

MDC HIA Assessment Profiles

SITE 8 – Open land associated with Abbey Primary School

1. Site Description and Context

The Site comprises an area of open land associated with Abbey Primary School, located to the north of Mansfield town centre. It is characterised by playing fields and open grassland, enclosed in part by tree belts and residential development.

The surrounding area is predominantly suburban in character, with school buildings to the north and west and housing to the south and east. The Site lies within the wider setting of the historic grounds of Sherwood Hall, which extend across the surrounding area.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

- Non-Designated Heritage Asset: Grounds at Sherwood Hall (MNT26639)

These assets form part of the wider historic context of the Site.

3. Significance

The significance of MNT26639 derives primarily from its historic and landscape interest as the surviving grounds of Sherwood Hall, reflecting the development of a post-medieval designed landscape subsequently adapted through the 20th century. Its value lies in its historic association, surviving landscape structure, and contribution to local character, rather than architectural detail.

4. Contribution of Setting

The Site forms part of the wider extent of the Sherwood Hall grounds and therefore contributes to the setting of the non-designated heritage asset through its open character and continuity of green space.

The relationship is primarily spatial rather than visual. Whilst there may be limited intervisibility across parts of the Site, this is filtered by existing vegetation and surrounding development. The contribution to significance is experienced through the retention of open land, which reflects the historic extent and character of the grounds.

However, the integrity of the historic landscape has been altered by surrounding suburban development and school uses. As a result, the setting is already fragmented, and the relationship between the Site and the wider historic grounds is partial rather than intact.

5. Sensitivity to Change

Sensitivity to change is moderate and relates primarily to the retention of open character and the legibility of the historic landscape. The Site contributes to the wider grounds, the presence of modern development and active school use indicates that the historic character has already been compromised to some degree.

The Site is therefore not uniformly sensitive, and there is potential for change, provided that development does not wholly erode the remaining sense of openness or sever the perceived continuity of the historic grounds.

6. Likely Nature of Impact

The principal risk associated with development is the loss of open space contributing to the historic character of the Sherwood Hall grounds. Inappropriate scale, massing or Site coverage could further fragment the landscape and reduce the ability to appreciate its historic extent.

There is also potential for incremental erosion of the remaining historic character if development fails to respond to the existing landscape structure.

However, given the already altered and partially fragmented nature of the surrounding area, the Site is considered to be subject to a low level of heritage constraint. The extent of impact will depend on how well development responds to the existing landscape character and maintains elements of openness.

7. Mitigation and Design Principles

Any development should seek to retain a sense of openness across the Site, including the provision of meaningful green space that reflects its contribution to the wider historic grounds. The layout and planting strategy should respond to the historic landscape character, reinforcing continuity where possible. Development should avoid excessive density or visually dominant built form, and boundary treatments and vegetation should be designed to integrate the Site into its surrounding landscape context.

8. Conclusion

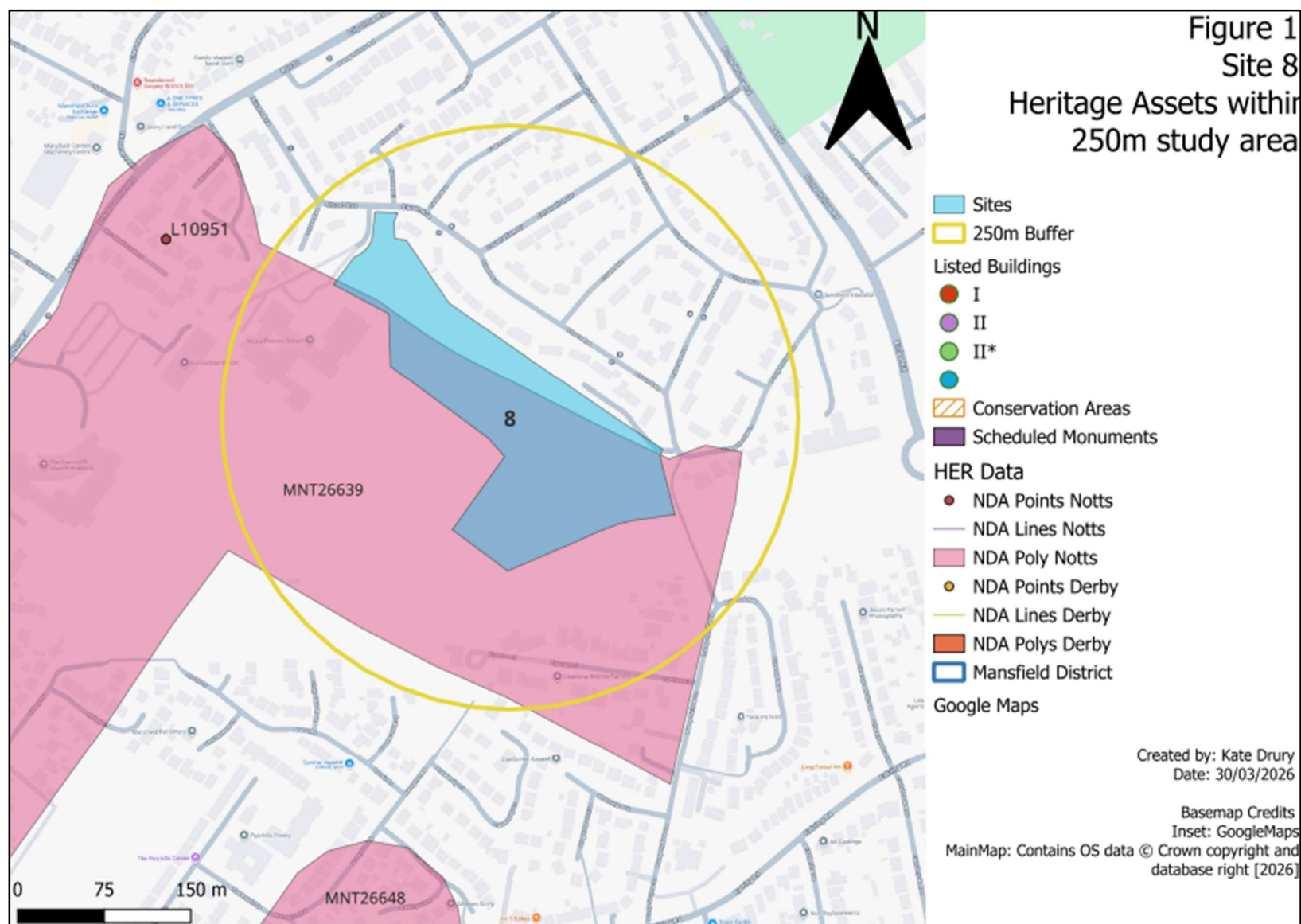
Site 8 lies within the wider extent of the Sherwood Hall grounds, a non-designated heritage asset of local historic and landscape interest. Whilst the Site contributes to this significance through its open character, the setting has already been partially altered by surrounding development. However, considering this and the contribution to openness and the historical environment, the Site is judged to be of **medium level of heritage constraint**.



View from the West of the Site



View from the West of the Site



SITE 22 – Playing Field, Sandy Lane

1. Site Description and Context

The Site comprises an area of open green space known as Mansfield Picnic Area, located to the west of Mansfield town centre along the River Maun. It is characterised by informal grassland with tree cover and recreational use.

The Site lies immediately south of Bath Lane, with the River Maun forming a strong boundary to the north. The surrounding area is predominantly residential in character, with Carr Bank Park and The Park Conservation Area located to the north of the river, forming part of a wider historic landscape setting.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- The Park Conservation Area (designated 1992) [137m NorthWest]

Listed Buildings – Immediate (Grade II):

- STANTON'S MILL AND ADJOINING OUTBUILDINGS: 1213720

These assets form part of a dense and cohesive historic townscape, where significance is derived both from individual architectural value and collective character.

Non-Designated Heritage Assets (NDAs)

- MNT26651 (Carr Bank Park)
- MNT15030 and L4009 (associated historic mill and water management features)

3. Significance

The significance of The Park Conservation Area derives from its historic and townscape interest as a planned late nineteenth century residential area set within a designed

parkland landscape. Its character is defined by formal layout, mature planting, and a strong relationship between built form and green space.

Stanton's Mill and its associated outbuildings are of historic and architectural interest as a surviving example of industrial development associated with the River Maun, illustrating the role of water power in the area's development. The associated non-designated assets contribute additional historic context, reflecting the evolution of the park and its relationship with earlier industrial and landscape features.

4. Contribution of Setting

The Site contributes to the setting of the identified heritage assets primarily through its relationship with the River Maun corridor and its function as part of a wider area of open green space.

There is a degree of intervisibility between the Site and the Conservation Area and Carr Bank Park to the north, although this is partially filtered by vegetation along the river corridor. The river itself forms a clear physical boundary, which limits direct visual and functional relationships, but also reinforces the historic association between the landscape, parkland and former industrial uses.

The setting of Stanton's Mill is more closely related to its immediate riverside context and historic function. While the Site lies within its wider setting, the relationship is indirect and experienced more through the shared river corridor than through direct visual connections.

Overall, the contribution of the Site to significance is moderate and is primarily associated with its openness and its role within the wider green and riverine landscape.

5. Sensitivity to Change

Sensitivity to change is moderate and varies across the Site. The open character of the land and its relationship with the river corridor are important to the setting of the Conservation Area and associated heritage assets.

However, the Site is separated from the Conservation Area by the River Maun and is surrounded by modern residential development, which reduces the strength of its historic relationship. This indicates that the setting has some capacity to accommodate change, provided that key characteristics such as openness, vegetation and the river corridor are respected.

The Site lies within a historically sensitive town centre environment; however, sensitivity to change is not uniform. Whilst the Conservation Area and nearby listed buildings derive significance from a coherent urban grain and strong enclosure, the surrounding townscape includes a number of modern interventions.

6. Likely Nature of Impact

Development at the Site has the potential to affect the significance of heritage assets through changes to the open character of the river corridor and the wider landscape setting. The principal risk is that poorly designed or overly dense development could erode the sense of openness and weaken the visual and spatial relationship between the river, Carr Bank Park and the Conservation Area.

There is also potential for impacts on the setting of Stanton's Mill, particularly where development affects its relationship with the river or introduces visually intrusive built form.

The Site is therefore considered to be subject to a **medium level of heritage constraint**, with impacts dependent on the scale, layout and design of development.

7. Mitigation and Design Principles

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

In particular, development should respond positively to the river corridor, retaining a strong sense of openness and incorporating green infrastructure that reflects the character of the surrounding landscape.

Layout should be carefully considered to avoid visually intrusive development along the river edge and to maintain a meaningful buffer to the watercourse. Built form should be of an appropriate scale and density, reflecting the predominantly residential context while avoiding dominance in views from the Conservation Area and Carr Bank Park.

A design-led approach will be essential to ensure that development preserves, and where possible enhances, the significance of heritage assets.

8. Conclusion

Site 22 occupies a position within the wider setting of The Park Conservation Area and is functionally and historically linked to the River Maun corridor and associated heritage assets, including Stanton's Mill.

While the Site contributes to the setting of these assets through its open character, this relationship is moderated by physical separation and the presence of modern development. The Site presents a **medium level heritage constraint**, and development is likely to be acceptable in principle, provided that it is sensitively designed to respect the river corridor and the wider landscape setting.



View from the West of the Site



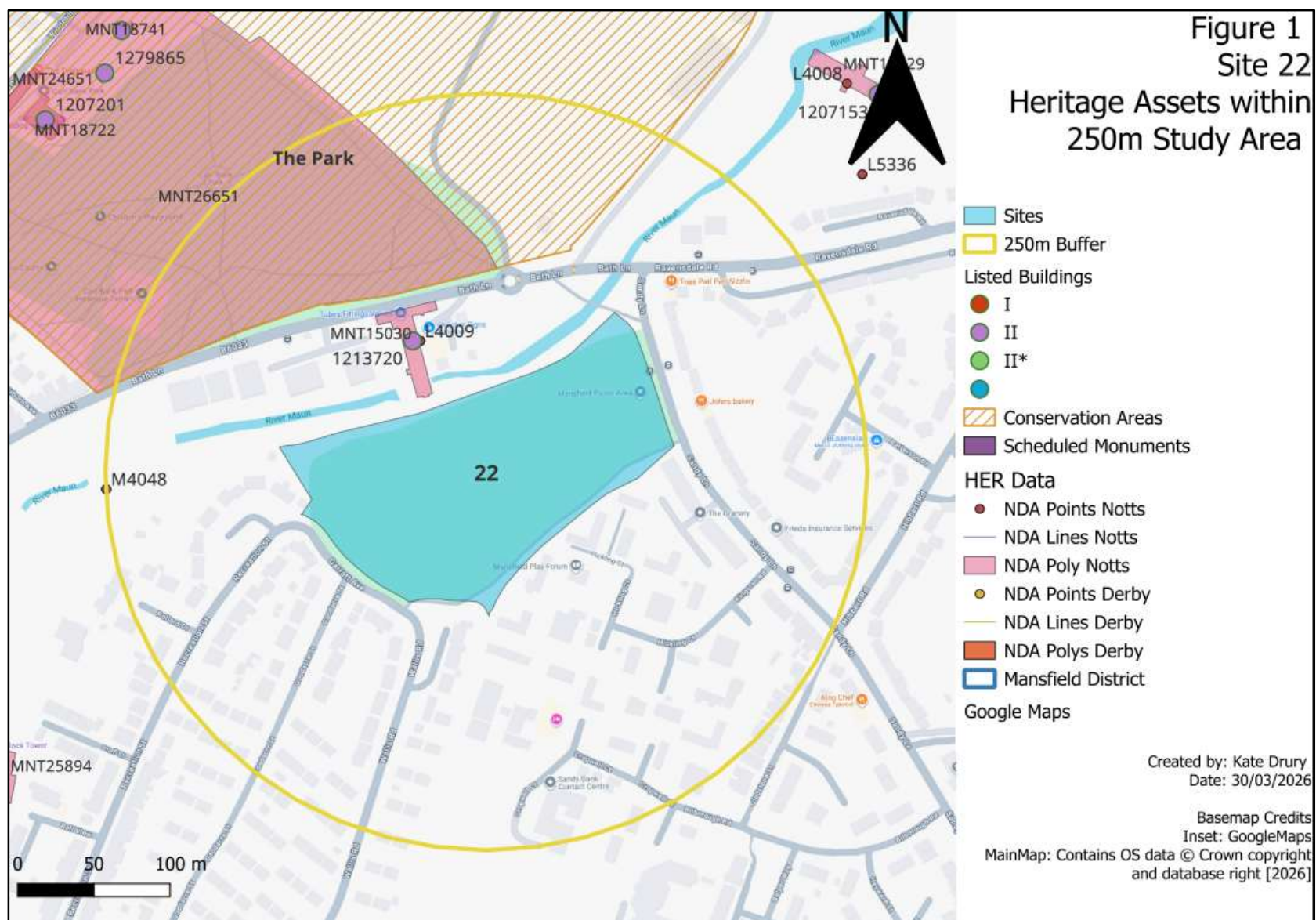
View of the Site internally



View of the Site internally



View of the Site internally



SITE 29 – Sherwood Rise

1. Site Description and Context

The Site comprises an area of open land located to the north of Queen Elizabeth's Academy, bounded by Debdale Lane and surrounding residential development. It is characterised by grassland and tree cover, forming part of a green corridor between suburban areas.

The surrounding context is predominantly residential and institutional, with modern development enclosing the Site. A small group of heritage assets lies to the north beyond Debdale Lane.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Listed Buildings – Immediate (Grade II)

- Grade II Listed Building: Ice House at Debdale Hall (NHLE: 1251838)

Non-Designated Heritage Assets (including recorded features associated with Debdale Hall and surrounding landscape)

These assets form part of the wider historic context of the Site.

3. Significance

The Ice House at Debdale Hall is of historic interest as a surviving ancillary structure associated with a former estate, reflecting historic food storage practices and estate management. Its significance lies in its evidential value and its relationship to the former hall and its grounds.

The associated non-designated assets provide additional context to the historic landscape, although their contribution is limited.

4. Contribution of Setting

The Site makes a limited contribution to the setting of the Ice House. The asset is located to the north of Debdale Lane and is experienced within a more immediate and contained landscape setting associated with the former hall.

Intervening features, including the road, vegetation and modern development, restrict intervisibility and weaken any direct relationship. The Site does not form part of the immediate or primary setting of the listed building.

5. Sensitivity to Change

Sensitivity to change is low. The relationship between the Site and the listed building is indirect and filtered, and the surrounding area is characterised by modern development.

The setting of the Ice House is not reliant on the Site, indicating a high capacity for change.

6. Likely Nature of Impact

Development at the Site has limited potential to affect the significance of the Ice House, with any impacts likely to be indirect and related to broader changes in the surrounding townscape.

The Site is therefore subject to a **low level of heritage constraint**, with minimal risk to heritage significance.

7. Mitigation and Design Principles

Development should be of an appropriate scale and design for its residential context and should avoid introducing visually intrusive elements. Retention of boundary vegetation would help maintain existing screening

8. Conclusion

Site 29 has a limited and indirect relationship with the Ice House at Debdale Hall and associated heritage assets.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle with standard design considerations.



View from the Southeast of the Site



View from the East of the Site

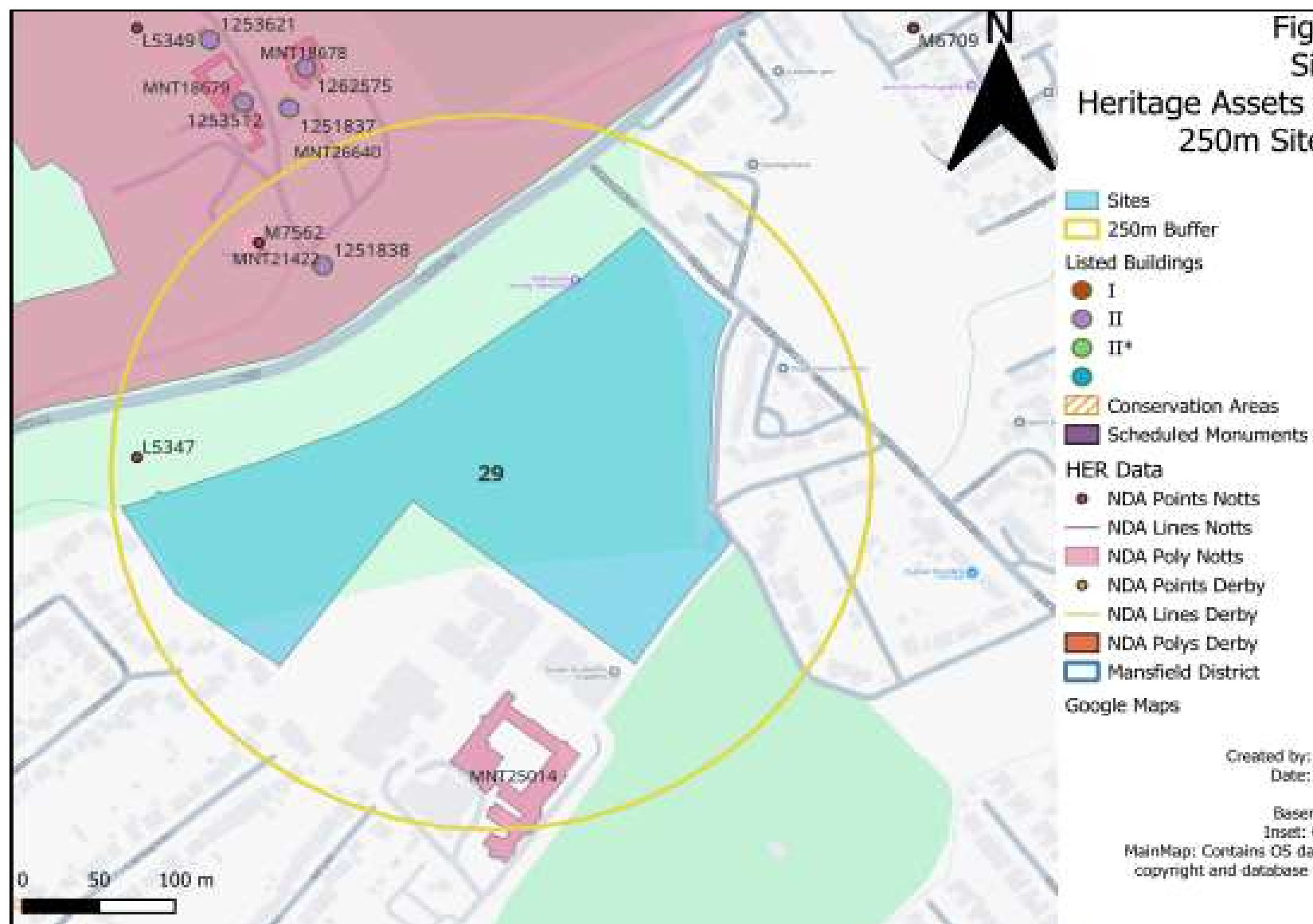


View from the North of the Site



View from the Southeast of the Site

Figure 1
Site 29
Heritage Assets within
250m Site Area



SITE 31 – Land at New Mill Lane

1. Site Description and Context

The Site comprises an area of open land located to the south of New Mill Lane, on the edge of a predominantly residential area. It is characterised by grassland and tree cover, forming part of a wider green corridor associated with the River Maun.

The surrounding area transitions from suburban housing to more open land and vegetation along the river corridor. The Site does not contain any visible historic structures.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-designated Assets – Immediate

MNT26592 – Bridge of New Mill Lane (Monument)

M8952 – New Mill, Mansfield Woodhouse (Monument)

MNT17116 – Water Meadows near River Maun (Monument)

L5925 – C16 Tokens (Archaeological)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential interest, likely relating to former landscape or industrial activity along the River Maun corridor. Their significance is primarily archaeological and not expressed through visible features within the Site.

4. Contribution of Setting

The Site makes a negligible contribution to the setting of the identified assets. There is no clear intervisibility or legible relationship, and the assets are not experienced in connection with the Site.

The surrounding landscape has been altered by modern development and natural vegetation, limiting any meaningful setting relationship.

5. Sensitivity to Change

Sensitivity to change is low. The absence of visible features and the limited relationship between the Site and the identified assets indicate a high capacity for change.

6. Likely Nature of Impact

Development may result in localised disturbance to below-ground remains associated with the recorded assets. However, given their limited significance and lack of visibility, impacts are likely to be minimal.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Any development should consider the potential for below-ground remains, with proportionate archaeological investigation where necessary. Otherwise, design should respond to the surrounding residential and green corridor context.

