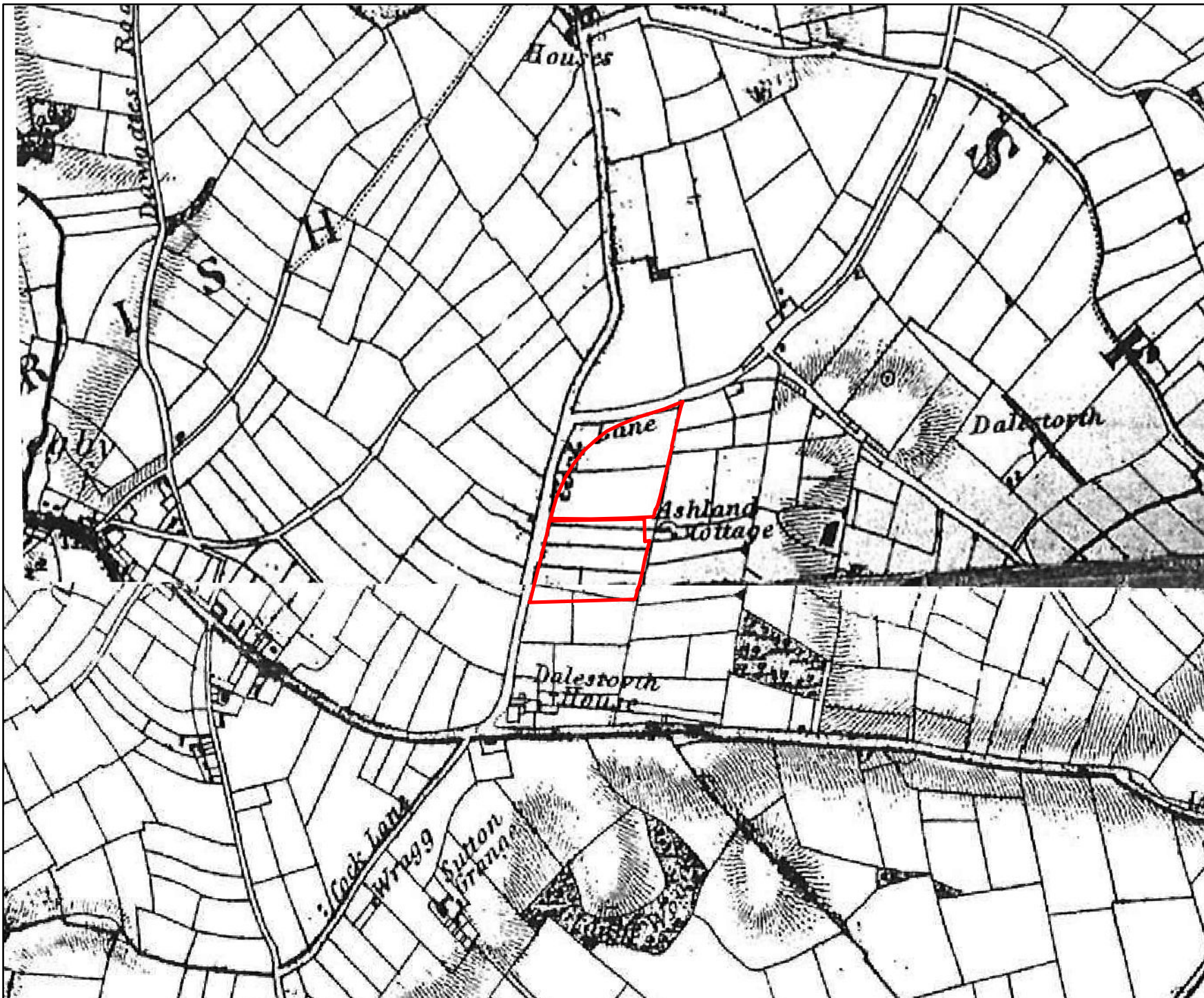


Figure 3
HER Data Monuments

Project Ref: S:\documents\Archaeology Jobs\28001 - 29000\28368 - Land off Beck Lane, Skegby\Graphics\GIS\Figure 5 Hist Maps A4.mxd



 Site Boundary


 0 155 310m
Scale at A4: 1:12,000



Figure 4
Sanderson's 20 Miles round Mansfield 1835

Project Ref: S:\documents\Archaeology_Jobs\28001 - 29000\28368 - Land off Beck Lane, Skegby\Graphics\GIS\Figure 5 Hist Maps A4.mxd