8. Conclusion

Site 31 has a limited relationship with identified non-designated heritage assets, which are not evident within the current landscape.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View from the North of the Site



View from the North of the Site

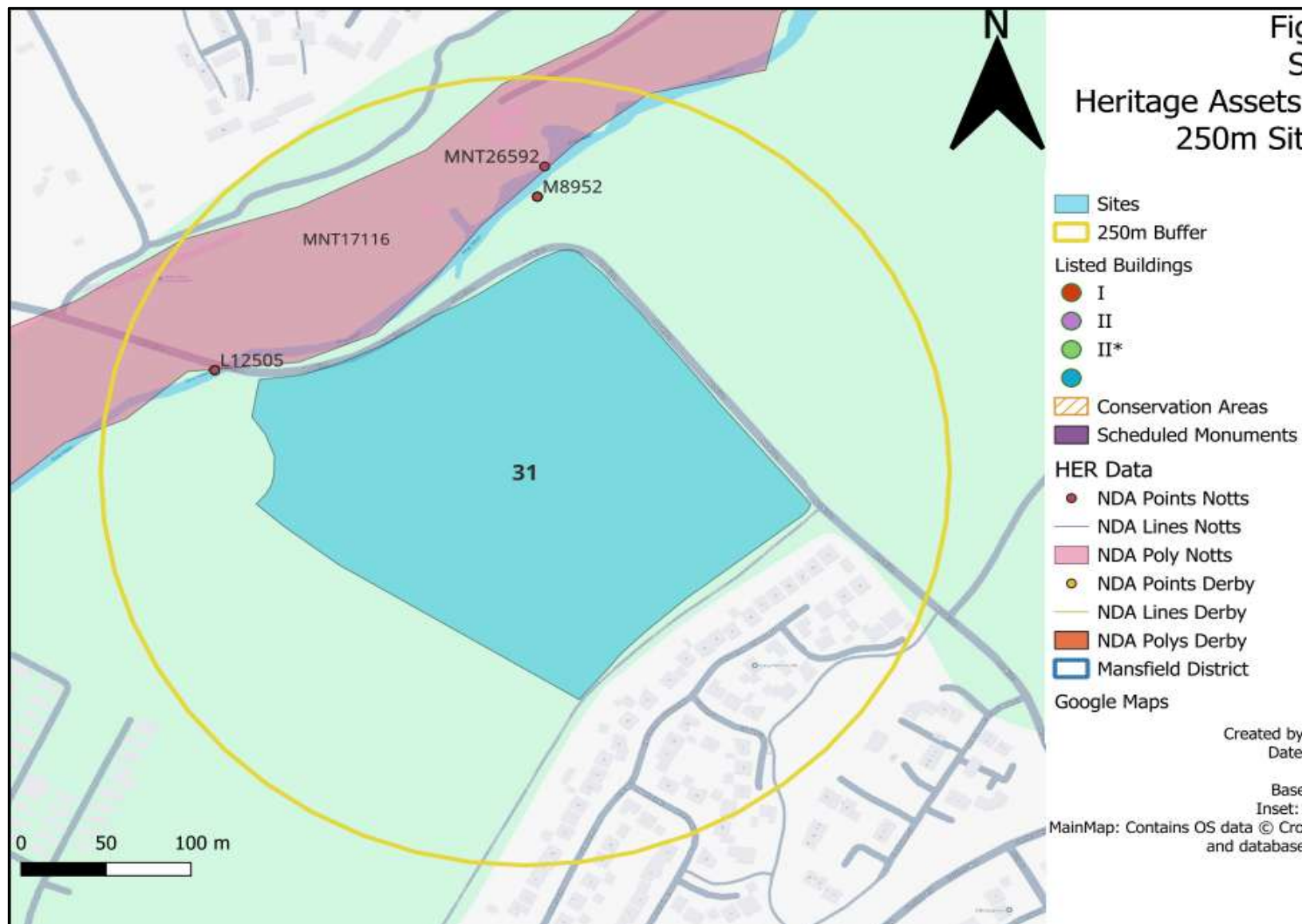


View from the East of the Site



View of the East of the Site

Figure 1
Site 31
Heritage Assets within
250m Site Area



Created by: Kate Drury
Date: 08/04/2026

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Inset: GoogleMaps
MainMap: Contains OS data © Crown copyright
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SITE 44 – Land off Baums Lane

1. Site Description and Context

The Site comprises a parcel of land located off Baums Lane within a predominantly residential area to the west of Mansfield town centre. It is currently associated with commercial and retail uses, forming part of a wider area characterised by large-format buildings and surface parking.

The surrounding context is mixed, with residential streets to the east and south, and larger commercial development along Nottingham Road to the west. The Nottingham Road Conservation Area lies to the northwest, beyond intervening development.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Nottingham Road Conservation Area (designated 1994) [111m NorthWest]

Non-Designated Heritage Assets (NDAs)

- MNT27914 (King Edwards Primary School)

It is also noted that there are a number of NDAs within the Conservation Area.

3. Significance

The significance of the Nottingham Road Conservation Area derives from its historic and architectural interest as a linear route reflecting the expansion of Mansfield, characterised by a mix of historic buildings, including former industrial, commercial and residential structures. Its value lies in the survival of historic frontage, varied architectural styles, and its role in illustrating the town's development along a key route. This is stated in the Conservation Area Appraisal document that has been utilised for this assessment.

The listed buildings within the Conservation Area contribute individual architectural and historic value, whilst non-designated heritage assets such as MNT27914 provide additional context and reinforce the area's collective character.

4. Contribution of Setting

The Site's contribution to the setting of the Conservation Area and associated heritage assets is limited and indirect. The Site is physically and visually separated from the Conservation Area by intervening commercial development along Nottingham Road, which reduces both intervisibility and the strength of any spatial relationship.

Whilst there may be some filtered or glimpsed views in longer range perspectives, the Site does not form part of the immediate setting of the Conservation Area. Instead, it sits within a broader urban context that has already been subject to significant modern development.

5. Sensitivity to Change

Sensitivity to change is low. The Site is located within an area that has already undergone substantial change, with modern commercial buildings and altered urban grain reducing the coherence of the historic environment in this location.

The Conservation Area remains sensitive to inappropriate development, the degree to which this Site contributes to its setting is limited. Sensitivity therefore relates primarily to avoiding development that introduces visually intrusive elements in wider views or that conflicts with the general character of the surrounding area.

6. Likely Nature of Impact

Development at the Site has the potential to affect the setting of the Nottingham Road Conservation Area and associated heritage assets, primarily through changes to the wider townscape. The principal risk is that overly large-scale or poorly designed development could introduce discordant built form that is perceptible in the wider setting.

However, given the separation between the Site and the Conservation Area, and the presence of substantial intervening modern development, the Site is considered to be subject to a **low level of heritage constraint**. Impacts are likely to be limited and dependent on the scale and visual prominence of development.

7. Mitigation and Design Principles

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

In particular, development should be designed to respond appropriately to its mixed urban context, ensuring that scale and massing are consistent with surrounding development and do not appear overly dominant in wider views.

Care should be taken to avoid visually intrusive forms that could detract from the setting of the Conservation Area.

A design-led approach will be essential to ensure that development preserves, and where possible enhances, the significance of heritage assets.

8. Conclusion

Site 44 is located within a predominantly modern and mixed-use area, with limited and indirect relationship to the Nottingham Road Conservation Area and its associated heritage assets.

Overall, the Site presents a **low level heritage constraint**, although the potential for harm is relatively limited. Development is likely to be acceptable in principle, provided that it is of an appropriate scale and design, and does not introduce visually intrusive elements within the wider setting.

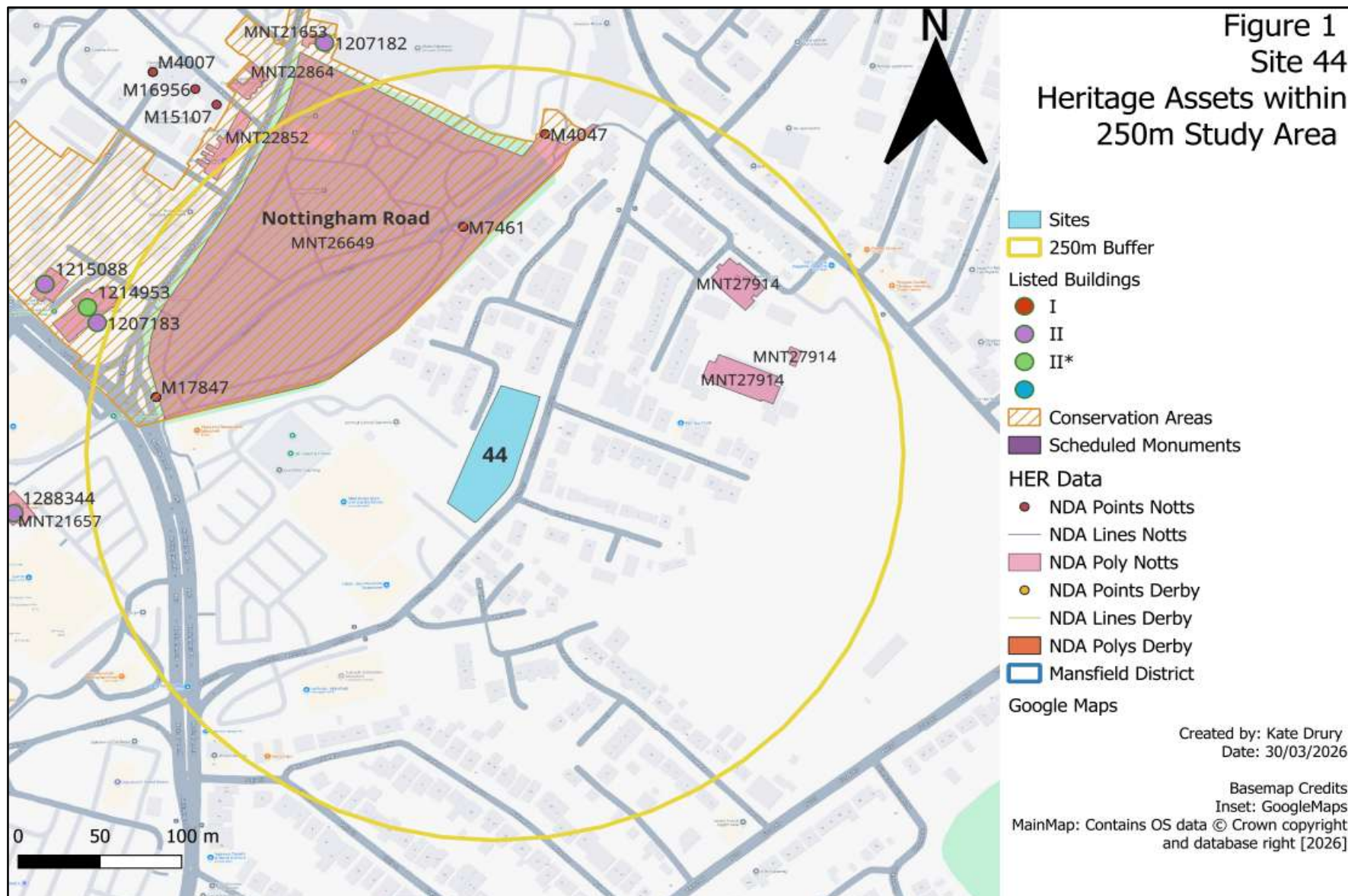


View of the Site



View of the Site

Figure 1
Site 44
Heritage Assets within
250m Study Area



SITE 46 – Land at Debdale Lane/Burlington Drive

1. Site Description and Context

The Site comprises a linear parcel of land extending east from Debdale Lane, partly occupied by solar infrastructure and open land. It sits at the edge of a residential area, transitioning into a more open and semi-rural landscape.

The surrounding context includes suburban housing to the west and areas of open land, vegetation and dispersed development to the east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Listed Buildings – Immediate (Grade II)

- Pavilion at Debdale Hall (NHLE: 1251837)
- Stables at Debdale Hall (NHLE: 1253512)
- Cartshed North of Stables at Debdale Hall (NHLE: 1253621)
- Debdale Hall (NHLE: 1262575)

Non-Designated Heritage Assets (including recorded features associated with Debdale Hall and surrounding landscape)

These assets form part of the wider historic context of the Site.

3. Significance

The listed buildings associated with Debdale Hall are of historic and architectural interest as part of a former estate, with ancillary structures such as the Ice House illustrating historic land use and estate function. The identified non-designated assets provide additional context, largely relating to landscape and former activity in the area.

4. Contribution of Setting

The Site makes a limited contribution to the setting of the listed buildings. The assets are primarily experienced within their immediate estate context, and the Site lies beyond this, separated by distance, vegetation and modern development.

Intervisibility is limited and often filtered, meaning the Site does not form part of the key setting in which the listed buildings are understood.

5. Sensitivity to Change

Sensitivity to change is low. The relationship between the Site and the listed buildings is weak, and the surrounding area has been altered by modern development and infrastructure.

6. Likely Nature of Impact

Development may result in minor changes to the wider landscape context but is unlikely to materially affect the significance of listed buildings or associated assets.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Development should respond to the mixed residential and semi-rural character of the area and avoid visually intrusive built form. Existing vegetation should be retained where possible to maintain screening.

8. Conclusion

Site 46 has a limited and indirect relationship with nearby listed buildings and associated heritage assets.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



Land from the South of the Site



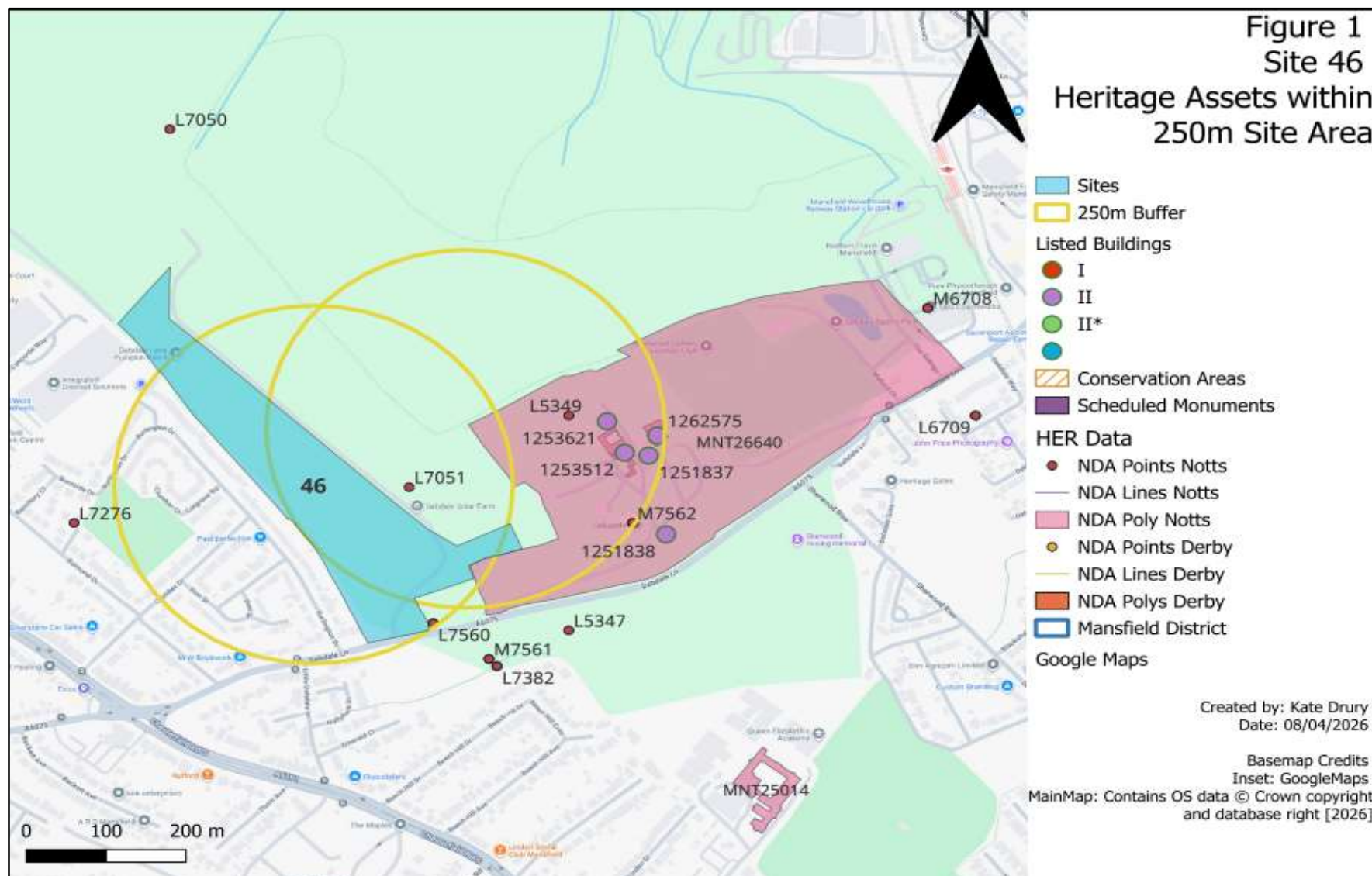
Land from the South of the Site



Land from the West of the Site



Land from the West of the Site



SITE 48 – Small holding off Peafield Lane

1. Site Description and Context

The Site comprises a narrow parcel of open land extending north from Peafield Lane, located on the edge of a residential area. It is characterised by agricultural land forming part of a wider open landscape.

The surrounding context transitions from suburban housing to the west to open countryside to the north and east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage asset:

Non-Designated Asset – Immediate

- Linear features at Warren farm Stables (MNT28625)

This asset forms part of the wider historic context of the Site.

3. Significance

MNT28625 is of limited historic and evidential interest, relating to former agricultural or landscape activity within the area. Its significance is primarily archaeological and not expressed through visible features.

4. Contribution of Setting

The Site makes a limited contribution to the setting of MNT28625. While it forms part of the wider open landscape, there is no clear intervisibility or strong functional relationship.

The asset is experienced independently of the Site, and the relationship is weak.

5. Sensitivity to Change

Sensitivity to change is low. The asset does not rely on the Site for its significance, and the surrounding landscape has capacity to accommodate change.

6. Likely Nature of Impact

Development may result in localised disturbance to any below-ground remains associated with the asset. However, impacts are likely to be minimal.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Proportionate archaeological investigation may be required where ground disturbance is proposed. Otherwise, development should respond to the surrounding edge-of-settlement character.

8. Conclusion

Site 48 has a limited relationship with the identified non-designated heritage asset.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



Land from the Southeast of the Site



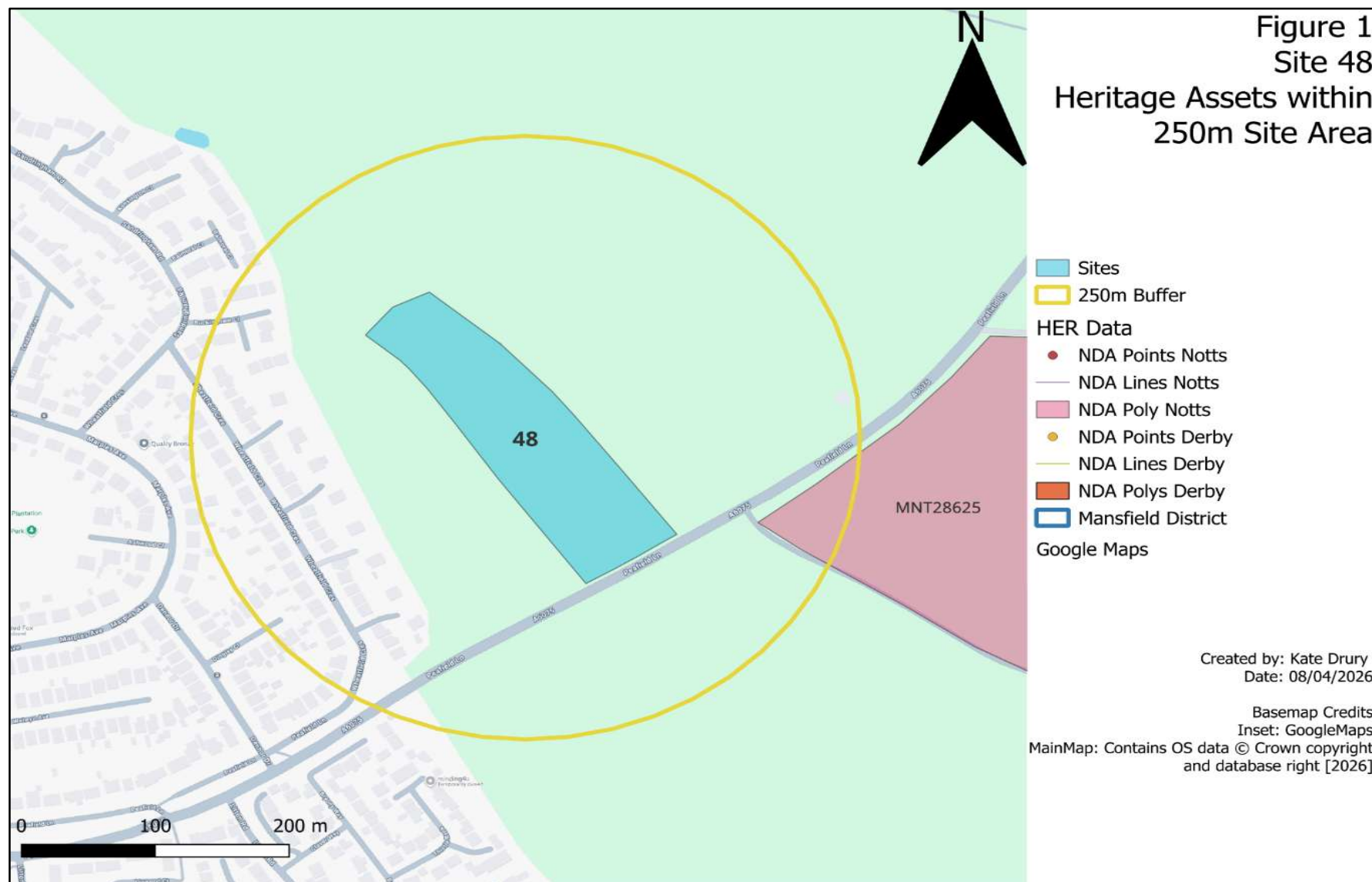
Land from the Southeast of the Site



Land from the Southeast of the Site



Land from the Southeast of the Site



SITE 49 – Land off Mansfield Road (A60)

1. Site Description and Context

The Site comprises an area of open agricultural land located to the west of Mansfield Road, adjacent to the River Meden. It is characterised by arable fields and forms part of a wider rural landscape.

The surrounding context is predominantly open countryside, with limited development along Mansfield Road and more recent housing to the north-east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Limestone Quarry – Monument (MNT16346 – M6703))
- Small Hollows, Warsop – Events (L6703)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential interest, likely relating to former activity within the river corridor and surrounding agricultural landscape. Their significance is primarily archaeological and not readily apparent above ground.