Site Boundary

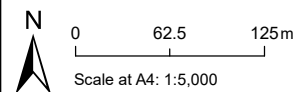
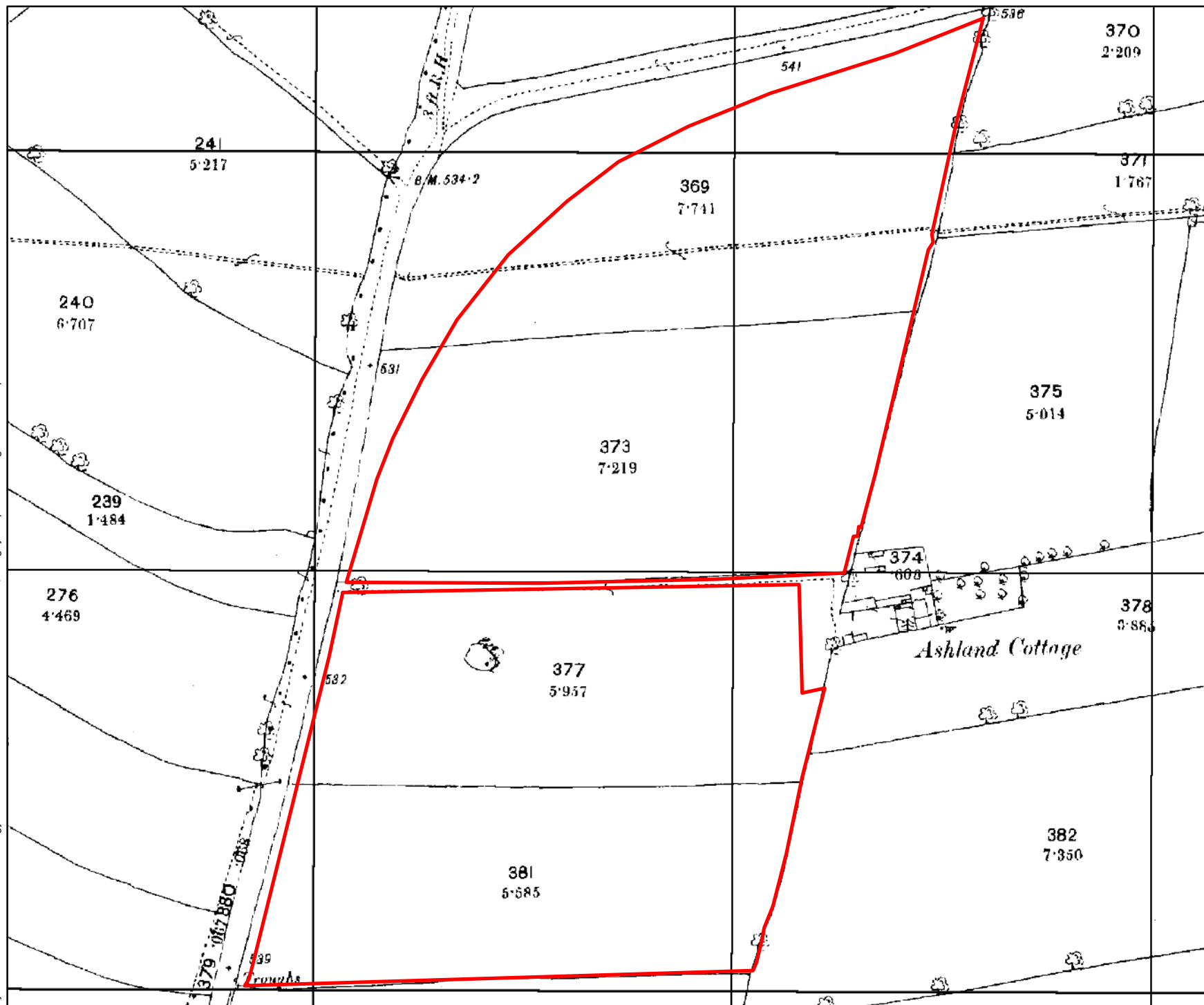


Figure 5
Mansfield Tithe Map 1845



Site Boundary

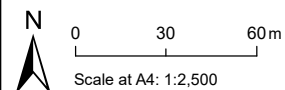
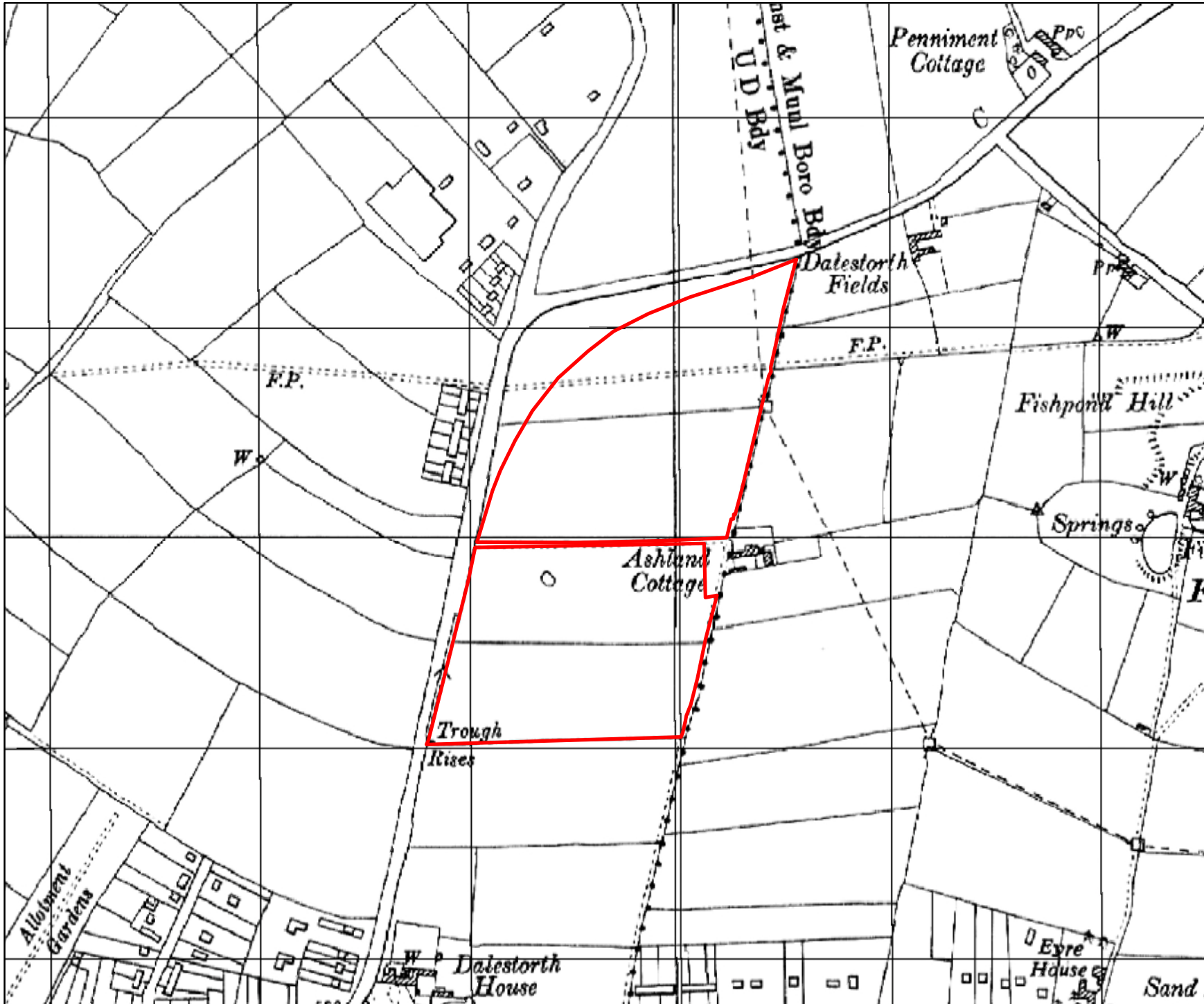


Figure 6
Ordnance Survey Map 1879



 Site Boundary

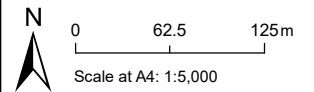
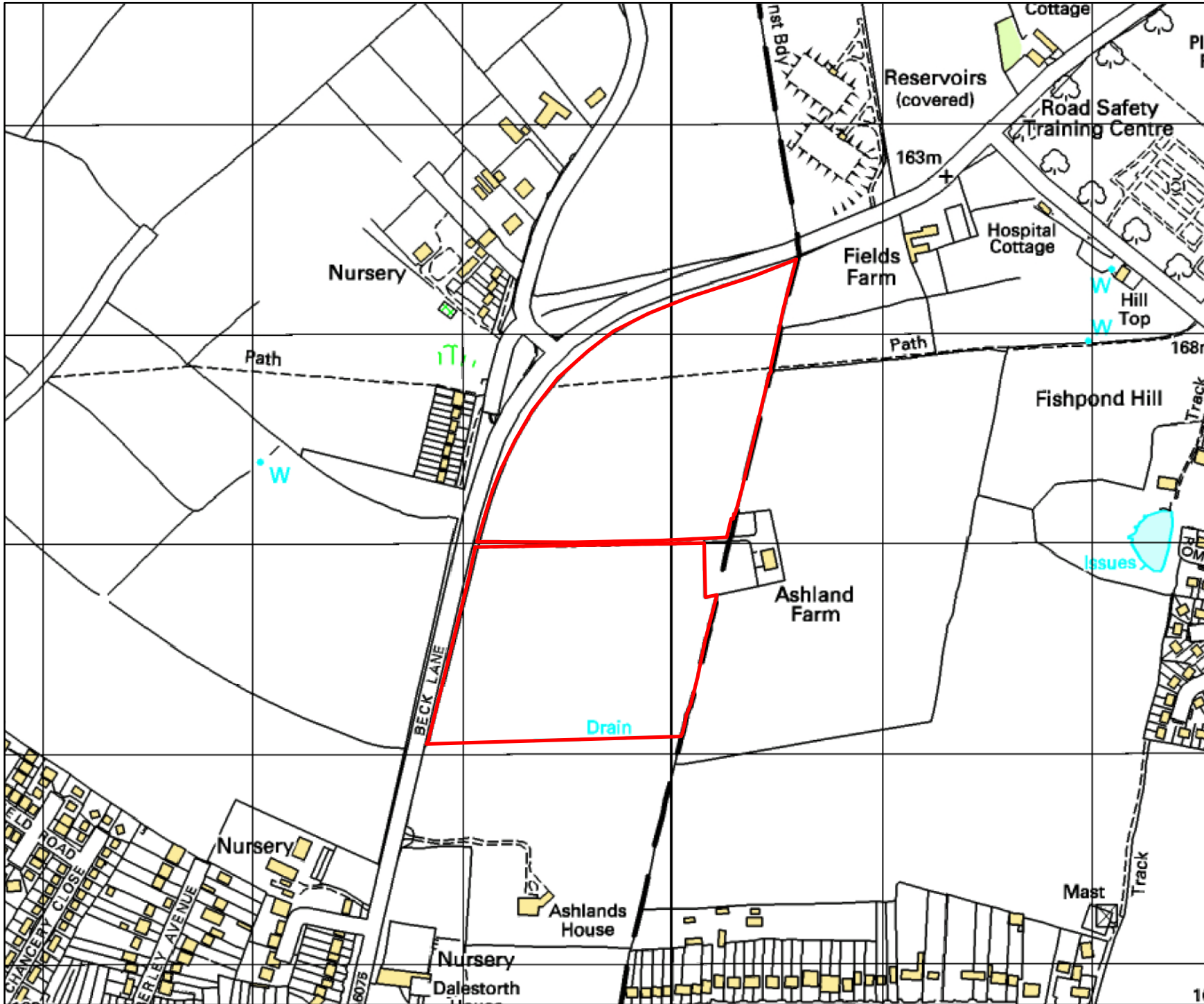