4. Contribution of Setting

The Site forms part of the wider rural landscape in which these assets are located, but does not make a strong or specific contribution to their setting. There is no clear visual or functional relationship, and the assets are not experienced in connection with the Site.

5. Sensitivity to Change

Sensitivity to change is low. The assets are not dependent on the Site for their significance, and the landscape has capacity to accommodate change without affecting their appreciation.

6. Likely Nature of Impact

Development may result in some disturbance to below-ground remains associated with the recorded assets. However, any impact is likely to be localised and limited in extent.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate approach to archaeological investigation may be appropriate where groundworks are proposed. Otherwise, development should respond to the prevailing rural character.

8. Conclusion

Site 49 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View from the East of the Site



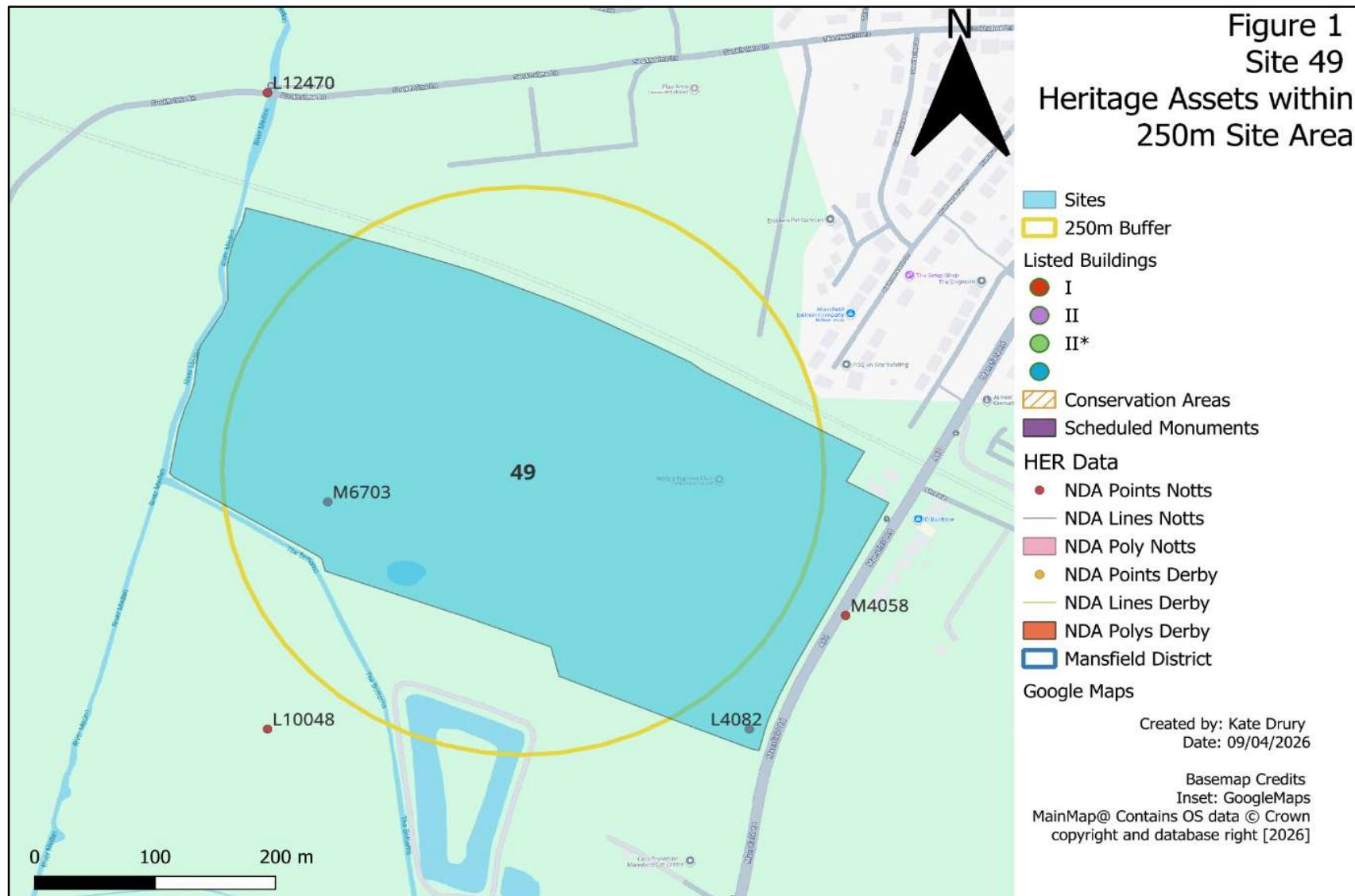
View from the East of the Site



View from the East of the Site



View from the East of the Site



SITE 53 – Land between Old Mill Lane and New Mill Lane

1. Site Description and Context

The Site comprises an area of open land located south of the River Maun, accessed from Old Mill Lane. It is characterised by grassland and former field patterns, forming part of a wider green corridor through a predominantly residential area.

The surrounding context includes suburban housing to the south and east, with open space and river-related landscape to the north.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Water Meadows near River Maun – Monument (MNT17116)
- Bridge on New Mill Lane – Monument (MNT25523)
- Map depiction of Bridge on New Mill Lane – Event (MNT12377 – L12505)
- Structure of Bridge on New Mill Lane – Event (MNT12378 – L12506)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential value, likely associated with former land use and activity along the River Maun corridor. Their significance is primarily archaeological, with no clear above-ground expression.

4. Contribution of Setting

The Site forms part of the wider river corridor but does not make a strong or specific contribution to the setting of the identified assets. Any relationship is general and landscape-based, with no clear intervisibility or defined functional connection.

5. Sensitivity to Change

Sensitivity to change is low. The assets are not reliant on the Site for their significance, and the surrounding area has already been shaped by modern development and landscape change.

6. Likely Nature of Impact

Development may affect any surviving below-ground remains associated with the recorded assets, but impacts are likely to be limited in scale.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological response may be appropriate where groundworks are proposed. Otherwise, development should reflect the surrounding residential and green corridor character.

8. Conclusion

Site 53 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View from the North of the Site



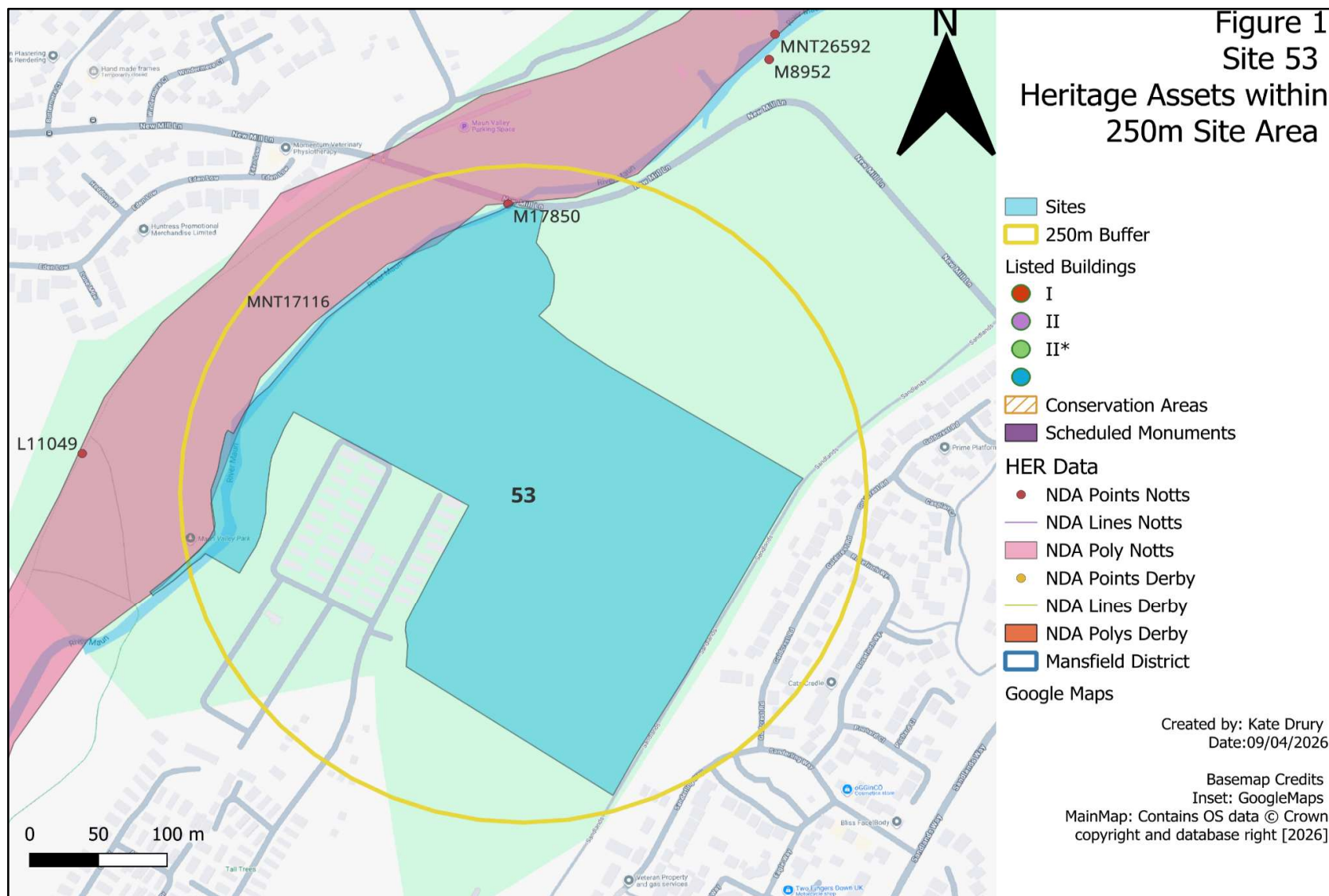
View from the South of the Site



View from the North of the Site



View from the South of the Site



SITE 64 – Pheasant Hill and Highfield Close

1. Site Description and Context

The Site comprises an area of open land located to the east of Queen Elizabeth's Academy, within a predominantly residential area. It is characterised by grassland and recreational space, forming part of a wider green corridor.

The surrounding context includes suburban housing and community uses, with modern development enclosing much of the Site.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Listed Buildings – Immediate (Grade II)

- Mill Bank Cottage with Adjoining Boundary Wall (NHLE: 1279860)

Non-Designated Asset – Immediate

- New Queen Elizabeth Grammar School – Building (MNT25014)
- Windmill at Mansfield – Monument (MNT16861)
- Limestone Quarries – Monument (MNT15061)
- Map depiction of Windmill – Event (MNT7313 – L7381)

These assets form part of the wider historic context of the Site.

3. Significance

Mill Bank Cottage is of historic and architectural interest as a traditional building, with its boundary wall contributing to its character and enclosure. Its significance lies in its vernacular form, materials and its association with the historic development of the area.

The New Queen Elizabeth Grammar School (MNT25014) is a built non-designated heritage asset of local interest, reflecting the educational and institutional development of the area. The remaining non-designated assets provide additional context, largely relating to former land use and local activity.

4. Contribution of Setting

The Site makes a limited contribution to the setting of Mill Bank Cottage. The building is primarily experienced within its immediate context, and intervening development and vegetation reduce both intervisibility and the strength of any relationship.

The New Queen Elizabeth Grammar School (MNT25014) is experienced as part of the surrounding built environment, and the Site forms part of its wider setting. However, this relationship is not sensitive, and the Site does not contribute to its key significance.

The Site does not form part of the key setting in which the listed building is appreciated.

5. Sensitivity to Change

Sensitivity to change is low. The listed building's significance is not dependent on the Site, and the surrounding area is characterised by modern development and altered landscape.

Similarly, while the Site forms part of the wider setting of the New Queen Elizabeth Grammar School (MNT25014), its significance is not reliant on this relationship, indicating a high capacity for change.

6. Likely Nature of Impact

Development may result in minor changes to the wider setting but is unlikely to materially affect the significance of the listed building or associated assets.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Development should reflect the surrounding residential character and avoid visually intrusive built form. Existing vegetation should be retained where possible to maintain screening.

8. Conclusion

Site 64 has a limited and indirect relationship with Mill Bank Cottage and associated heritage assets.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View from the North of the Site



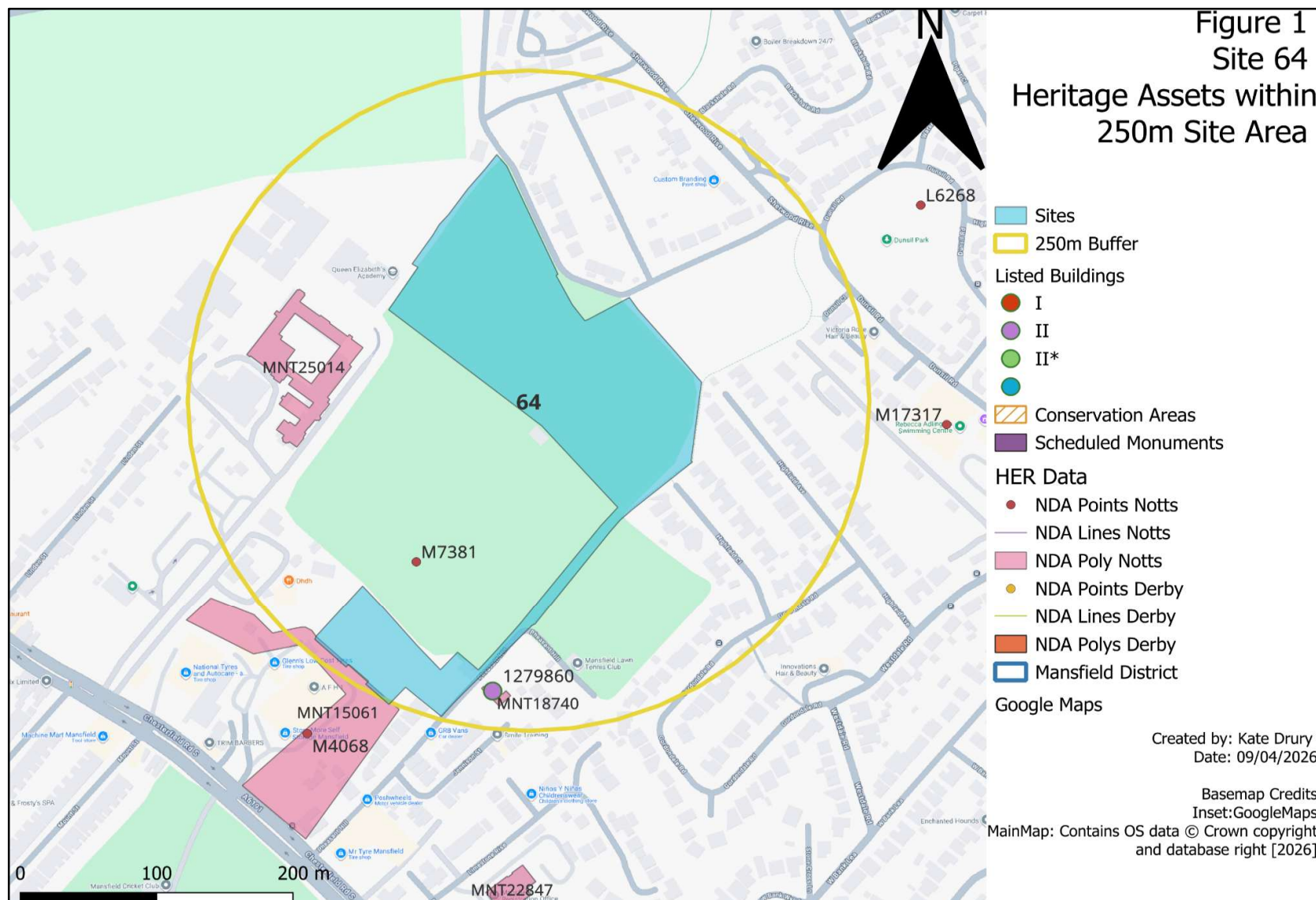
View from the North of the Site



View from the North of the Site



View from the South of the Site



SITE 67 – Land at Peafield Lane

1. Site Description and Context

The Site comprises an area of open land located to the north of Peafield Lane, at the edge of a residential area. It is characterised by grassland and undeveloped space adjoining the River Maun corridor.

The surrounding context includes suburban housing to the west and open countryside and river-related landscape to the south and east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Water Meadows near River Maun – Monument (MNT17116)
- Linear features at Warren Farm Stables – Event (MNT28625)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential value, likely associated with former activity along the River Maun and surrounding agricultural landscape. Their significance is primarily archaeological and not reflected in visible features.

4. Contribution of Setting

The Site lies within the wider river corridor but does not make a strong or specific contribution to the setting of the identified assets. Any relationship is broad and landscape-based, with no clear intervisibility or direct association.

5. Sensitivity to Change

Sensitivity to change is low. The assets are not dependent on the Site for their significance, and the surrounding landscape has been subject to modern change.

6. Likely Nature of Impact

Development may result in localised disturbance to any below-ground remains, but impacts are likely to be limited.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological approach may be required where groundworks are proposed. Development should respond to the established residential character of the surrounding area and maintain the function and continuity of the adjacent green corridor, ensuring that its role as a landscape and visual buffer is preserved.

8. Conclusion

Site 67 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



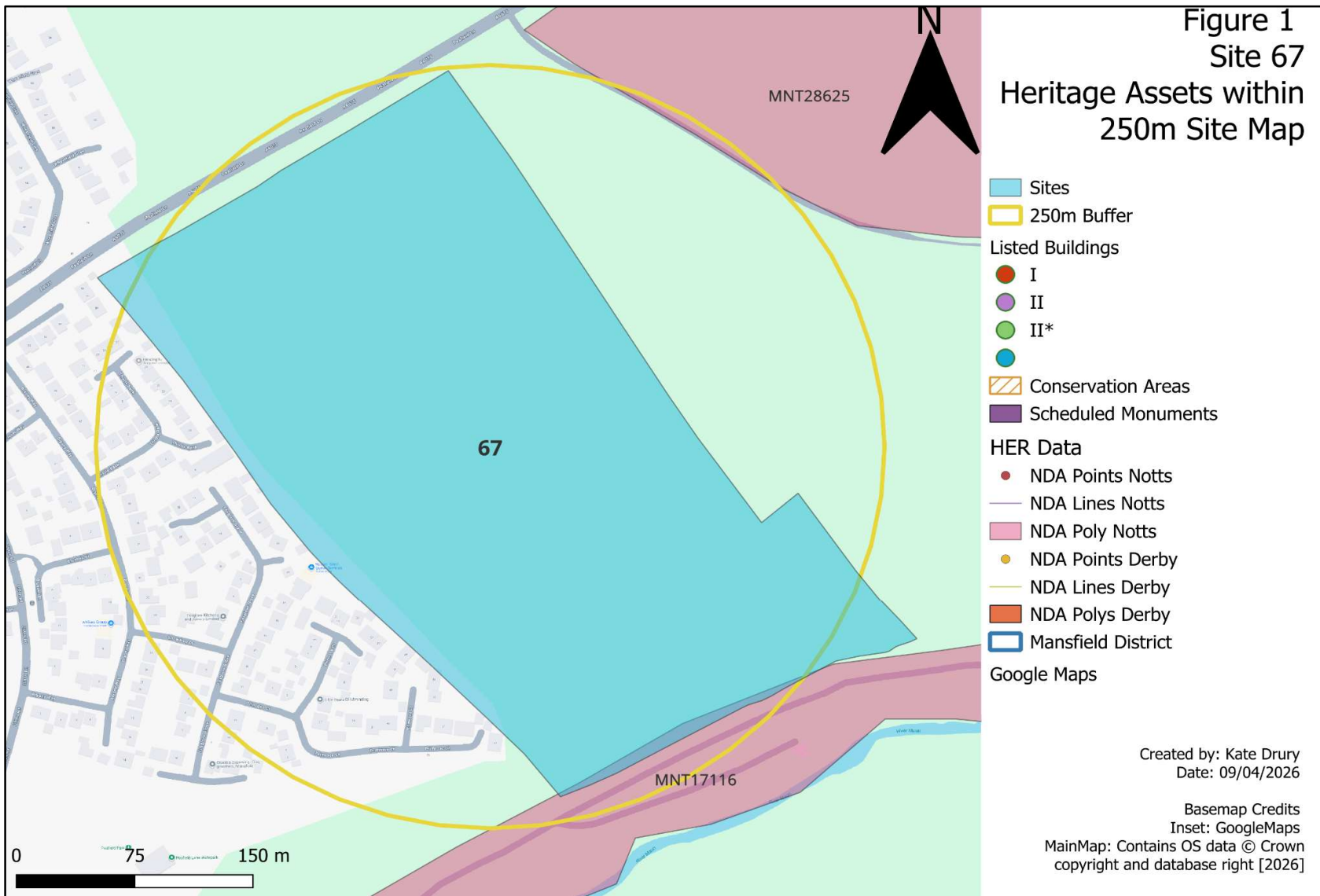
View from the North of the Site



View from the North of the Site



View from the North of the Site



SITE 72 – Land at Clipstone Road West

1. Site Description and Context

The Site comprises an area of land located off Pump Hollow Road within a predominantly residential part of Mansfield. It is characterised by open space within a well-established suburban layout.

The surrounding context is strongly urban, with dense housing and local services defining the character of the area.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Forest Town – Monument (MNT15045)
- Forest Town – Event (MNT4009 – L4501)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential interest, likely associated with former development or land use within the area. Their significance is primarily archaeological and not evident within the current townscape.

4. Contribution of Setting

The Site does not make a meaningful contribution to the setting of the identified assets. The surrounding urban form and lack of visible features mean there is no clear visual or functional relationship.

5. Sensitivity to Change

Sensitivity to change is low. The assets are not dependent on the Site for their significance, and the area has been substantially altered by modern development.

6. Likely Nature of Impact

Development may result in limited disturbance to any below-ground remains, but impacts are likely to be minor.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological response may be appropriate if significant groundworks are proposed. Otherwise, development should reflect the surrounding residential character.