Figure 7

Ordnance Survey Map 1955



 Site Boundary

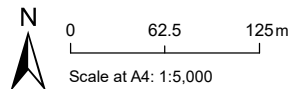


Figure 8
Ordnance Survey Map 2000

Project Ref: S:\documents\Archaeology Jobs\28001 - 29000\28368 - Land off Beck Lane, Skegby\Graphics\GIS\Figure 5 Hist Maps A4.mxd



 Site Boundary

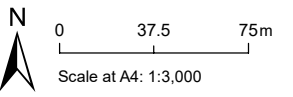


Figure 9
Google Earth Imagery 2022

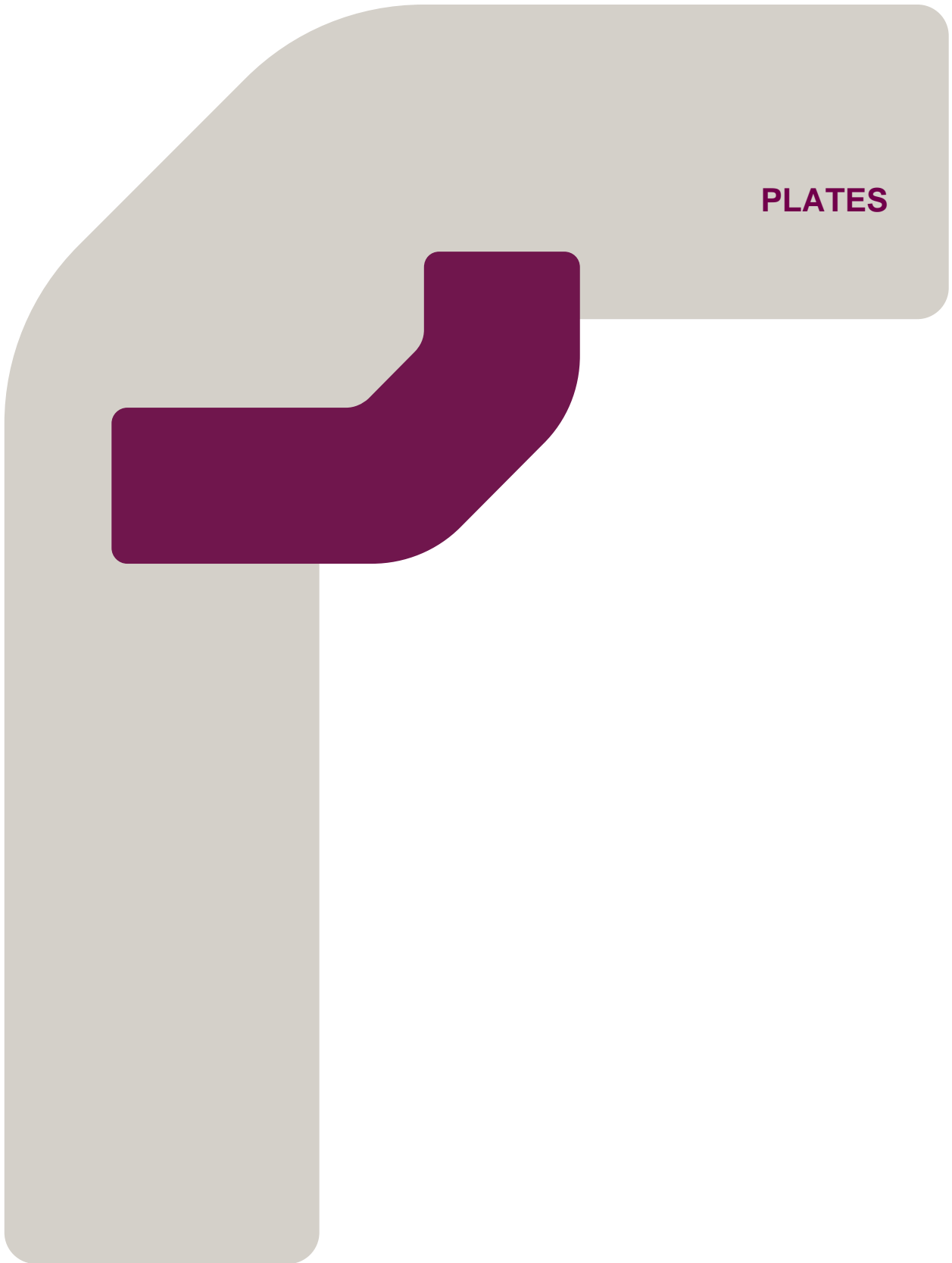




Plate 1: View south across southern field



Plate 2: View south-east across southern field



Plate 3: View north across southern field with northern field beyond; Ashland Farm to RHS



Plate 4: View west across northern field



APPENDICES

Appendix A

HER Gazetteer (1km study area)