8. Conclusion

Site 72 has no meaningful relationship with the identified heritage assets and does not contribute to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



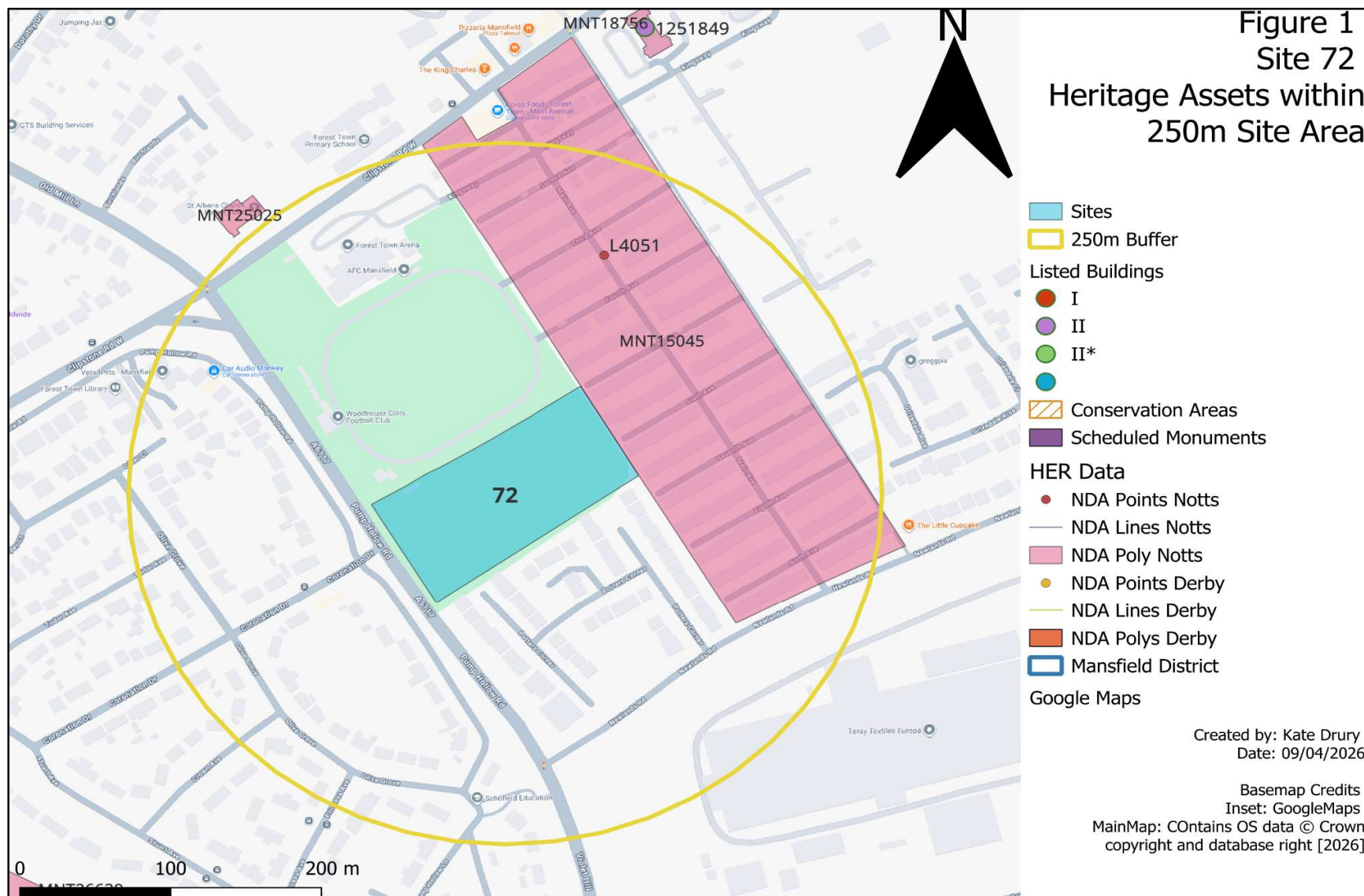
View from the West of the Site



View from the South of the Site



View from the West of the Site



SITE 78 – Land off Bosworth Street

1. Site Description and Context

The Site comprises a small parcel of land located within a predominantly residential area centred around Brick Kiln Lane. It is currently open land enclosed by surrounding housing and established suburban streets.

The surrounding context is strongly urban, with dense residential development and local facilities defining the character of the area.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Listed Buildings – Immediate (Grade II)

- Intake Farm School (NHLE: 1213660)

Non-Designated Asset – Immediate

- Intake farm School – Building (MNT18723)
- Axe hammer Findspot– Event (MNT5282 – L5341)

These assets form part of the wider historic context of the Site.

3. Significance

Intake Farm School is of historic and architectural interest as a former school building, reflecting the development of education provision in the area. Its significance lies in its architectural form, materials and historic function.

The associated built non-designated asset (MNT18723) reinforces this significance, while MNT5282 is of limited archaeological interest as an isolated findspot.

4. Contribution of Setting

The Site makes a limited contribution to the setting of Intake Farm School. The listed building is experienced within its immediate plot and surrounding streets, and intervening development restricts any meaningful visual or spatial relationship.

There is no clear connection between the Site and the axe hammer findspot, which is not expressed in the current landscape.

5. Sensitivity to Change

Sensitivity to change is low. The significance of the listed building is not dependent on the Site, and the surrounding area is characterised by modern residential development.

6. Likely Nature of Impact

Development is unlikely to materially affect the significance of Intake Farm School or associated assets, with any impacts limited to minor changes in the wider townscape.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Development should reflect the surrounding residential character and avoid visually intrusive design. Any groundworks should consider the potential for isolated archaeological remains.

8. Conclusion

Site 78 has a limited and indirect relationship with Intake Farm School and associated heritage assets.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View from the South of the Site

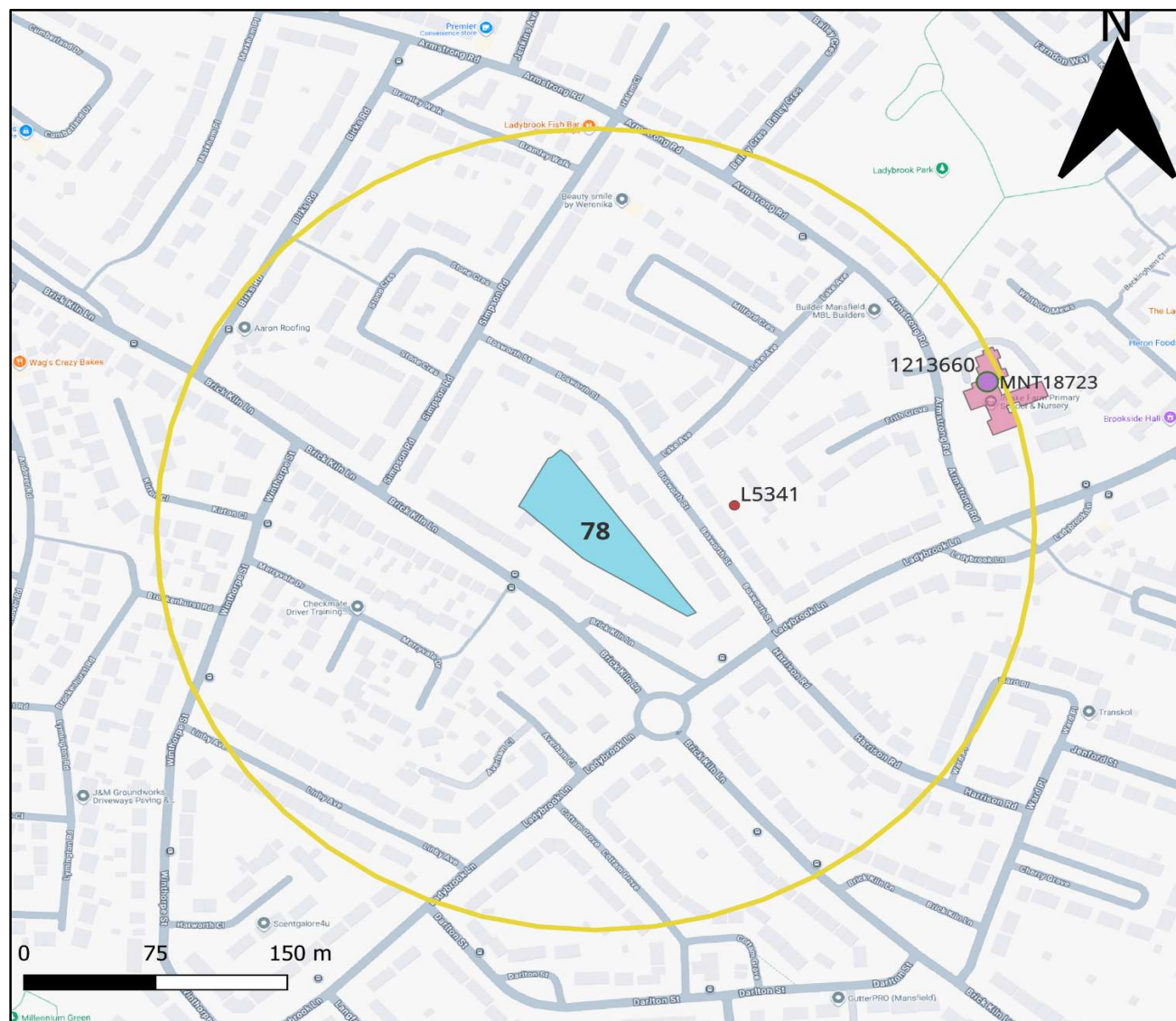


View from the North of the Site



View from the East of the Site

Figure 1
Site 78
Heritage Assets within
250m Site Area



- Sites
- 250m Buffer
- Listed Buildings
 - I
 - II
 - II*
- Conservation Areas
- Scheduled Monuments
- HER Data
 - NDA Points Notts
 - NDA Lines Notts
 - NDA Poly Notts
 - NDA Points Derby
 - NDA Lines Derby
 - NDA Polys Derby
 - Mansfield District
- Google Maps

Created by: Kate Drury
Date: 09/04/2026

Basemap Credits
Inset: GoogleMaps
MainMap: Contains OS data © Crown copyright
and database right [2026]

SITE 83 – Grove Street Car Park

1. Site Description and Context

The Site comprises an existing car park located off Grove Street, positioned to the west of Nottingham Road. It occupies a transitional urban block within an area that has undergone significant change, with historic built form replaced in part by surface car parking and modern development.

The eastern edge of the Site extends into a small portion of the Nottingham Road Conservation Area, which is focused along the Nottingham Road corridor and associated side streets. The Conservation Area reflects the historic expansion of Mansfield along a key route into the town, characterised by a mix of civic, commercial and former residential buildings, alongside areas of open space such as Titchfield Park.

The surrounding townscape is varied. Whilst elements of historic character remain, including listed buildings and locally significant structures, the immediate context of the Site includes large areas of surface car parking and fragmented urban grain. As identified within the Conservation Area Appraisal, the setting of the area has been affected by the loss of historic buildings and the introduction of modern development and open areas, resulting in a less consistent and more open townscape character in places.

The Site itself does not contribute positively to the character of the Conservation Area and instead reflects this later phase of change.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Nottingham Road Conservation Area (partially within the eastern extent of the Site)

Listed Buildings (Grade II):

- Former Cattle Market Building and Attached Gates (NHLE: 1207182), located approximately 23m east of the Site
- 46 Nottingham Road (NHLE: 1279857), located approximately 70m north-east of the Site
- Nottingham Road Methodist Church (NHLE: 1279859), located approximately 85m north-east of the Site and its associated boundary wall and gates (NHLE: 1215053), located approximately 84m north-east from the Site)

Non-Designated Heritage Assets

- MNT22864 – Former Friendly Society Building (adjacent to the Site boundary)
- MNT22852 – Sherwood Terrace (approximately 18m south of the Site)
- MNT28676 – 54 Nottingham Road (approximately 47m from the Site)
- MNT26649 – Public Park (Titchfield Park, approximately 25m south-east of the Site)

These assets represent a mix of civic, commercial and residential historic development which collectively contribute to the character and significance of the Nottingham Road corridor and its wider setting.

3. Significance

The significance of the identified heritage assets derives from their architectural, historic and townscape interest.

Architecturally, the listed buildings and NDAs comprise a varied but recognisable group of late 19th and early 20th century structures, reflecting Mansfield's expansion along Nottingham Road as a key approach into the town. Notable buildings such as the former cattle market lodge and Methodist Church act as landmarks within the townscape.

Historically, the area illustrates the evolution of Mansfield from a market town into a more complex urban centre, with Nottingham Road forming an important route and focal point for development. The presence of civic and institutional buildings reinforces this role.

In townscape terms, significance is derived from the relationship between buildings, open space and movement routes. The Conservation Area is defined not only by individual buildings, but by its layout, plan form and the interaction between built form and spaces, including the contrast between enclosed streets and more open areas such as Titchfield Park.

4. Contribution of Setting

The contribution of setting to the significance of heritage assets in this location is primarily experienced at a local level.

At a contextual level, the Site sits within an area where historic urban form has been partially eroded. The presence of car parks and modern development has reduced the consistency of the historic grain, resulting in a more open and fragmented townscape. As a result, the contribution of the Site in its current form to the setting of heritage assets is limited.

At an intimate level, there are more direct relationships. The Former Friendly Society Building (MNT22864), which abuts the Site, has a strong and immediate relationship with

it. Similarly, the Former Cattle Market Building and its associated gates are experienced in close proximity, where scale, massing and visual prominence are important to their setting.

Wider relationships exist with Nottingham Road and associated listed buildings; however, these are filtered by intervening development, road infrastructure and changes in level, resulting in a more indirect contribution to setting.

Overall, the setting of heritage assets in this area has already been influenced by modern change and is not wholly intact. Nevertheless, key relationships remain, particularly in close-range views and in relation to landmark buildings.

5. Sensitivity to Change

The Site is located within a sensitive heritage context; however, sensitivity to change is not uniform.

The presence of the Conservation Area and nearby listed buildings indicates a baseline sensitivity, particularly in relation to scale, massing and townscape relationships. This is most acute in relation to assets in close proximity, including the Former Cattle Market Building and adjacent NDA.

However, the existing condition of the Site and its surroundings demonstrates that the historic townscape has already undergone substantial change. The loss of historic buildings and the introduction of car parking and modern development have reduced the coherence of the historic grain.

As such, sensitivity is best understood as relating to the ability of development to respond positively to the remaining defining characteristics of the area, rather than an absence of change. In particular, sensitivity is associated with:

- Maintaining appropriate scale and massing
- Responding to nearby heritage assets in close proximity
- Reinforcing or improving the legibility of the townscape

6. Likely Nature of Impact

Development at the Site has the potential to affect the significance of heritage assets primarily through changes to their setting. The principal risk arises from inappropriate scale, height and massing, particularly where development would compete with or dominate nearby heritage assets such as the Former Cattle Market Building or disrupt their visual prominence.

There is also potential for harm where development fails to respond to the transitional character of the area, either by introducing overly dominant built form or by failing to appropriately mediate between historic and modern elements of the townscape.

However, given the existing condition of the Site as a car park, there is also clear potential for development to enhance the setting of heritage assets through the introduction of a more considered and coherent built form.

At this stage, the Site is considered to present a **high heritage constraint**, with clear potential for both harm and enhancement depending on the design approach.

7. Mitigation and Design Principles

Development proposals should be informed by a clear understanding of the Site's heritage context and its transitional character.

In particular:

- Height, scale and massing will be critical and should be carefully controlled to avoid dominating nearby heritage assets
- Development should respond positively to the adjacent Former Friendly Society Building and the setting of the Former Cattle Market Building
- Built form should reflect the prevailing urban grain where appropriate, whilst recognising the opportunity to improve the current fragmented townscape
- Materials and detailing should be informed by the surrounding context, without requiring direct replication
- Opportunities to enhance the setting of heritage assets, including improved enclosure and definition of space, should be explored

A design-led approach will be essential to ensure that development preserves or enhances the character and appearance of the Conservation Area and the setting of the nearby heritage assets.

8. Conclusion

Site 83 is located within a partially sensitive heritage context, with a small section of the Nottingham Road Conservation Area within its boundary and several designated and non-designated heritage assets in close proximity.

The Site currently makes a limited contribution to the significance of these assets due to its use as a car park and the fragmented nature of the surrounding townscape.

There is clear potential for development to result in harm, particularly in relation to height, scale and massing. However, there is also significant opportunity for enhancement through the introduction of well-designed development that responds positively to its context.

Subject to a high-quality, contextually responsive design, development could be accommodated in a manner that preserves or enhances the significance of heritage assets.



View of the Site, facing northwest



Rear of MNT22864 which directly abuts the Site



View of the Site, facing southeast



View of the Site from Sherwood St

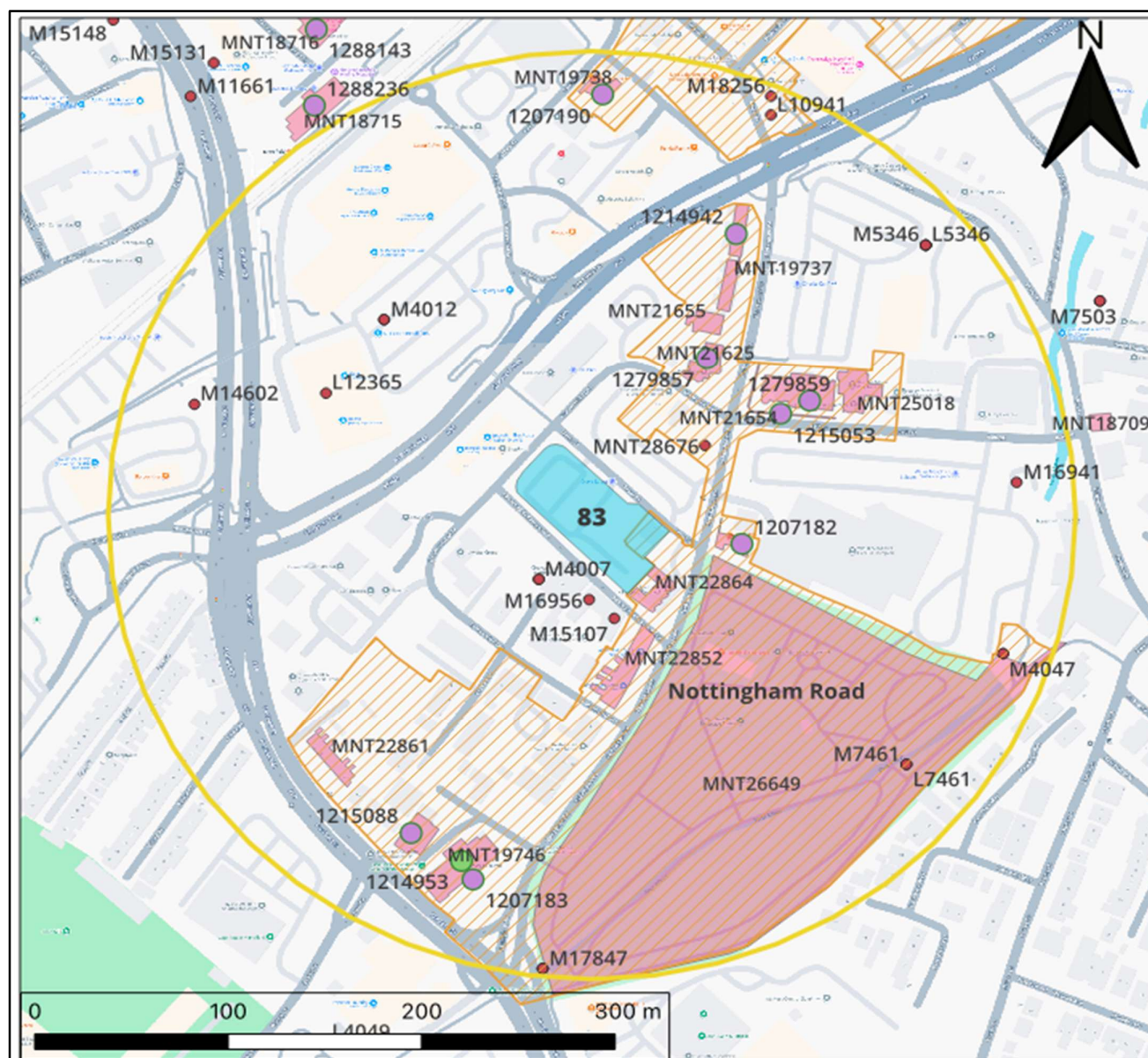
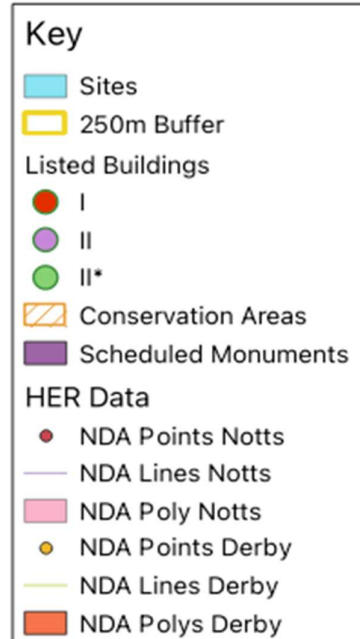


Figure 1
Site 83
 Heritage Assets within
 250m study area



Created by: R.Lightfoot
 Date: 23/03/2026

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SITE 94 – Bath Mill

1. Site Description and Context

The Site comprises land associated with the former Bath Mill, located within the River Maun valley to the south of Mansfield town centre. The Site is heavily vegetated and largely inaccessible, with the remains of the mill structure set within dense woodland and scrub.

Bath Mill itself survives as a partially ruined structure, with substantial sections of walling remaining but with roof structures lost and clear evidence of long-term dereliction. Associated features, including a surviving chimney, are visible within the wider landscape. The Site has a strong natural character, with the river corridor, vegetation and topography forming a distinctive semi-rural environment despite its proximity to the urban area.

The Site lies within a valley landscape associated with historic industrial activity along the River Maun, where mills historically utilised the river for power. The surrounding context includes areas of open land, woodland and residential development on higher ground.

The Park Conservation Area lies approximately 45m to the west of the Site. This Conservation Area is characterised as a late Victorian and Edwardian residential suburb set within a designed landscape with strong tree cover and defined spatial hierarchy. The valley landscape forms part of its wider setting, contributing to views and the relationship between built form and open space.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- The Park Conservation Area (approximately 45m west of the Site)

Listed Buildings (Grade II):

- Bath Mill (Grade II) – NHLE: 1207153 (located within the Site boundary). This asset is also identified as a NDA (overlapping identification) MNT3966 – Cotton Mill & MNT15029 – Watermill

3. Significance

Bath Mill is of high significance as a designated heritage asset.

Architecturally, the surviving structure, although now in a ruinous state, retains evidential value in its masonry construction and surviving form. The presence of the chimney and remnants of the mill building provide legibility of its former scale and function.

Historically, the asset is of particular importance as part of Mansfield's industrial development. Mills along the River Maun played a key role in the town's growth during the 18th and 19th centuries, particularly in textile production. Bath Mill is a direct expression of this industrial heritage and contributes to the understanding of the town's economic and social history.