HER No.	Name	Location	Date
	Monuments		
L4017	Flint finds from SW1, Mansfield	SK 509 622	Palaeolithic to Bronze Age
L4018	Flint finds from FR2, Mansfield	SK 5115 6209	Palaeolithic to Bronze Age
L4019	Flint finds from SW2, Mansfield	SK 5108 6222	Palaeolithic to Bronze Age
L4020	Flint finds from EN1, Mansfield	SK 5111 6223	Palaeolithic to Bronze Age
L4021	Hammerstone from EN1, Mansfield	SK 5118 6216	Palaeolithic to Bronze Age
L4024	Flint finds from FR3, Mansfield	SK 5139 6215	Palaeolithic to Bronze Age
L4025	Bronze Age Arrowhead from Penniment House Farm, Mansfield	SK 507 619	Bronze Age
L4026	Clay pipe fragments from field in Mansfield	SK 5115 6135	Post Medieval
L4029	Flint finds from Sutton in Ashfield	SK 5041 6160	Palaeolithic to Bronze Age
L4031	Flint finds from Sutton in Ashfield	SK 5058 6177	Palaeolithic to Bronze Age
L4033	Flint finds from Sutton in Ashfield	SK 5027 6093	Palaeolithic to Bronze Age
L4034	Flint finds from Sutton in Ashfield	SK 5032 6185	Palaeolithic to Bronze Age
L4088	Enclosure and linear features, Mansfield	SK 511 608	Unknown
L4089	Ring ditch, enclosure and pit alignment, Sutton in Ashfield	SK 506 612	Unknown
L4090	Enclosure and linear features, Sutton in Ashfield	SK 506 602	Unknown
L5331	Stone, Sutton in Ashfield	SK 5071 6052	Modern
L5341	Axe hammer, Mansfield	SK 5200 6100	Bronze Age
L6630	Earthwork, Old quarry in Skegby	SK 4985 6101	Unknown
L7057	Possible bell pit, Sutton in Ashfield	SK 5106 6143	Post Medieval to Modern
L7058	Possible mining remains, Mansfield	SK 513 615	Post Medieval to Modern
L7059	Possible bell pit, Mansfield	SK 512 618	Post Medieval to Modern
L7061	Possible bell pit, Mansfield	SK 5095 6203	Post Medieval to Modern
L7062	Possible mining remains, Mansfield	SK 511 610	Post Medieval to Modern
L7277	Mounds, Sutton in Ashfield	SK 5112 6028	Unknown
L7283	Mounds, Skegby	SK 5060 6206	Unknown
L7285	Possible mining remains, Mansfield	SK 515 606	Post Medieval to Modern
L7544	Map depiction of Old Quarry, Sutton in Ashfield	SK 5010 6115	Modern
L7545	Quarry and lime kilns, Sutton in Ashfield	SK 5007 6122	Modern
L7555	Pond and earthworks, Mansfield	SK 5144 6100	Unknown
L7556	Map depiction of Sand pit, Mansfield	SK 5157 6059	Modern

BUILT HERITAGE STATEMENT: LAND OFF BECK LANE, SKEGBY, NOTTINGHAMSHIRE

L7557	Map depiction of Sand pit, Mansfield	SK 5184 6055	Modern
L7558	Map depiction of Hall Barn, Mansfield	SK 5196 6178	Post Medieval to Modern
L7864	Quarry face and terraced area, Skegby	SK 4998 6111	Unknown
L8570	P Med pottery sherd from FR2, Mansfield	SK 5115 6209	Post Medieval
L8571	Pottery sherd from SW2, Mansfield	SK 5108 6222	Post Medieval
L8572	Bronze Age Arrowhead from EN1, Mansfield	SK 5111 6223	Bronze Age
L8573	Glass and slag scatter from EN1, Mansfield	SK 5111 6223	Unknown
L11525	Walls and foundation trenches at Sutton Grange	SK 5057 6016	Unknown
L11526	Medieval pottery from Sutton Grange	SK 5057 6016	Medieval to Post Medieval
L12175	Neo/BA flints from field 7, Mansfield Western Bypass	SK 513 618	Neolithic to Bronze Age
L12183	Possible Mesolithic flints from field 15, Mansfield Western Bypass	SK 513 620	Mesolithic
L12187	Ro pottery from field 15, Mansfield Western Bypass	SK 513 620	Roman
L12190	Fire cracked pebbles from Mansfield Western Bypass	SK 513 619	Neolithic to Roman
M6630	Old quarry in Skegby	SK 4990 6098	Unknown
M7544	Limestone quarry, Sutton in Ashfield	SK 5010 6115	Modern
M7545	Limestone quarry and lime kilns, Sutton in Ashfield	SK 5007 6122	Modern
M7555	Fishpond, Mansfield	SK 5144 6100	Unknown
M7556	Sand pit, Mansfield	SK 5157 6059	Modern
M7557	Sand pit, Mansfield	SK 5184 6055	Modern
M7558	Hall Barn, Mansfield	SK 5196 6178	Post Medieval to Modern
M7864	Quarry, Sutton in Ashfield	SK 5000 6114	Unknown
M9007	MANOR FARMHOUSE	SK 49949 60996	Post Medieval to Modern
M12285	DALESTORTH HOUSE	SK 50746 60601	Post Medieval to Modern
M12286	215 MANSFIELD ROAD	SK 50107 60708	Post Medieval to Modern
M16955	Barn at Penniment Lodge Farm	SK 50845 62082	Post Medieval to Modern
M17298	Penniment House Farm	SK 50846 62024	Post Medieval to Modern
M17319	Ashland Farm, Beck Lane	SK 51089 60985	Modern
M17376	Wesleyan Chapel	SK 49809 60910	Modern
M17859	Penniment Lodge Farmhouse	SK 50910 62081	Modern
M18042	Barn at Penniment Lodge Farm	SK 50875 62075	Post Medieval to Modern
M18314	Sutton Grange Farm House (Demolished)	SK 5057 6016	Medieval to Modern
MNT27047	Demolished former stone cottages of possible post-medieval date	SK 50162 60649	Post Medieval
MNT27553	276 Mansfield Road	SK 50126 60644	
MNT27554	278 Mansfield Road	SK 50138 60637	
MNT27555	St Andrews School	SK 49806 60840	
MNT27556	151 Mansfield Road	SK 49810 60950	
MNT27557	155 Mansfield Road	SK 49830 60889	
MNT27558	Victorian Sewer Breather Pole (Removed at some point before 2011)	SK 49945 61111	

Appendix B

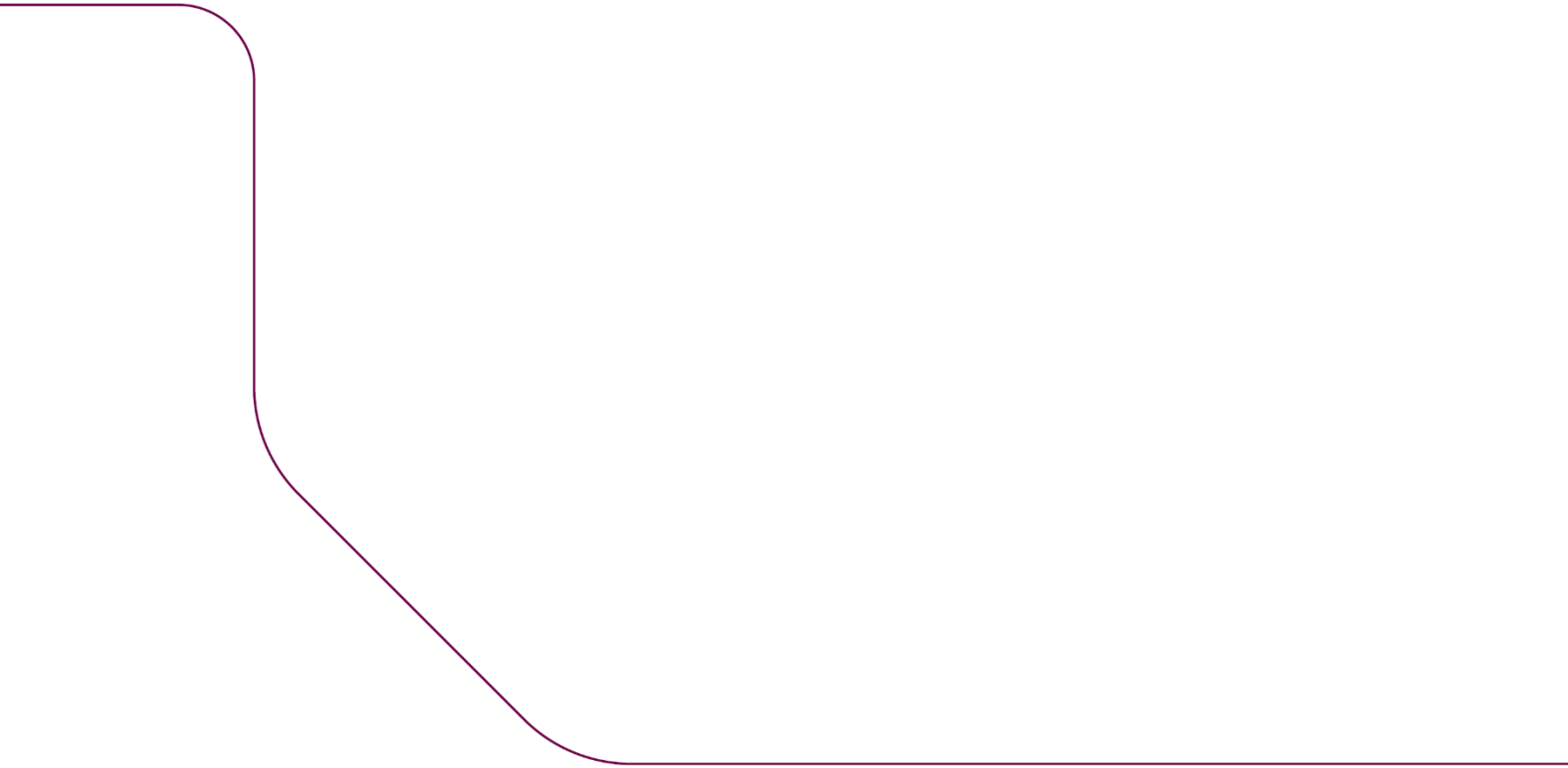
Statutory List Description

Dalestorth House and adjoining service wing and garden boundary walls

Grade II Listed Building. NHLE: 1275916. Date listed: 6th November 1975.