The asset also has evidential and archaeological interest, with potential for below-ground remains associated with the mill complex and water management infrastructure. Whilst the asset is of high significance, its condition has been severely compromised through prolonged dereliction, fire damage and unauthorised occupation, materially reducing its ability to convey its architectural and evidential interest in full. The loss of structural integrity and historic fabric has compromised aspects of its architectural and evidential integrity, although some evidential and archaeological value remains.

In townscape and landscape terms, the significance of Bath Mill is closely tied to its relationship with the River Maun valley. The asset is experienced as part of a wider industrial landscape, where built form, river, and vegetation combine to create a distinctive and historically legible setting.

The Park Conservation Area derives its significance from its planned residential character, architectural quality and landscape setting, including its relationship with the valley and views across it.

4. Contribution of Setting

The setting of Bath Mill is fundamental to its significance. At a contextual level, the asset is intrinsically linked to the River Maun and its valley landscape. The location of the mill adjacent to the river reflects its historic function, and the surrounding topography and vegetation contribute to an understanding of how the Site operated historically.

At an intimate level, the immediate setting is defined by dense vegetation and the remnants of the mill complex. Whilst this limits visibility in some respects, it also reinforces the sense of abandonment and historical layering.

At a wider level, the Site contributes to the setting of The Park Conservation Area, forming part of the valley landscape that provides contrast to the built form of the suburb and contributes to key views and spatial relationships. The Conservation Area Appraisal identifies the importance of views across the valley and the relationship between built development and open landscape.

Overall, the setting of Bath Mill is not incidental but integral to its significance, particularly in illustrating its industrial function and its relationship with the river.

5. Sensitivity to Change

The Site is highly sensitive to change. The presence of a Grade II listed building within the Site represents a very high level of heritage constraint. Sensitivity is particularly acute in relation to:

- Loss of historic fabric
- Alteration of the asset's form and legibility
- Changes to its relationship with the river and valley landscape

Whilst designation confirms a high level of significance, the severely degraded condition of the building reduces its capacity for meaningful retention without substantial intervention.

There is also sensitivity associated with the wider landscape setting, including its contribution to the setting of The Park Conservation Area.

The Site remains highly sensitive to change due to the presence of a designated heritage asset. However, the significantly degraded condition of Bath Mill reduces its capacity for meaningful retention without substantial intervention. Sensitivity therefore relates primarily to the loss of remaining evidential value and its contribution to the wider landscape setting.

6. Likely Nature of Impact

Demolition would result in substantial harm through the loss of a designated heritage asset. However, the extent of structural failure, fire damage and loss of historic fabric means that the asset's significance has already been partially eroded, which will be a material consideration in any assessment of harm and justification.

The loss of the listed structure would remove the primary source of architectural, historic and evidential significance associated with the Site. This would fundamentally erode the ability to understand and interpret the industrial heritage of the River Maun corridor.

There is also potential for additional harm arising from:

- Loss of archaeological remains
- Alteration of the river corridor and landscape character
- Changes to the wider setting, including impacts on views and the relationship with The Park Conservation Area

Given the nature of the asset and its setting, development has very limited scope to avoid harm where demolition is proposed.

7. Mitigation and Design Principles

Avoidance of harm should be the primary objective.

In particular:

- Retention and reuse should be explored where feasible; however, given the condition of the asset, this may not be achievable in practice.
- Where loss is proposed, a programme of Historic Building Recording (Historic England 2016) will likely be required to fully document the structure prior to demolition, ensuring that its evidential and historical value is preserved through archive.

- Proposals should be informed by a detailed understanding of the asset, including structural condition and archaeological potential
- Development should respond to the river corridor and valley landscape, maintaining key relationships and views
- Any new built form should be subordinate in scale and carefully integrated into the landscape
- Archaeological investigation of below-ground remains associated with the mill complex and water management infrastructure will be required.

Where loss is proposed, this would require clear and convincing justification in accordance with national policy, supported by robust evidence including viability and structural assessments.

8. Conclusion

Site 94 represents a highly sensitive heritage location, containing the Grade II listed Bath Mill within its boundary and forming part of a wider historic industrial landscape associated with the River Maun.

The asset is of high significance, deriving from its architectural, historic and evidential value, as well as its relationship with the surrounding landscape.

Development proposals involving demolition would result in substantial harm and would require a high level of justification in accordance with national policy.

Whilst the Site presents a significant heritage constraint, the condition of the asset means that a conservation-led approach may include loss only where it can be clearly demonstrated that retention is not feasible, and where the harm is justified by public benefits, in accordance with national policy.



View of the Site



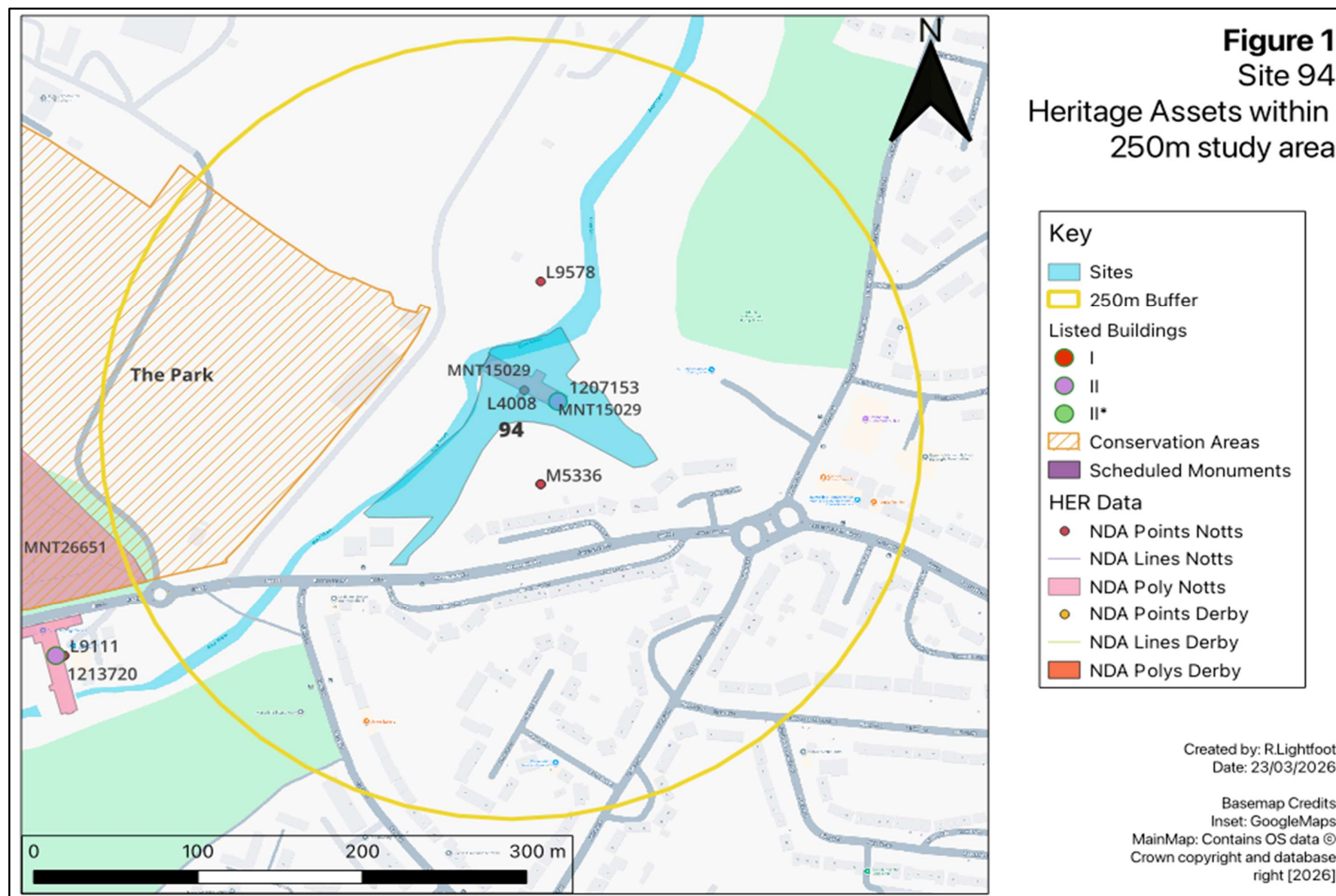
View of the Site



View of the chimney



Aerial view of the LB © Google



SITE 117 – Ravensdale Allotment Site

1. Site Description and Context

The Site comprises an area of land located to the north of Ravensdale Road, within a predominantly residential part of Mansfield. It is characterised by a mix of open and previously developed land, set within the River Maun corridor.

The Site lies to the south of the River Maun, with The Park Conservation Area located approximately 120m to the west. The surrounding area includes residential development and green infrastructure associated with the river valley, which forms a key landscape feature in the area.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- The Park Conservation Area (designated 1992) [120m Northwest]

Listed Buildings – Immediate (Grade II)

- Bath Mill (NHLE: 1207153)

Non-Designated Heritage Assets (NDAs)

- MNT15029 (Bath Mill, Foulds, Wade and Goldie Cotton Mill)

3. Significance

The significance of The Park Conservation Area derives from its historic and townscape interest as a planned residential area set within a landscaped environment, characterised by formal layout, mature planting and a strong relationship with surrounding green space, as laid out in the Conservation Area Appraisal.

Bath Mill is of historic and evidential interest as a surviving element of Mansfield's industrial development along the River Maun, illustrating the importance of water-

powered industry. The associated non-designated assets, including MNT15029 and related archaeological records, contribute to an understanding of the industrial use of the river corridor and its continued evolution.

4. Contribution of Setting

The Site contributes to the setting of Bath Mill and the associated non-designated heritage assets through its location within the River Maun corridor, which forms the historic basis for industrial activity in this area.

There is some intervisibility between the Site and Bath Mill and its associated features, although this is filtered by vegetation and intervening built form. The relationship is primarily defined by the shared river corridor rather than direct visual connections, with the river acting as both a unifying historic feature and a physical boundary.

The Park Conservation Area is more distantly related to the Site, with its setting primarily experienced within its own planned layout and parkland environment. The Site forms part of the wider landscape context and the contribution to its significance is limited and largely indirect.

Overall, the Site's contribution to setting is moderate, particularly in relation to Bath Mill and the industrial heritage of the river corridor.

5. Sensitivity to Change

Sensitivity to change is moderate and relates primarily to the river corridor and its role in conveying the historic industrial character of the area. The relationship between Bath Mill and the River Maun is a key aspect of its significance.

However, the Site is also influenced by surrounding residential development and areas of modern change, which reduces the overall sensitivity of the wider setting. This indicates that there is some capacity for development, provided that the river corridor and its historic associations are respected.

6. Likely Nature of Impact

Development at the Site has the potential to affect the significance of heritage assets through changes to the river corridor and the setting of Bath Mill. The principal risk is that development could dilute the legibility of the historic relationship between the mill and the river, particularly if it introduces visually dominant or poorly integrated built form.

The Site is therefore considered to be subject to a **medium level of heritage constraint**, with the extent of impact dependent on the scale, layout and treatment of development in relation to the river corridor.

7. Mitigation and Design Principles

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

In particular, development should respond positively to the River Maun corridor, retaining a clear visual and spatial relationship between the Site and the watercourse. Layout and massing should avoid dominating the setting of Bath Mill and should allow the historic association between the mill and the river to remain legible.

A design-led approach will be essential to ensure that development preserves, and where possible enhances, the significance of heritage assets.

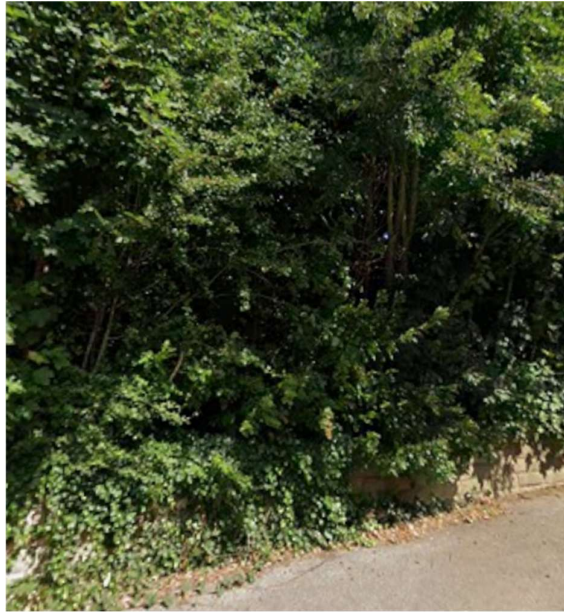
8. Conclusion

Site 117 occupies a position within the River Maun corridor and has a functional and historic relationship with Bath Mill and associated heritage assets.

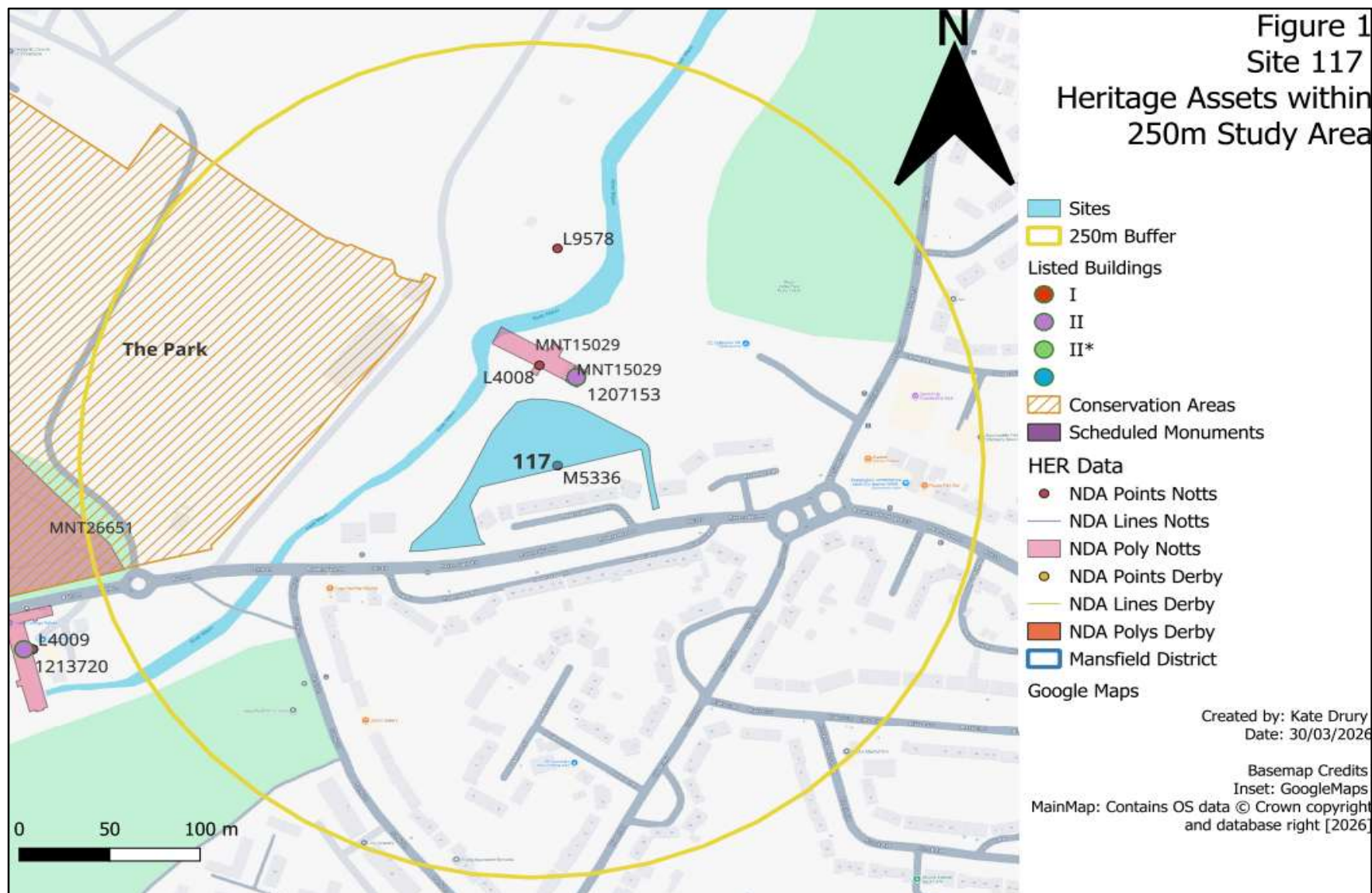
The Site contributes to the setting of these assets and this relationship is moderated by vegetation and surrounding development. Overall, the Site presents a **medium level heritage constraint**, and development is likely to be acceptable in principle, provided that it is sensitively designed to respect the river corridor and the industrial heritage of the area.



View from the south of the Site



View from the south of the Site



SITE 118 – Land and Buildings off Debdale Lane

1. Site Description and Context

The Site comprises a parcel of land within a mixed-use urban area, located off Debdale Lane close to the railway corridor. It is characterised by previously developed and underutilised land within an industrial and commercial setting.

The surrounding context includes industrial units, transport infrastructure and residential areas, with more sensitive historic areas located beyond this immediate setting.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Area – Immediate

- Mansfield Woodhouse Conservation Area

Listed Buildings – Immediate (Grade II*)

- The Priory (NHLE: 1251852)

Listed Buildings – Immediate (Grade II)

- The Old Inn (NHLE: 1240003)
- 82 and 84 Stanton Street (NHLE: 1262548)

Non-Designated Asset – Immediate

- The Priory – Building (MNT18686)
- Grounds and Debdale Hall – Park and garden (MNT26640)
- Limestone Quarry and Lime Kilns – Monument (MNT16350)
- Lime Kiln – Monument (MNT16351)
- Map depiction of Quarry with lime kilns – Event (MNT6645 – L6708)
- Map depiction of Lime Kiln – Event (MNT6646 – L6709)

These assets form part of the wider historic context of the Site.

3. Significance

The Conservation Area and associated listed buildings are of historic and architectural interest, reflecting the historic development and character of the area. Their significance is derived from their built form, layout and historic associations.

The identified non-designated assets provide additional archaeological and historic context, although their significance is limited.

4. Contribution of Setting

The Site makes a limited contribution to the setting of the Conservation Area and associated listed buildings. The relationship is weakened by intervening industrial development and modern townscape elements.

There is little intervisibility, and the Site does not form part of the key setting in which these assets are experienced.

5. Sensitivity to Change

Sensitivity to change is low. The heritage assets are primarily experienced within their immediate and more intact historic surroundings, and the Site lies within a heavily altered urban context.

6. Likely Nature of Impact

Development may introduce changes to the wider townscape but is unlikely to materially affect the significance of the Conservation Area, listed buildings or identified NDAs.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Development should respond to the mixed urban character and avoid visually intrusive forms.

8. Conclusion

Site 118 has a limited and indirect relationship with nearby heritage assets, with its context defined by modern development and infrastructure.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View of the Site



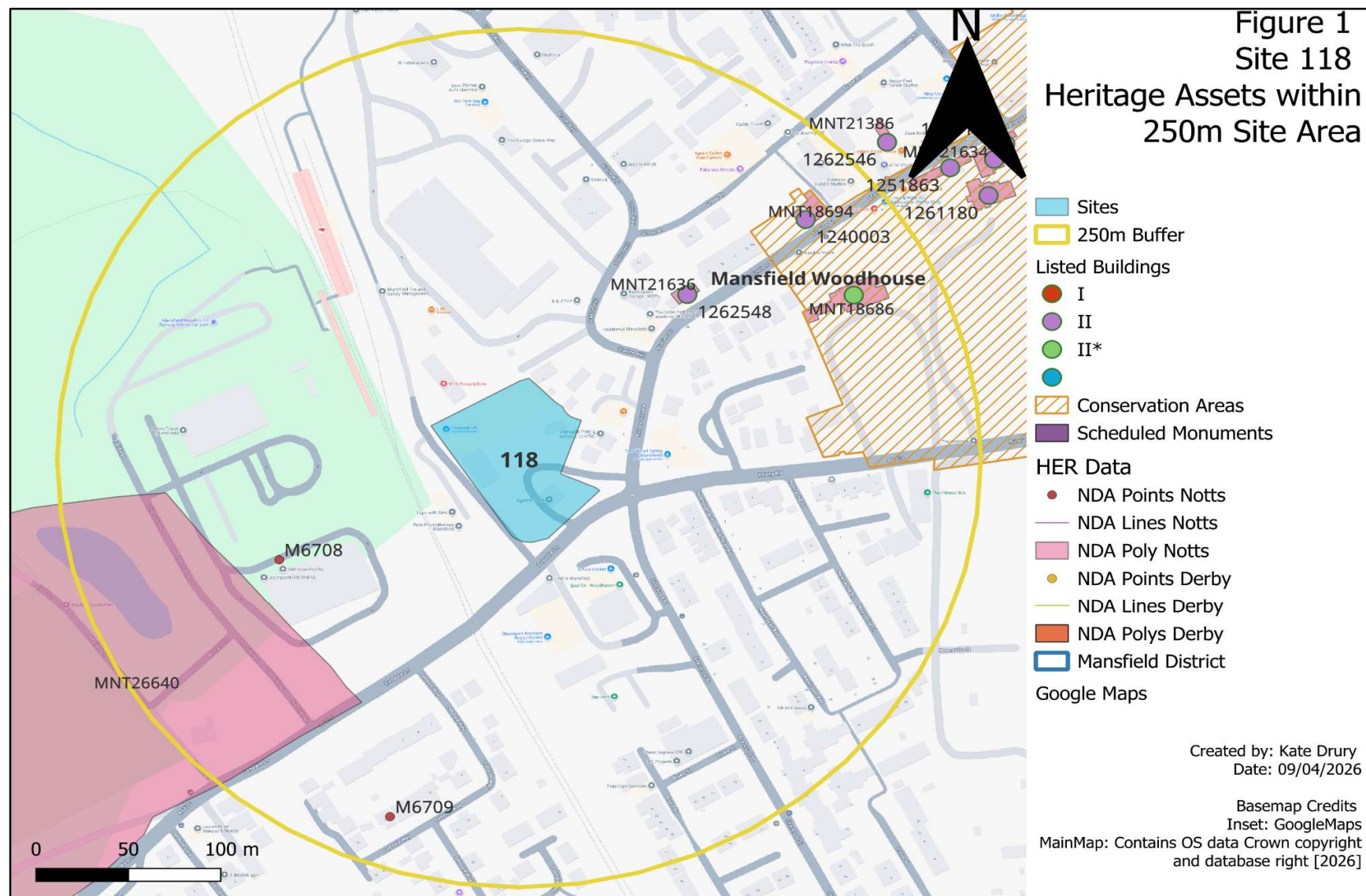
View from the Site



View of the Site



View of the Site



SITE 127 – Former Bus Station

1. Site Description and Context

The Site comprises a centrally located parcel of land formerly in use as a bus station, set within a dense urban environment. It is characterised by transport infrastructure, hardstanding and surrounding commercial development.