SK 56 SW SKEGBY SKEGBY LANE (north side) 2/65 Dalestorth House and adjoining service wing 6.11.75 and garden boundary walls II House. Late C18. Brick and coursed and squared rubble, partly rendered. Plain tile, pantile, stone and slate roofs. Ashlar dressings, first and second floor bands, moulded stone and dentillated brick eaves, flat coped parapet, coped gables. 5 gable and single ridge stacks. 3 storeys, 7 plus 2 bays. Central block with flanking 2-storey parapeted wings. Windows are mainly glazing bar sashes, those to front with keystone splayed lintels. South front has central doorway with key-stone and fanlight, flanked by 3 sashes. Above, 7 sashes. Above again, 5 smaller sashes. To right, beyond boundary wall with doorway, 2-storey service wing, partly roofless, with door flanked by single flush mullioned casements. Above, 2 similar casements and to right, C19 sash. Beyond, to right, dressed stone coped boundary wall 15 metres long. To left, ramped coped brick boundary wall, 5 metres long. East end has to left partly demolished gable. To right, 2-storey stable, 3 bays, with doorway, stable door and blocked casement. Above, 2 blocked casements. West side has doorway to right and above, 2 casements. Rear elevation has to left, roof-less single storey lean-to addition. To its right, door with segmental head. To right again, 2-storey lean-to addition with casement. Beyond, 3 storey gabled stair tower with door, and above, a sash on each floor, all with segmental heads. Above, to left, sloping dormer with a Yorkshire sash. To right again, west wing with 2-bay single storey addition. To east, 2 sashes. To north, 2 casements. West gable has, above, a sash. Outside, adjoining buttressed brick garden wall with flat slab coping, square plan, approximately 50 metres each side.

Listing NGR: SK5073060584



Appendix C – Conservation Officer Response to Planning Application

Please put on to Civica as the Conservation Officers consultation response.

Regards

Richard

From: Simon.Roper-Pressdee <Simon.Roper-Pressdee@ashfield.gov.uk>

Sent: Thursday, July 25, 2024 10:47 AM

To: Richard.Sunter <Richard.Sunter@ashfield.gov.uk>

Subject: RE: V/2023/0679: 230 Dwellings, Open Space, etc at Land to the East of Beck Lane, Sutton in Ashfield

Hi Richard

Having had a look at this now, I do remember this one, and thought I had already commented on it, but clearly not!!! Looking at my emails, I may have been confused with the Land to the west of Beck Lane!

I would agree with the findings of the heritage statement, in that there will be no harm to the significance of Dalestorth House, nor to any element of setting which contributes to its significance, thereby not triggering the requirements of the NPPF in terms of identifying harm and the need to balance public benefits against such harm. I also agree that there will be a minor element of harm to the setting of Ashland Farm, although this will not affect the significance of the building. I therefore have no objections to the proposals,

Kind regards

Simon

From: Richard.Sunter <Richard.Sunter@ashfield.gov.uk>

Sent: Monday, July 22, 2024 11:31 AM

To: Simon.Roper-Pressdee <Simon.Roper-Pressdee@ashfield.gov.uk>

Subject: V/2023/0679: 230 Dwellings, Open Space, etc at Land to the East of Beck Lane, Sutton in Ashfield

Hi Simon

V/2023/0679: 230 Dwellings, Open Space, etc at Land to the East of Beck Lane, Sutton in Ashfield

Although you do not seem to have been consulted when the application was originally validated in April 2024 I did give instruction to Planadamin to consult you in early

May. However, according to my records I do not appear to have received a response from you. I doubt that there is any issue in respect to conservation. The main issue appears to be as follows: -

Impact on Built Heritage

In support of the application the applicant has submitted a 'Built Heritage Statement'. This identifies that there are no designated or non-designated built heritage assets located within the application site. However, within a 1km search area there are five Listed Buildings (all Grade II) and seventeen non-designated built heritage assets.

The report states that the only built heritage assets potentially sensitive to the development of the site are the Dalestorth House and adjoining service wing and garden boundary walls (Grade II Listed Building, NHLE: 1275916) and Ashland Farm (non-designated built heritage asset, HER ref: M17319).

The report concludes that: -

- site comprises a neutral element of the setting of Dalestorth House; and the proposed development would not cause harm to the significance of the Listed Building.
- the proposed development will result in a slight impact on Ashland Farm as the site makes a negligible contribution to its very limited heritage significance.

I should be grateful for your comments in respect.

Thank you for your assistance in this matter.

Regards

Richard

Appendix D – Heritage Note

Date: 10 December 2024

Heritage Note to Support the Proposed Allocation – Land off Beck Lane, Skegby

The Site at Beck Lane, Skegby has been proposed as a housing allocation site under the proposed Ashfield Local Plan 2023 – 2040. During the Draft Ashfield Local Plan Examination in Person (EIP) hearings the following question has been raised by the Inspector;

What effect does the presence of nearby heritage assets including the Grade II Listed Registered Park and Garden Hardwick Hall and the Grade II Listed Dalestorth House have on the site allocation? Is there a need for mitigation to avoid harm to designated heritage assets?*

RPS produced a Built Heritage Statement (JAC28368.2, November 2023) which confirms there would be no impacts to the setting of Dalestorth House. This response therefore addresses only the Grade II* Registered Park (RPG) and Garden of Hardwick Hall.

Hardwick Hall RPG is located c.5km from the proposed allocation site. Both the Hardwick Setting Study carried out for the National Trust by Atkins, 2016 and the LVA prepared by Zebra (November 2023) include maps of theoretical visibility that identify theoretical visibility between the proposed allocation site and the RPG.

Along with the Built Heritage Statement (JAC28368.2, November 2023) RPS produced a Cultural Heritage Chapter (January 2024) to support the residential development of the Site. Hardwick Hall RPG was not included within the reports as it was not considered sensitive to the development of the Site.

Rocket Heritage & Archaeology Ltd (RHA) was commissioned by Ashfield District Council (ADC) to undertake a Heritage Impact Assessment to aid the formulation of the Ashfield Local Plan 2020-2038. The report submitted as part of the Local Plan evidence base, assessed Hardwick Hall. The report concludes; *“that any proposed development [on the proposed allocation site] will not harm the significance or setting of the park”*.

To address the Inspector’s concerns, we have undertaken an additional site visit to assess the potential impacts that could arise from residential development of the proposed allocation site in relation to the RPG and the significance it derives from its setting. We focussed on the areas on the RPG that were included in ZTV by Zebra, this included the approach to and from the RPG along Norwood Lane and Newbound Lane. As demonstrated in the photographs below there was no opportunity to experience the proposed allocation site, or the built form surrounding it, when in or approaching the RPG due to distance, intervening vegetation and topography. There was also no opportunity to experience the RPG from the proposed allocation site due to distance, intervening vegetation and built form (including the recently constructed housing development to the west of Beck Lane). Consequently, the proposed allocation site has been assessed as making no contribution to the significance of Hardwick Hall’s Registered Park and Garden. This is consistent with the Rocket Heritage & Archaeology Ltd (RHA) Heritage Impact Assessment.

The proposed development would not have any adverse impact on the significance the RPG derives from its setting, resulting in no harm to the significance of Hardwick Hall’s Registered Park and Garden. We therefore do not consider any mitigation necessary.

Our ref: 794-PLN-HER-00359

Yours sincerely,

for RPS Consulting Services Ltd



Janine Dykes

Director - Heritage

janine.dykes@rps.tetrattech.com

07745121541



Plate 1 - View from Beck Lane, along the north western boundary of the proposed allocation site looking towards the RPG



Plate 2 - View from Beck Lane, along the north western boundary of the proposed allocation site looking towards the RPG



Plate 3 - View from Beck Lane, along the northern section of the western boundary of the proposed allocation site looking towards the RPG



Plate 4 - View from Beck Lane, along the western boundary of the proposed allocation site looking towards the RPG



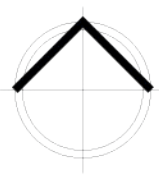
Plate 5 - Looking towards the Site from the footpath heading south off Norwood Lane



Plate 6 - View from Norwood lane travelling east, away from the RPG

Appendix E – Context Plan

- Land being promoted by Richborough in outline planning application to Ashfield District Council
Application boundary area 9.3ha / 23 acres
- Site location of land being promoted by Richborough
Area 14.4ha / 35.6 acres
- Draft allocation site
- Adopted allocation site
- Approved/pending planning application site
- 1 - Approved planning application
"Land off Beck Lane, Skegby" (325 dwellings)
- 2 - Ashfield LP draft allocation
"Rear 113 to 139 Beck Lane" (100 dwellings)
- 3 - Ashfield LP draft allocation
"Land to the east of A6075 Beck Lane, Skegby"
(212 dwellings)
- 4 - Ashfield LP draft allocation
"Rear 23 Beck Lane, Skegby" (23 dwellings)
- 5 - Ashfield LP draft allocation
"Rear Kingsmill Hospital, Sutton-in-Ashfield"
(264 dwellings)
- 6 - Mansfield LP adopted allocation
"Land off Skegby Lane" (215 dwellings)
- 7 - Approved planning application
"Land north of Skegby Lane" (150 dwellings)
- 8 - Pending planning application
"Land west of Brick Lane & south of Abbott Road"
(183 dwellings)
- 9 - Mansfield LP adopted allocation
"Abbott Road" (102 dwellings)
- 10 - Pending planning application
"Land between A617 and A6075 (Abbott Road)"
(employment use)
- ➔ Proposed site access points
- - - Local planning authority boundary line
- - - Public right of way
- S Local shop
- PS Primary school
- PH Public house
- OS Open space / recreation ground



status **PLANNING**

notes
The copyright of this drawing belongs to Marrons Planning and should not be copied or reproduced without written consent. This drawing is for planning purposes only and is not to be used as a basis for construction. Do not scale from this drawing - use figured dimensions only.

project title **Land at Ashland Farm
Beck Lane, Skegby**

client **Julia Holder, Lesley Richardson &
Richborough Estates Group Ltd**

drawing title **Context Plan**

drawing no. 902832.22.12

scale approx 1:5000@A3

date Nov 2023

drawn by AC

checked by /

revision C

Marrons

No.1 Colmore Square, Birmingham, B4 6AA
t: 0121 214 0000 | w: www.marrons-planning.co.uk
e: info@marrons-planning.co.uk

[Nexus Planning](#)

Birmingham
151 165 Edmund Street
Birmingham
B3 2TA

T 0118 214 9340

nexusplanning.co.uk