The surrounding context is strongly urban, with retail, commercial and transport uses dominating the townscape.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Area – Immediate

- Market Place Conservation Area
- West Gate Conservation Area

Listed Buildings – Immediate (Grade II*)

- The Old Meeting House (NHLE: 1207181)
- Waverly House (NHLE: 1288092)

Listed Buildings and Designated Assets – Immediate (Grade II)

- 10 and 12 Stockwell Gate (NHLE: 1207191)
- 53, 55 and 57 Stockwell Gate (NHLE: 1215434)
- Charter Arms Public House (NHLE: 1279854)
- 5 and 7 Stockwell Gate (NHLE: 1279863)
- 39 West Gate (NHLE: 1279864)
- 9 Stockwell Gate (NHLE: 1288117)
- Midland Hotel (NHLE: 1288143)
- 3 Stockwell Gate (NHLE: 1288236)
- Mansfield railway Station (NHLE: 1288236)
- The Old Parsonage (NHLE: 1288395)
- Memorial Wall in the grounds of the old meeting House Unitarian Chapel (NHLE: 1457656)

There are also Non-Designated Heritage Assets, including a range of recorded findspots and historic features within the town centre (various MonUIDs), as well as multiple locally listed buildings.

These assets form part of the wider historic context of the Site.

3. Significance

The Conservation Areas and associated listed buildings are of high historic and architectural interest, reflecting the historic core and development of Mansfield. Their significance derives from built form, historic layout and architectural character.

The identified non-designated assets provide additional archaeological and historical context, although typically of limited individual significance. This is not the same for locally listed buildings which contribute to the overall historic environment.

4. Contribution of Setting

The Site makes a negligible contribution to the setting of nearby Conservation Areas and listed buildings. It is physically and visually separated by major roads, commercial buildings and transport infrastructure.

There is very limited intervisibility, and the Site does not form part of the key setting in which these assets are experienced or understood.

5. Sensitivity to Change

Sensitivity to change is low. The Site is already heavily developed and does not contribute meaningfully to the significance or setting of surrounding heritage assets.

6. Likely Nature of Impact

Development would represent a continuation of the existing urban character and is unlikely to affect the significance of nearby heritage assets.

It is noted that the Site is in the immediate proximity of 53, 55 and 57 Stockwell Gate (NHLE: 1215434 – Grade II). There is the potential for impact on this heritage asset but this can be mitigated through design as the Site currently is negatively contributing to the historic environment.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Development should respond to the urban town centre context and ensure appropriate scale and massing. Any groundworks should consider the potential for archaeological remains typical of historic town centres.

8. Conclusion

Site 127 has no meaningful relationship with nearby Conservation Areas, listed buildings or recorded heritage assets.

Overall, the Site presents a **low level heritage constraint**, and redevelopment is likely to be acceptable in principle.



View of the Site



View from the Site



View from walkway © Google



View of the Site

SITE 134 – Land at Belvedere Street

1. Site Description and Context

The Site comprises a centrally located surface car park situated off Rosemary Street within Mansfield town centre. It is characterised by hardstanding and is enclosed by surrounding commercial and service buildings.

The surrounding context is strongly urban, with dense retail, commercial and service uses forming part of the town centre environment.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Area – Immediate

- Market Place Conservation Area

Listed Buildings and Designated Assets – Immediate (Grade II*)

- The Old Meeting House (NHLE: 1207181)
- The Old Town Hall and Attached Piers and Railings (NHLE: 1207179)
- Cavendish Monument and Attached Railings (NHLE: 1207176)

Listed Buildings and Designated Assets – Immediate (Grade II)

- 9 and 11 Albert Street (NHLE: 1207151)
- 6 and 7 Market Place (NHLE: 1207172)
- The Market Inn (NHLE: 1207173)
- Probate Office (NHLE: 1207178)
- Former Bank at Junction with Queen's Walk (NHLE: 1207180)
- Railway Inn Public House (NHLE: 1207190)
- 10 and 12 Stockwell Gate (NHLE: 1207191)
- The Dial Public House (NHLE: 1214674)
- 53, 55 and 57 Stockwell Gate (NHLE: 1215434)
- Charter Arms Public House (NHLE: 1279854)

- 3 Market Street (NHLE: 1279855)
- 5 and 7 Stockwell Gate (NHLE: 1279863)
- 9 Stockwell Gate (NHLE: 1288117)
- Midland Hotel (NHLE: 1288143)
- 3 Stockwell Gate (NHLE: 1288236)
- Mansfield railway Station (NHLE: 1288236)
- The Old Parsonage (NHLE: 1288395)
- 8 Market Place (NHLE: 1288503)
- Memorial Wall in the grounds of the old meeting House Unitarian Chapel (NHLE: 1457656)

There are also Non-Designated Heritage Assets, including a range of recorded findspots and historic features within the town centre (various MonUIDs), as well as multiple locally listed buildings.

These assets form part of the wider historic context of the Site.

3. Significance

The Conservation Area and associated listed buildings are of high historic and architectural interest, reflecting the historic core and development of Mansfield. Their significance derives from built form, historic layout and architectural character.

The identified non-designated assets provide additional archaeological and historical context, although typically of limited individual significance. This is not the same for locally listed buildings which contribute significantly to the overall historic environment.

4. Contribution of Setting

The Site makes a negligible contribution to the setting of nearby Conservation Areas and listed buildings. It is physically and visually separated by major roads, commercial buildings and transport infrastructure.

There is very limited intervisibility, and the Site does not form part of the key setting in which these assets are experienced or understood.

5. Sensitivity to Change

Sensitivity to change is low. The Site is already heavily developed and does not contribute meaningfully to the significance or setting of surrounding heritage assets.

6. Likely Nature of Impact

Development would represent a continuation of the existing urban character and is unlikely to affect the significance of nearby heritage assets.

It is noted that the Site is in the immediate proximity of 53, 55 and 57 Stockwell Gate (NHLE: 1215434 – Grade II), Midland Hotel 9 (NHLE: 1288143 – Grade II) and Mansfield Railway Station (NHLE: 1288236). There is the potential for impact on these heritage assets but this can be mitigated through design as the Site currently is negatively contributing to the historic environment.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Development should respond to the urban town centre context and ensure appropriate scale and massing. Any groundworks should consider the potential for archaeological remains typical of historic town centres.

8. Conclusion

Site 134 has no meaningful relationship with nearby Conservation Areas, listed buildings or recorded heritage assets.

Overall, the Site presents a **low level heritage constraint**, and redevelopment is likely to be acceptable in principle.



View of the Site



View of the Site



View of the Site



View of the Site



View of the Site



View of the Site

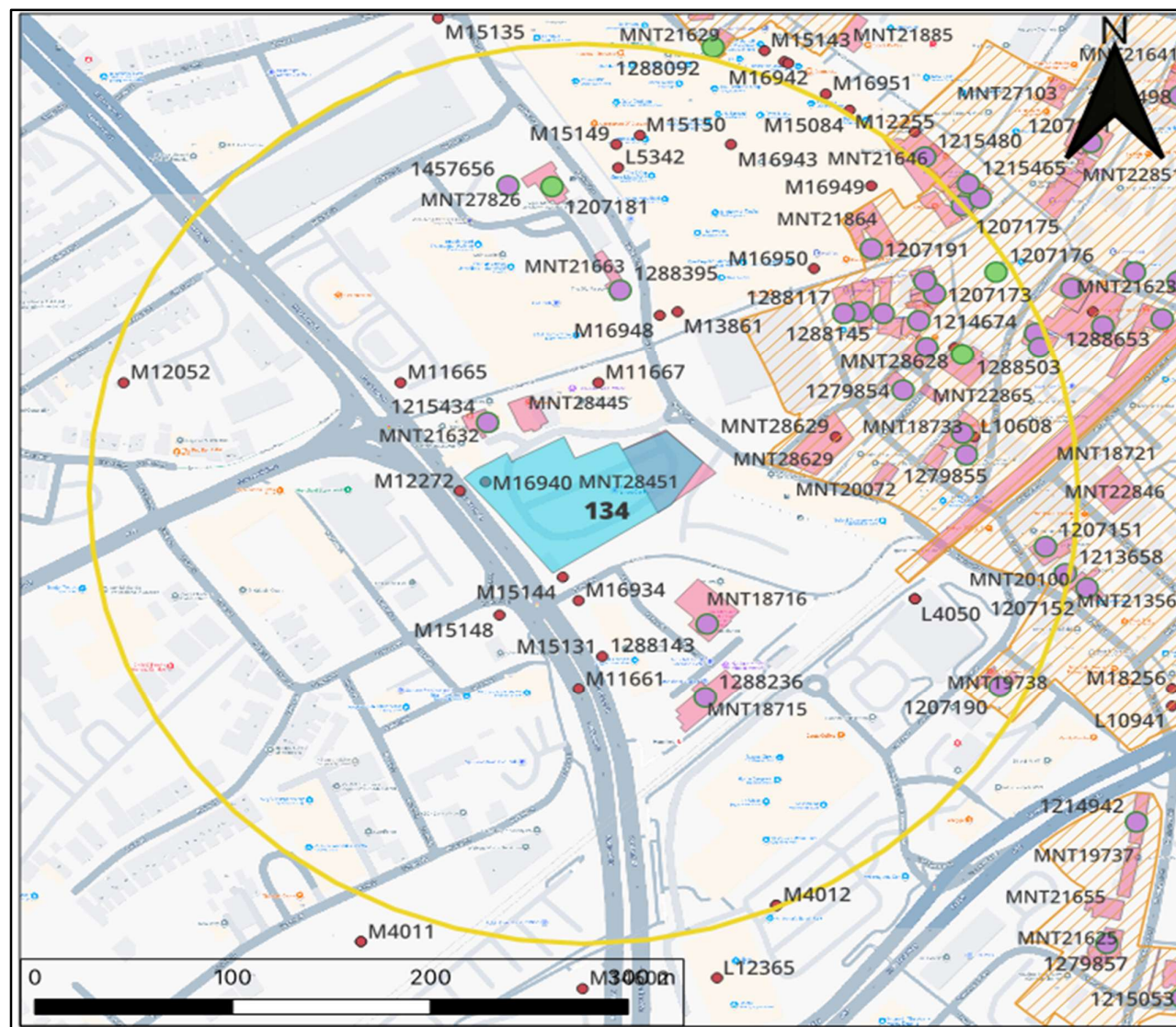


Figure 1
Site 134
 Heritage Assets within
 250m study area

Key

- Sites
- 250m Buffer
- Listed Buildings
 - I
 - II
 - II*
- Conservation Areas
- Scheduled Monuments
- HER Data
 - NDA Points Notts
 - NDA Lines Notts
 - NDA Poly Notts
 - NDA Points Derby
 - NDA Lines Derby
 - NDA Polys Derby

Created by: R.Lightfoot
 Date: 23/03/2026

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 MainMap: Contains OS data ©
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SITE 165 – Ashmead Chambers

1. Site Description and Context

The Site comprises Ashmead Chambers, a multi-storey mid-late 20th century building located on Regent Street within Mansfield town centre. The building is currently in mixed use, with active commercial frontage at ground floor level and office accommodation above.

The Site lies within a pedestrianised section of the town centre characterised by a mix of historic buildings and later 20th century redevelopment. The immediate townscape is varied, with areas of higher-quality historic fabric interspersed with more modern, often unsympathetic, buildings.

Ashmead Chambers is a visually prominent structure within the streetscape due to its scale, height and architectural form. The building exhibits characteristics typical of post-war commercial architecture, including repetitive fenestration, vertical structural expression and utilitarian materials, resulting in a stark contrast with the surrounding historic environment.

The Site abuts the Market Place Conservation Area and lies in close proximity to the West Gate Conservation Area (approximately 68m to the west). The wider townscape includes several designated and non-designated heritage assets, particularly along West Gate and around the Market Place.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Market Place Conservation Area (adjacent)
- West Gate Conservation Area (c.68m west)

Listed Buildings (wider setting):

- Multiple listed buildings located along West Gate and within/around Market Place (refer to Figure 1)

Non-Designated Heritage Assets (NDAs)

- 16 Regent Street (MNT27103), approximately 15m southeast of the Site
- Additional non-designated heritage assets within the wider town centre

3. Significance

The significance of the heritage assets within the study area is primarily derived from the historic development of Mansfield as a medieval market town that underwent significant industrial expansion in the 18th and 19th centuries.

The Market Place Conservation Area forms the historic core of the town, reflecting its medieval origins and later commercial expansion. As noted in the Conservation Area Appraisal, the town centre is characterised by a network of routes radiating from the Market Place, with buildings generally constructed to the back edge of pavement, creating a strong sense of enclosure and urban definition.

Architecturally, the Conservation Area contains a mix of building types and styles, with a predominance of traditional materials including stone and brick, and a generally consistent scale and rhythm to elevations.

The West Gate Conservation Area similarly derives significance from its historic street pattern, architectural quality and its role as a key route extending from the Market Place.

Non-designated heritage assets, including 16 Regent Street, contribute to the townscape through their architectural interest and group value, reinforcing the historic character of the area.

4. Contribution of Setting

The setting of the identified heritage assets is defined by the tightly enclosed urban townscape of Mansfield town centre.

At a contextual level, the Site forms part of the commercial core, where the historic street pattern and relationship between buildings and public realm are key contributors to significance.

At an intimate level, the immediate setting is characterised by active ground floor uses, pedestrian movement and a varied architectural environment. The presence of historic buildings within close proximity contributes to the overall character and visual quality of the area.

At a wider level, the Site contributes to the transition between different character areas within the town centre, including the Market Place and routes leading towards West Gate.

However, the existing building detracts from this setting. Its scale, materials and architectural treatment are not reflective of the prevailing historic character and disrupt the coherence of the streetscape.

The Conservation Area Appraisal identifies the importance of building form, materials and enclosure in defining the character of the area, as well as the negative impact of inappropriate modern interventions, particularly at ground floor level.

5. Sensitivity to Change

The Site is considered to have **moderate to high sensitivity**, primarily due to its location adjacent to the Market Place Conservation Area and within the wider setting of multiple heritage assets.

Sensitivity arises from:

- The importance of townscape character and enclosure
- The relationship between building form, scale and materials
- The contribution of the Site to views and movement through the town centre

However, the existing building is of limited architectural or historic value and does not contribute positively to the significance of the area.

As such, the Site presents a degree of capacity for change, particularly where proposals would enhance the character and appearance of the Conservation Area and its setting.

6. Likely Nature of Impact

Development at this Site, particularly through refurbishment or redevelopment, has the potential to result in **heritage enhancement**.

Given the limited contribution of the existing building, proposals that:

- Improve architectural quality
- Introduce materials more reflective of the historic context
- Reinforce the established scale and rhythm of surrounding buildings

would likely result in a positive impact on the setting of nearby heritage assets.

There is potential for:

- Enhancement of the streetscape along Regent Street
- Improved relationship with the Market Place Conservation Area
- Indirect benefits to the setting of listed buildings along West Gate

Adverse impacts could arise where development:

- Increases scale or massing beyond the established townscape grain
- Introduces incongruous materials or overly modern design responses
- Fails to respond to the vertical and horizontal articulation of surrounding buildings

7. Mitigation and Design Principles

Development should focus on **enhancement-led design**.

Key principles include:

- Responding to the established building line and enclosure of the street
- Introducing a coherent façade composition reflecting vertical rhythm and proportions
- Use of high-quality, contextually appropriate materials (e.g. stone, brick or high-quality contemporary equivalents)

- Active and well-designed ground floor frontage to support the pedestrian environment
- Consideration of scale and massing to ensure compatibility with surrounding buildings

Opportunities should also be explored for:

- Reinstating or referencing historic plot rhythms
- Improving visual connections towards the Market Place and wider town centre
- Enhancing the public realm interface

8. Conclusion

Site 165 represents a clear opportunity for heritage-led regeneration within Mansfield town centre. Whilst located in a sensitive heritage context, the existing building makes a limited contribution to significance and detracts from the character of the surrounding area.

Appropriately designed development has the potential to enhance the setting of the Market Place Conservation Area and nearby heritage assets, contributing positively to the townscape and wider regeneration objectives.

Overall, the Site is considered to have **good capacity for change**, subject to high-quality, contextually responsive design.



View of the Site



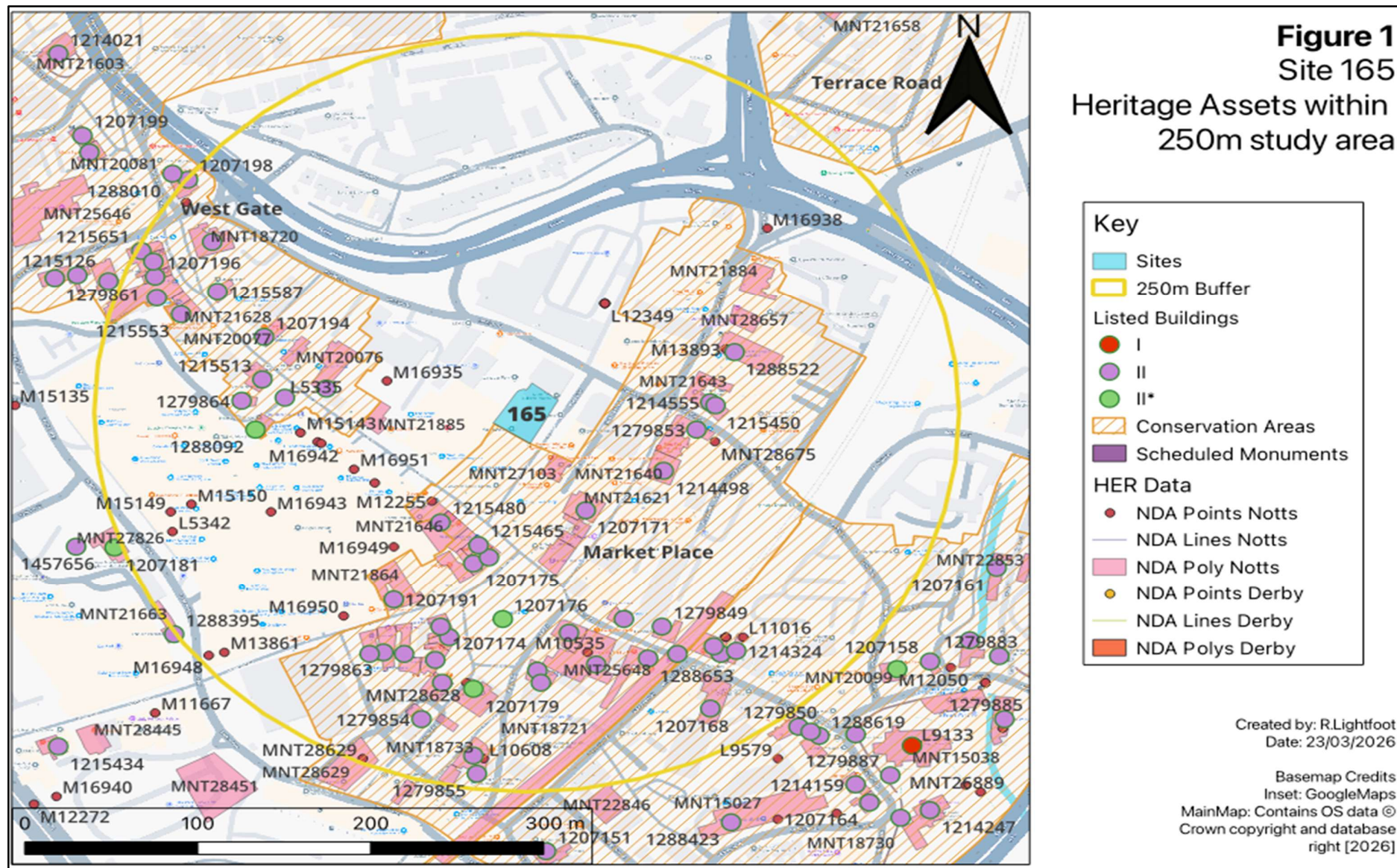
View of marketplace



View along Regent St looking towards the Site © Google



View along Regent St looking towards the Site © Google



SITE 187 – Land forming part of Peafield Lane

1. Site Description and Context

The Site comprises an area of open agricultural land located to the east of Peafield Lane, extending along the River Maun corridor. It is characterised by arable fields and open countryside.

The surrounding context is predominantly rural, with residential development set further to the west and open landscape continuing to the north and east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Water Meadows near River Maun – Monument (MNT17116)
- Linear features at Warren Farm Stables – Event (MNT28625)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential value, likely associated with former activity along the River Maun and surrounding agricultural landscape. Their significance is primarily archaeological and not reflected in visible features.

4. Contribution of Setting

The Site lies within the wider river corridor but does not make a strong or specific contribution to the setting of the identified assets. Any relationship is broad and landscape-based, with no clear intervisibility or direct association.

5. Sensitivity to Change

Sensitivity to change is low. The assets are not dependent on the Site for their significance, and the surrounding landscape has been subject to modern change.

6. Likely Nature of Impact

Development may result in localised disturbance to any below-ground remains, but impacts are likely to be limited.

The Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological approach may be required where groundworks are proposed. Development should otherwise respond to the surrounding residential edge and green corridor.

8. Conclusion

Site 187 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View of the Site



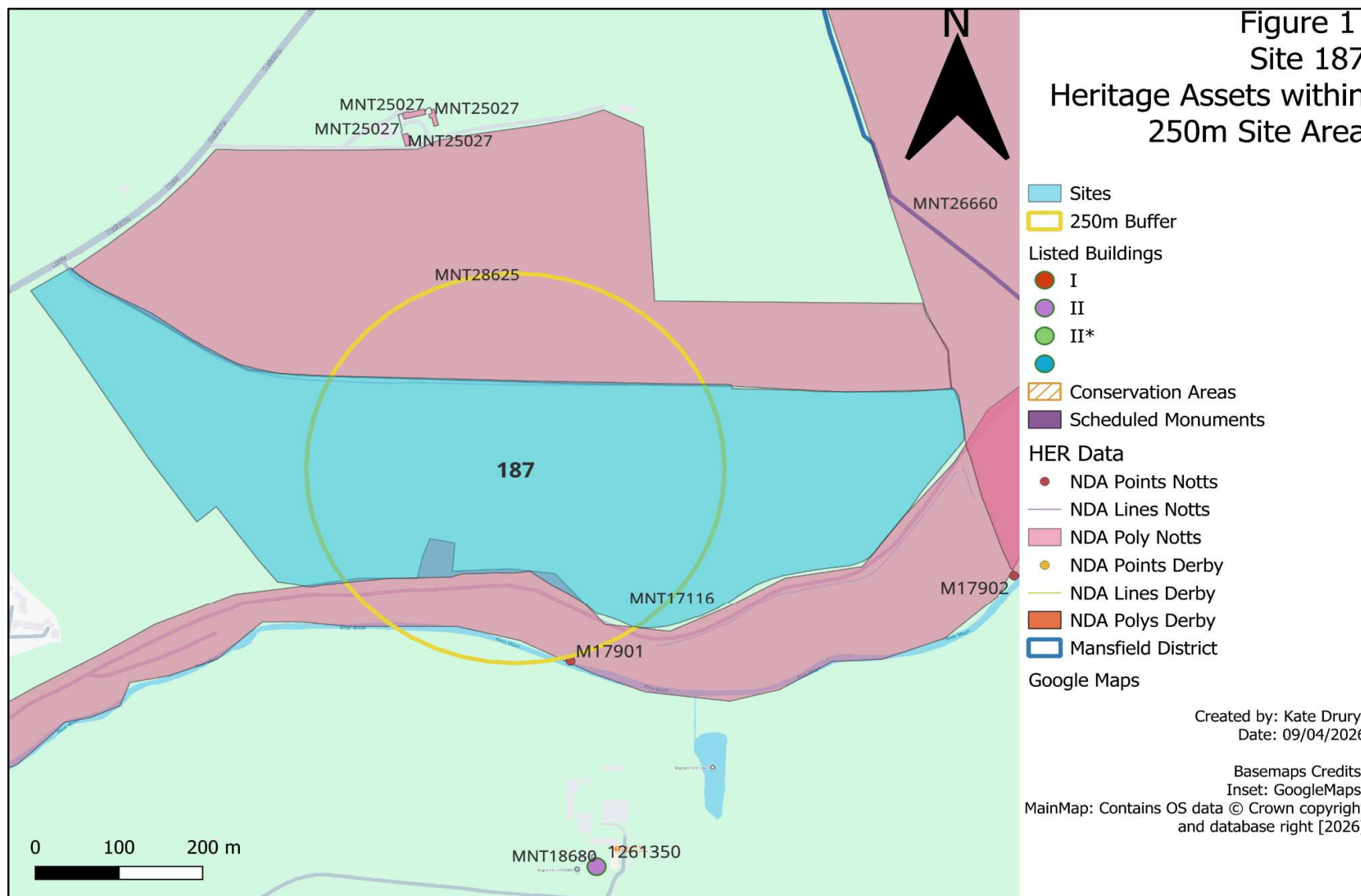
View of the Site



View of the Site



View of the Site



SITE 190 – The Birches

1. Site Description and Context

The Site comprises an area of open land located to the north of Felton Avenue, positioned between established residential development and the wider landscape associated with Park Hall. It is characterised by grassed open space with a semi-rural edge.

The surrounding context transitions from suburban housing to more open land and landscape associated with historic parkland to the north and east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Park at Park Hall – Park and Garden (MNT26642)
- Icehouse, E of Park Hall Road – Monument (MNT16347)
- Map Depiction of Icehouse, Mansfield – Event (MNT6641 – L6704)
- Sluices, Mansfield – Event (MNT7497 – L7566)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of varying but generally limited historic and evidential interest, largely relating to the historic development of the Park Hall landscape and associated activity. MNT26642, representing a historic park and garden, contributes to the understanding of the wider designed landscape.

The remaining assets are primarily archaeological in nature and are not expressed through visible features.

4. Contribution of Setting

The Site lies at the edge of the wider Park Hall landscape and forms part of its broader setting. However, this relationship is indirect and influenced by adjacent residential development, which limits the coherence and legibility of the historic landscape.

There is no strong intervisibility or defined spatial relationship, and the Site does not form part of the core or most sensitive setting of the identified assets.

5. Sensitivity to Change

Sensitivity to change is low. While the Site forms part of the wider setting of the park and garden asset, its contribution is limited and already affected by modern development, indicating capacity for change.

6. Likely Nature of Impact

Development may affect the wider landscape context and could result in localised disturbance to below-ground remains. However, any impact on heritage significance is likely to be limited.

In line with the NPPF, this assessment indicates a **low level of heritage constraint**, with limited potential for harm where development is appropriately designed.

7. Mitigation and Design Principles

Development should respond to the transition between residential and open landscape character and avoid visually intrusive forms at the edge of the Site. A proportionate archaeological approach may be appropriate where groundworks are proposed.

8. Conclusion

Site 190 has a limited relationship with the identified heritage assets, including the wider Park Hall landscape.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle subject to appropriate design.



View to the Site



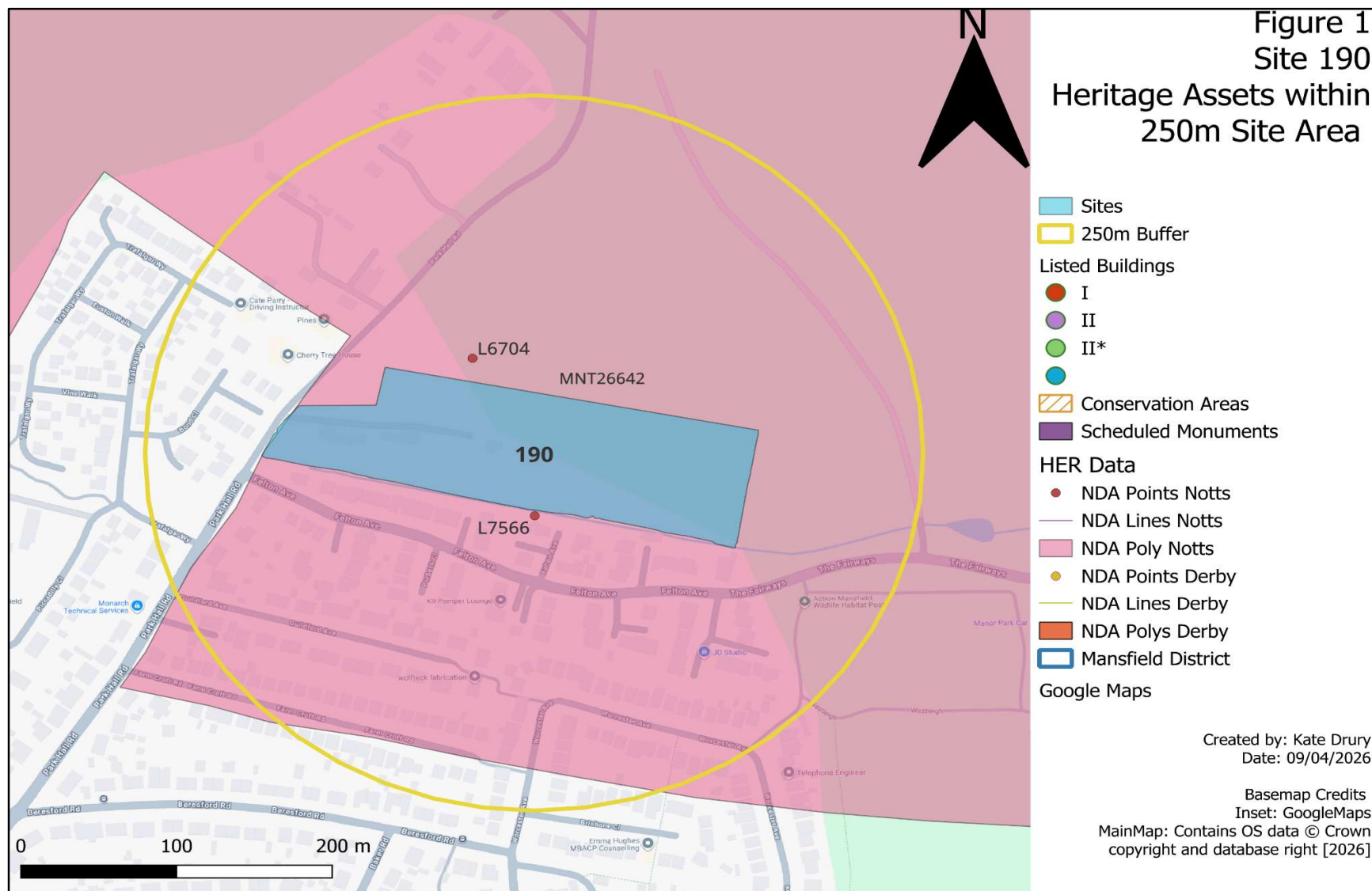
View to the Site



View to the Site



View to the Site



SITE 192 – Land at Ashland Farm

1. Site Description and Context

The Site comprises an area of open agricultural land located to the north of the B6014, within a predominantly rural setting. It is characterised by fields with some nearby farmsteads and scattered development.

The surrounding context includes open countryside to the west and more recent residential development to the east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Park at Park Hall – Park and Garden (MNT26642)
- Icehouse, E of Park Hall Road – Monument (MNT16347)
- Map Depiction of Icehouse, Mansfield – Event (MNT6641 – L6704)
- Sluices, Mansfield – Event (MNT7497 – L7566)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential interest. MNT25015 reflects former built development within the rural landscape, while MNT4046 represents an archaeological event rather than a surviving feature.

Their significance is primarily evidential and not appreciable in the present landscape.

4. Contribution of Setting

The Site forms part of a wider agricultural landscape but does not make a meaningful contribution to the setting of the identified assets. There is no clear intervisibility or strong spatial relationship.

5. Sensitivity to Change

Sensitivity to change is low. The assets do not rely on the Site for their significance, and the surrounding landscape demonstrates capacity to accommodate change.

6. Likely Nature of Impact

Development may result in localised disturbance to any surviving below-ground remains. However, impacts are likely to be limited.

In accordance with the NPPF, the Site is considered to be subject to **a low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological response may be required where groundworks are proposed, but no significant heritage constraints are anticipated.

8. Conclusion

Site 192 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting.

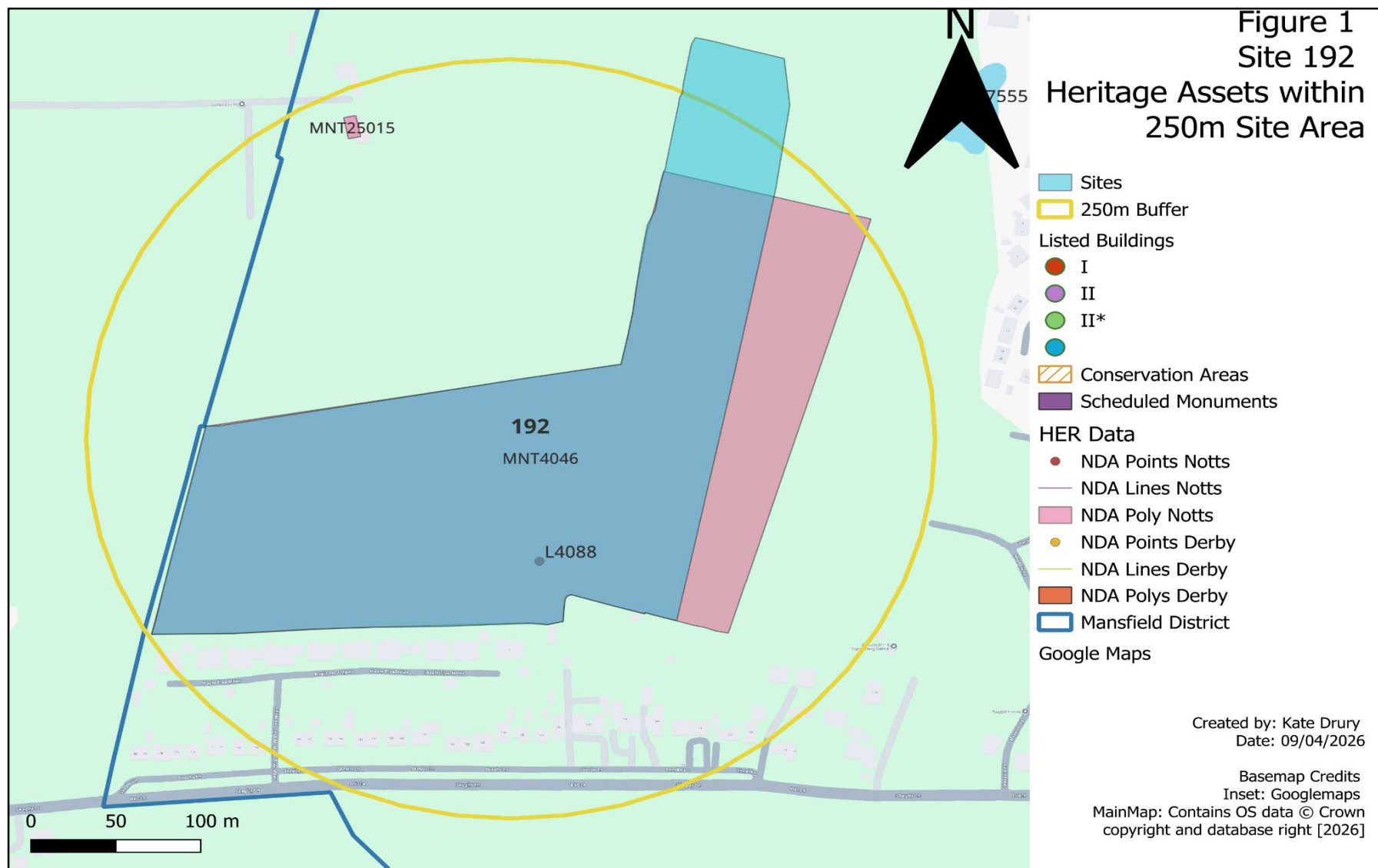
Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View to the Site



View to the Site



SITE 204 – Elkesley House

1. Site Description and Context

The Site comprises an existing structure (Elkesley House) located to the west of Budby Crescent, with associated landscaping. It sits within a suburban context, with residential development to the east and open playing fields to the west.

The surrounding area is characterised by a mix of housing and open space.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage asset:

Non-Designated Asset – Immediate

- Pithead baths at Welbeck – Building (MNT25138)

This asset forms part of the wider historic context of the Site.

It is noted that this asset is located outside the boundaries of Mansfield District.

3. Significance

MNT25138 relates to former industrial activity associated with mining infrastructure and has local historic interest as part of the wider coalfield landscape. Its significance is primarily evidential and historical, although its physical presence is limited within the study area.

It is noted that as the NDA is extant, it is considered to be a locally listed building.

4. Contribution of Setting

The Site does not form part of the immediate or functional setting of the identified asset. The relationship is distant and separated by intervening development, with no meaningful intervisibility.

5. Sensitivity to Change

Sensitivity to change is low. The asset does not rely on the Site for its significance, and the surrounding suburban context limits any setting relationship.

6. Likely Nature of Impact

Development is unlikely to result in any meaningful impact on the identified asset or its setting. Any effects would be negligible.

In accordance with the NPPF, the Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

No specific heritage mitigation is likely to be required beyond standard good practice.

8. Conclusion

Site 204 has no meaningful relationship with the identified heritage asset, which lies outside the district and is not influenced by the Site.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View to the Site



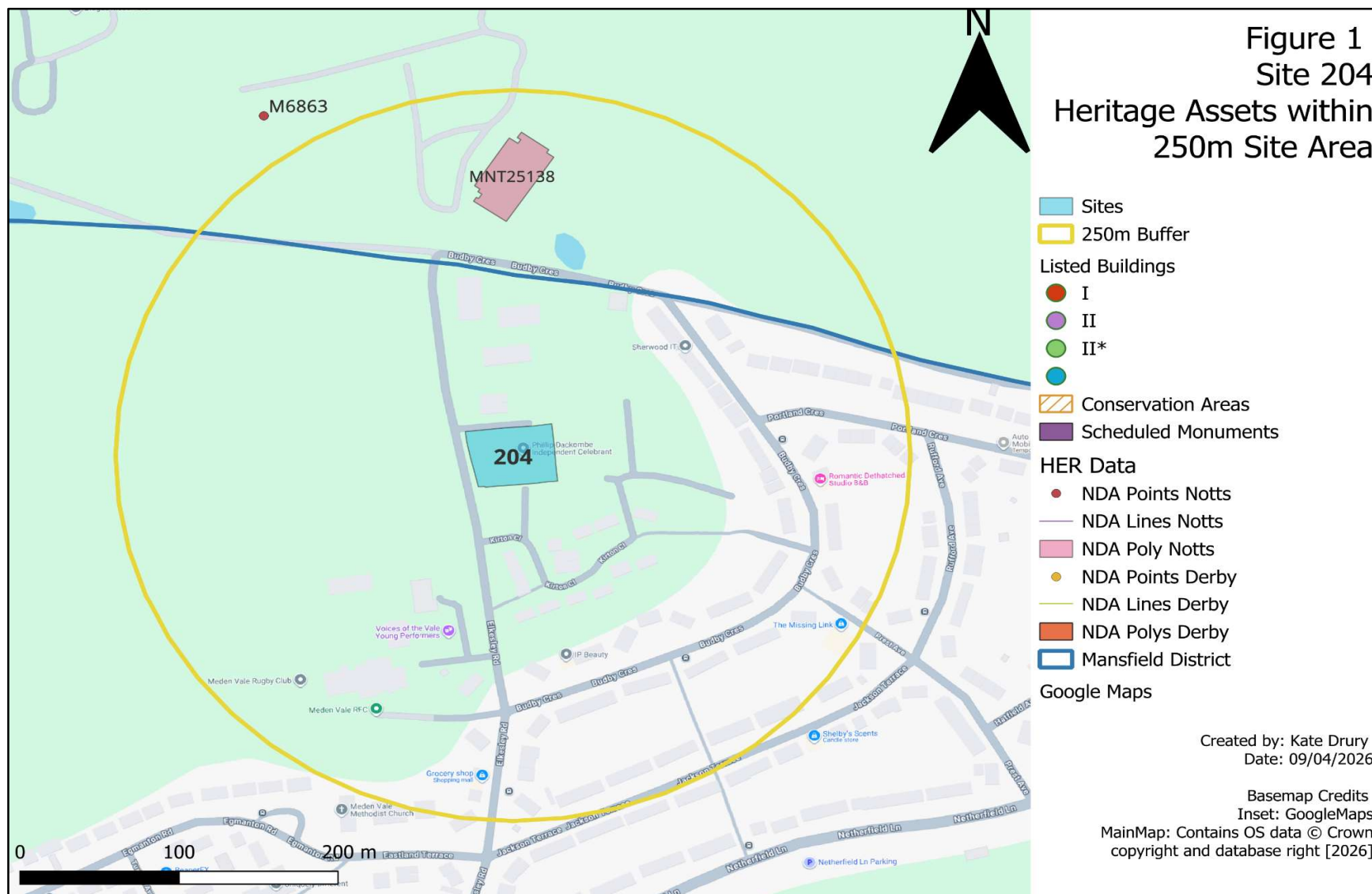
View along the Site boundary



View to the Site



View to the Site



SITE 218 – Land off Forest Lane

1. Site Description and Context

The Site comprises a parcel of land located off Forest Road (A60), within a predominantly residential area. It is characterised by previously developed land set within a suburban context.

The surrounding area is defined by housing, local services, and roadside development along a principal route.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- Grounds at Brentwood – Park and Garden (MNT26646)
- Sherwood Foundry – Building (MNT25012)
- Inglenook, 4 & 5 High Oakam Road – Building (MNT25020)
- Croft Mill – Monument (MNT14096)
- Croft Mill – Event (MNT2555 – L2572)
- Casting pit at Sherwood Foundry (MNT12261 – L12389)
- Documentary references to Sherwood Foundry (MNT12260 – L12388)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of limited historic and evidential interest, reflecting elements of earlier development and activity within the area. Their significance is primarily archaeological or localised, with little or no above-ground expression.

Locally listed buildings within the wider study area, including the Grounds at Brentwood (MNT26646), Sherwood Foundry (MNT25012) and Inglenook, 4 & 5 High Oakam Road (MNT25020), contribute additional historic and architectural interest, representing aspects of the area's built and landscaped heritage.

The additional HER entries relating to Croft Mill and Sherwood Foundry, including event records and documentary references, provide supporting evidence of historic activity within the wider area but do not represent surviving heritage assets with physical presence or legibility. As such, they contribute to the historic understanding of the Site but do not give rise to specific constraints in heritage terms.

4. Contribution of Setting

The Site does not make a meaningful contribution to the setting of the identified assets. The surrounding urban form, including roads and modern housing, limits any clear visual or spatial relationship.

Similarly, the locally listed buildings are experienced within their immediate built context, and the Site does not contribute to their setting or appreciation.

5. Sensitivity to Change

Sensitivity to change is low. The assets are not reliant on the Site for their significance, and the surrounding built environment demonstrates an established capacity for change.

The locally listed buildings are similarly separated from the Site by intervening development, and their significance would not be affected by change within the Site.

6. Likely Nature of Impact

Development may result in localised disturbance to any surviving below-ground remains, but impacts on heritage significance are likely to be limited.

There would be no meaningful impact on the setting or significance of the locally listed buildings, including the Grounds at Brentwood (MNT26646), Sherwood Foundry (MNT25012) and Inglenook, 4 & 5 High Oakam Road (MNT25020), due to their separation from the Site and the intervening urban context. These HER records do not correspond to surviving features within the Site and therefore would not be directly affected by development.

In accordance with the NPPF, the Site is therefore subject to a low level of heritage constraint.

7. Mitigation and Design Principles

A proportionate archaeological approach may be required where groundworks are proposed. Otherwise, no specific heritage constraints are anticipated.

8. Conclusion

Site 218 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View to the Site



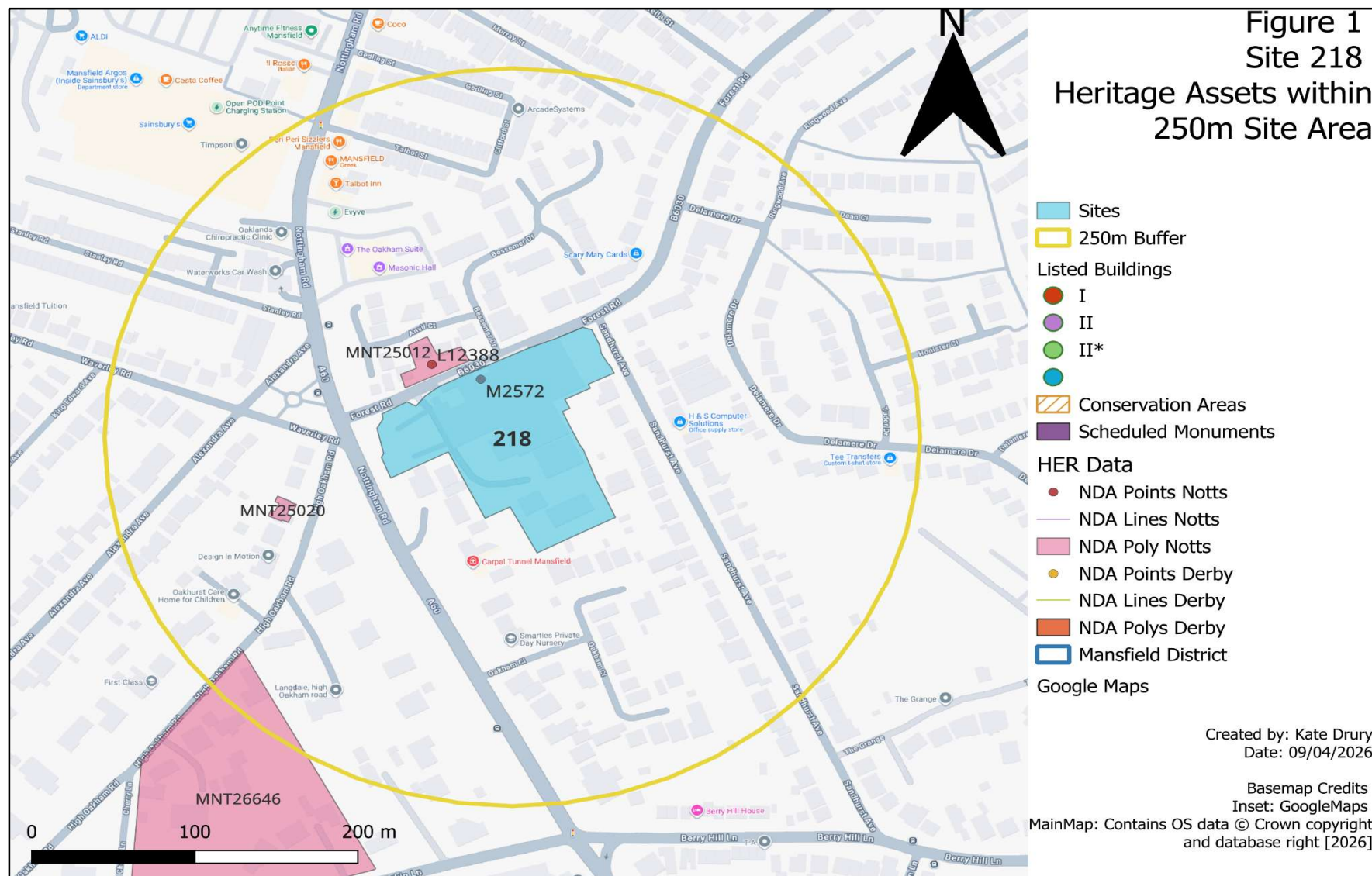
View to the Site



View to the Site



View to the Site



SITE 219 – Clipstone Football Ground

1. Site Description and Context

The Site comprises the existing Clipstone Football Ground, situated to the north of Clipstone Road East, adjacent to existing recreational uses. It is characterised by open grassed land within a suburban edge setting.

The surrounding context includes housing, schools, and open space, with further development extending into Clipstone.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Asset – Immediate

- New Clipstone Colliery Village – Building (MNT25081)
- Clipstone Camp – Monument (MNT27602)
- Huts at Clipstone Camp – Event (MNT28617)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets relate to the historic development of the area, including industrial and settlement expansion associated with the colliery and wartime or temporary camp activity. Their significance is primarily historical and evidential, with limited above-ground legibility apart from the New Clipstone Colliery Village Buildings.

4. Contribution of Setting

The Site forms part of a wider suburban landscape and does not make a meaningful contribution to the setting of the identified assets. Any relationship is indirect and influenced by surrounding development, with no clear intervisibility or functional connection.

5. Sensitivity to Change

Sensitivity to change is low. The assets are not dependent on the Site for their significance, and the surrounding urban context demonstrates an established capacity for change.

6. Likely Nature of Impact

Development may result in localised disturbance to any surviving below-ground remains associated with former activity. However, impacts on heritage significance are likely to be limited.

In accordance with the NPPF, the Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological response may be required where groundworks are proposed. Development should also respond to the surrounding residential character.

8. Conclusion

Site 219 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



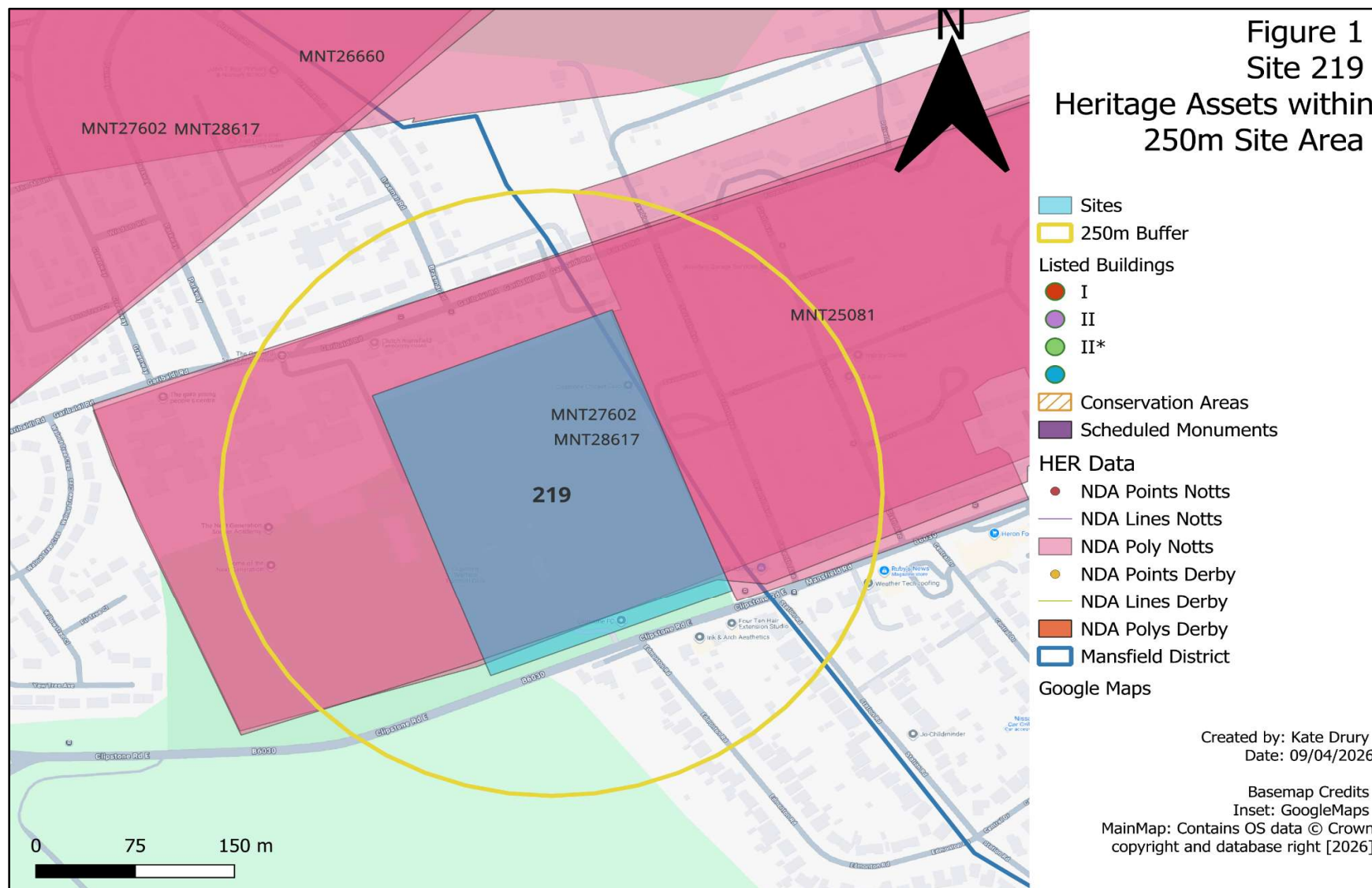
View to the Site



View to the Site



Existing access



SITE 268 – Land at Church Street / Little Lane

1. Site Description and Context

The Site comprises a small parcel of land located off Church Street and Little Lane within a predominantly residential area. It is characterised by open land within a suburban setting.

The surrounding context includes established housing, local services, and a transition toward the historic core of Pleasley Hill to the north-west.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Listed Building – Immediate (Grade II)

- Pleasley Hill House (NHLE: 1214469)
- Number 35 and Attached Boundary Wall (NHLE: 1288586)

Non-Designated Asset – Immediate

- St Barnabas, Pleasley Hill - Building (MNT25021)
- Pleasley Hill Colliery Housing – Building (MNT25509)
- 11 & 13 Crow Hill (Demolished) – Building (MNT22825)
- 27, 29, 31 & 33 High Street (Demolished) – Building (MNT24605)
- Banks at Mansfield – Event (MNT10039 – L10139)

These assets form part of the wider historic context of the Site.

3. Significance

The listed buildings within the study area are of architectural and historic interest, reflecting the historic development of Pleasley Hill as a settlement, with surviving traditional building forms and materials.

The non-designated assets contribute additional evidential and historical value, relating to earlier settlement, industry, and local activity. However, many are archaeological or locally recorded features with limited physical expression.

4. Contribution of Setting

The Site does not form part of the immediate or sensitive setting of the listed buildings, which are primarily experienced within the historic core of Pleasley Hill. Intervening modern development and the linear street pattern limit any meaningful visual or spatial relationship.

Similarly, the Site makes only a limited contribution to the setting of the identified non-designated assets.

5. Sensitivity to Change

Sensitivity to change is low. While there is a concentration of heritage assets within the wider area, the Site itself is separated from their primary setting by existing development, indicating capacity for change without affecting their significance.

6. Likely Nature of Impact

Development may result in localised disturbance to below-ground remains associated with non-designated assets. However, impacts on the setting or significance of nearby listed buildings are likely to be limited due to separation and intervening urban form.

In accordance with the NPPF, the Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological response may be required where groundworks are proposed. Development should also respond to the surrounding residential character.

8. Conclusion

Site 268 has a limited relationship with nearby heritage assets and does not contribute meaningfully to their setting.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



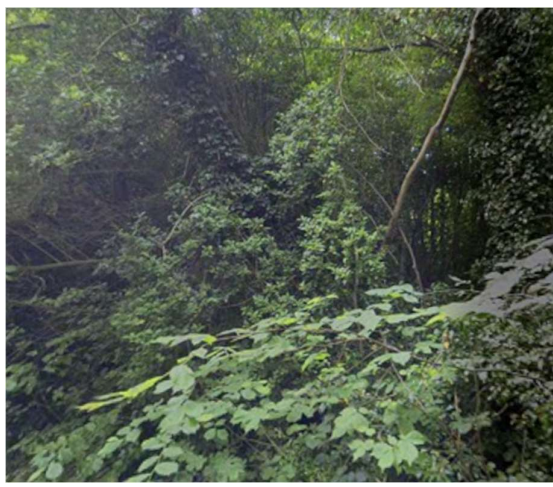
View to the Site



View to the Site

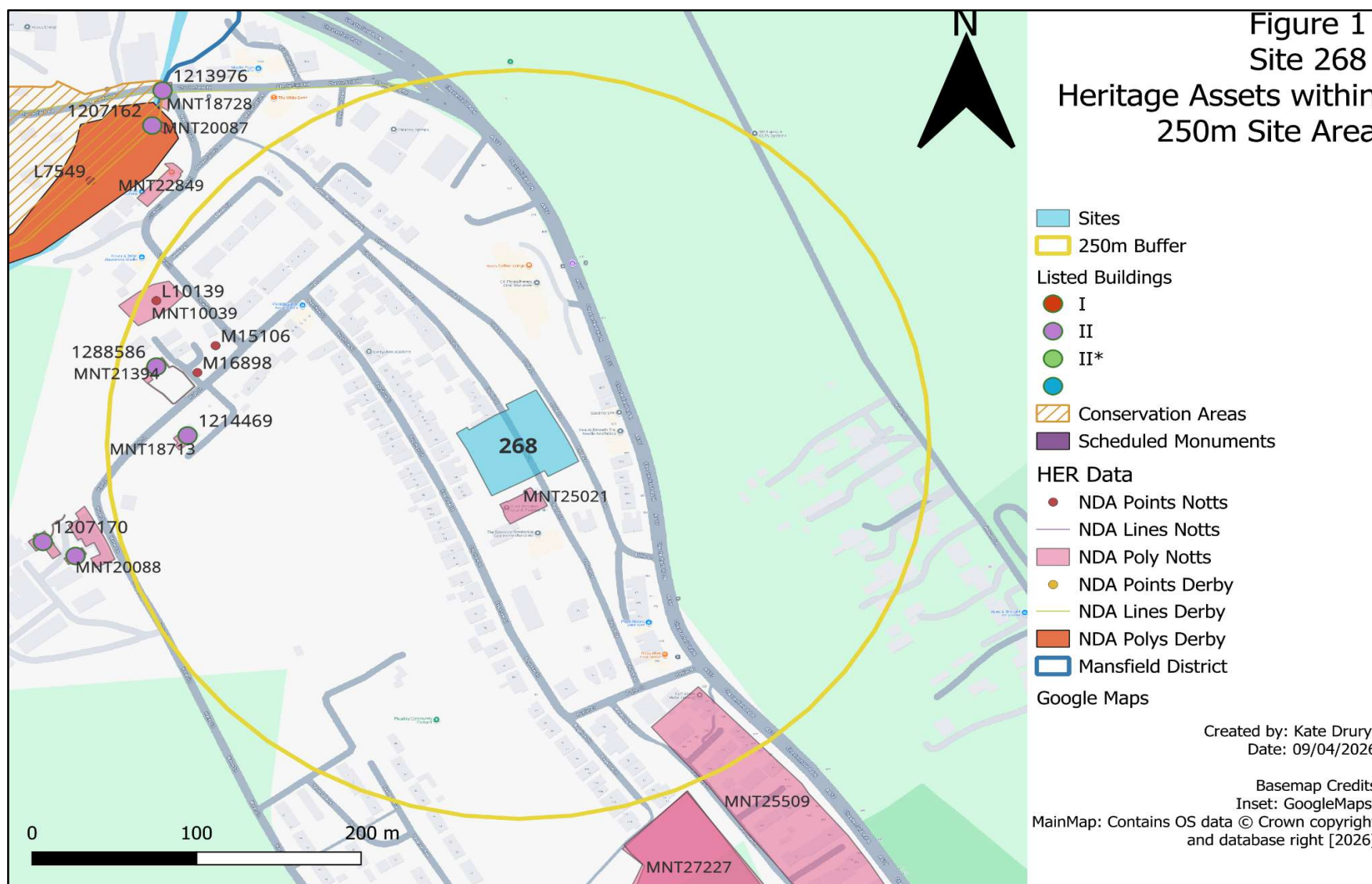


View to the Site



View to the Site

Figure 1
Site 268
Heritage Assets within
250m Site Area



SITE 324 – Land off Ridgeway Lane

1. Site Description and Context

The Site comprises a large area of open land located to the south-west of Market Warsop, adjacent to Mansfield Road. It is characterised by agricultural land at the edge of the settlement.

The surrounding context includes residential development to the north and east, with open countryside extending to the south and west.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

Due to the size of the Site, it has the potential to affect the following asset:

Conservation Area Asset – Wider Vicinity (to the north of the Site)

- Market Warsop Conservation Area

This asset forms part of the wider historic context of the Site. It is noted that there are multiple NDAs and Listed buildings within the CA that help form the overall setting of the CA itself. These are accounted for when considering the CA as a whole as part of this assessment.

3. Significance

Market Warsop Conservation Area is of historic and townscape interest, reflecting the historic development of the settlement, including its traditional street pattern, buildings, and relationship to surrounding landscape.

4. Contribution of Setting

The Site lies outside the Conservation Area and does not form part of its immediate or sensitive setting. The relationship is limited by distance and intervening development along Mansfield Road.

As such, the Site does not make a meaningful contribution to the character or appearance of the Conservation Area.

5. Sensitivity to Change

Sensitivity to change is low. The Conservation Area is primarily experienced within its historic core, and the Site does not contribute to its significance.

The scale of the Site does not materially increase sensitivity given the separation and existing settlement edge.

6. Likely Nature of Impact

Development would not result in any meaningful impact on the setting or significance of the Market Warsop Conservation Area.

In accordance with the NPPF, the Site is therefore subject to a low level of heritage constraint.

7. Mitigation and Design Principles

Development should respond to the edge-of-settlement character, but no specific heritage mitigation is required.

8. Conclusion

Site 324 has no direct relationship with heritage assets and does not contribute to the setting of the Market Warsop Conservation Area.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View of the Site



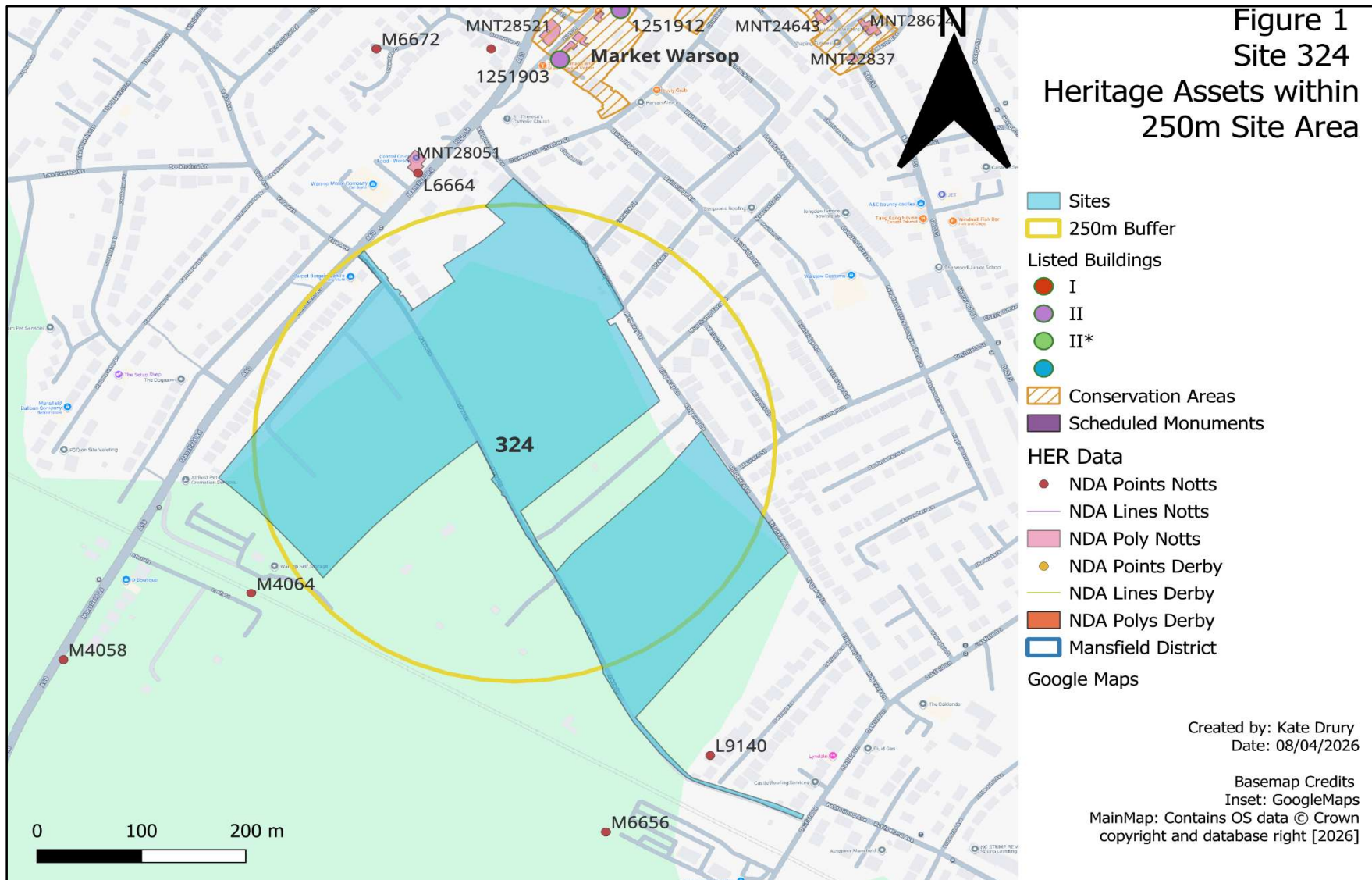
View of the Site



View of the Site



View of the Site



SITE 325 – Land off Peafield Lane

1. Site Description and Context

The Site comprises a large parcel of agricultural land located to the east of Leeming Lane, on the edge of Mansfield Woodhouse. It forms part of the transition between the built-up settlement and the surrounding open countryside.

The wider landscape remains relatively open, with field boundaries and limited built form beyond the settlement edge.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

Due to the size of the Site, it has the potential to affect the following assets:

Non-Designated Asset – Wider Vicinity (to the north of the Site)

- Park at Park Hall – Park and Garden (MNT26642)
- Mound, Mansfield – Event (MNT4001 / L4043)

These assets form part of the wider historic context of the Site. There are no designated heritage assets or NDAs within the Site boundary itself.

3. Significance

The Park at Park Hall (MNT26642) represents a historic designed landscape of post-medieval origin, contributing to the historic character of the wider area. The recorded mound (MNT4001 / L4043) reflects potential archaeological activity within the surrounding landscape.

Together, these assets illustrate a wider historic landscape with archaeological potential.

4. Contribution of Setting

The Site lies outside the core extent of the Park Hall landscape and does not form a key component of its designed setting. However, the broader open character of the

surrounding farmland contributes in a limited way to the understanding of this historic landscape.

The mound and other archaeological records have no above-ground presence and do not contribute to setting in visual terms.

5. Sensitivity to Change

Sensitivity is low overall. While the Site is part of a wider rural landscape, it does not make a strong or direct contribution to the significance of the identified NDAs.

However, the presence of nearby archaeological records indicates some potential for below-ground remains, which may be sensitive to ground disturbance.

6. Likely Nature of Impact

Development is unlikely to result in harm to the significance or setting of nearby heritage assets.

There is, however, as mentioned above, potential for impacts on previously unrecorded archaeological remains during groundworks. In accordance with the NPPF, this would represent a **low level heritage constraint**, subject to appropriate investigation if required.

7. Mitigation and Design Principles

Any development should be supported by proportionate archaeological assessment, and where necessary, evaluation or mitigation secured through planning conditions.

No specific design mitigation is required in relation to setting.

8. Conclusion

Site 325 is not located within or directly related to any designated heritage assets and makes only a limited contribution to the wider historic landscape.

While there is some archaeological potential associated with nearby NDAs, this can be appropriately managed. Overall, the Site presents a **low level heritage constraint**.



View of the Site



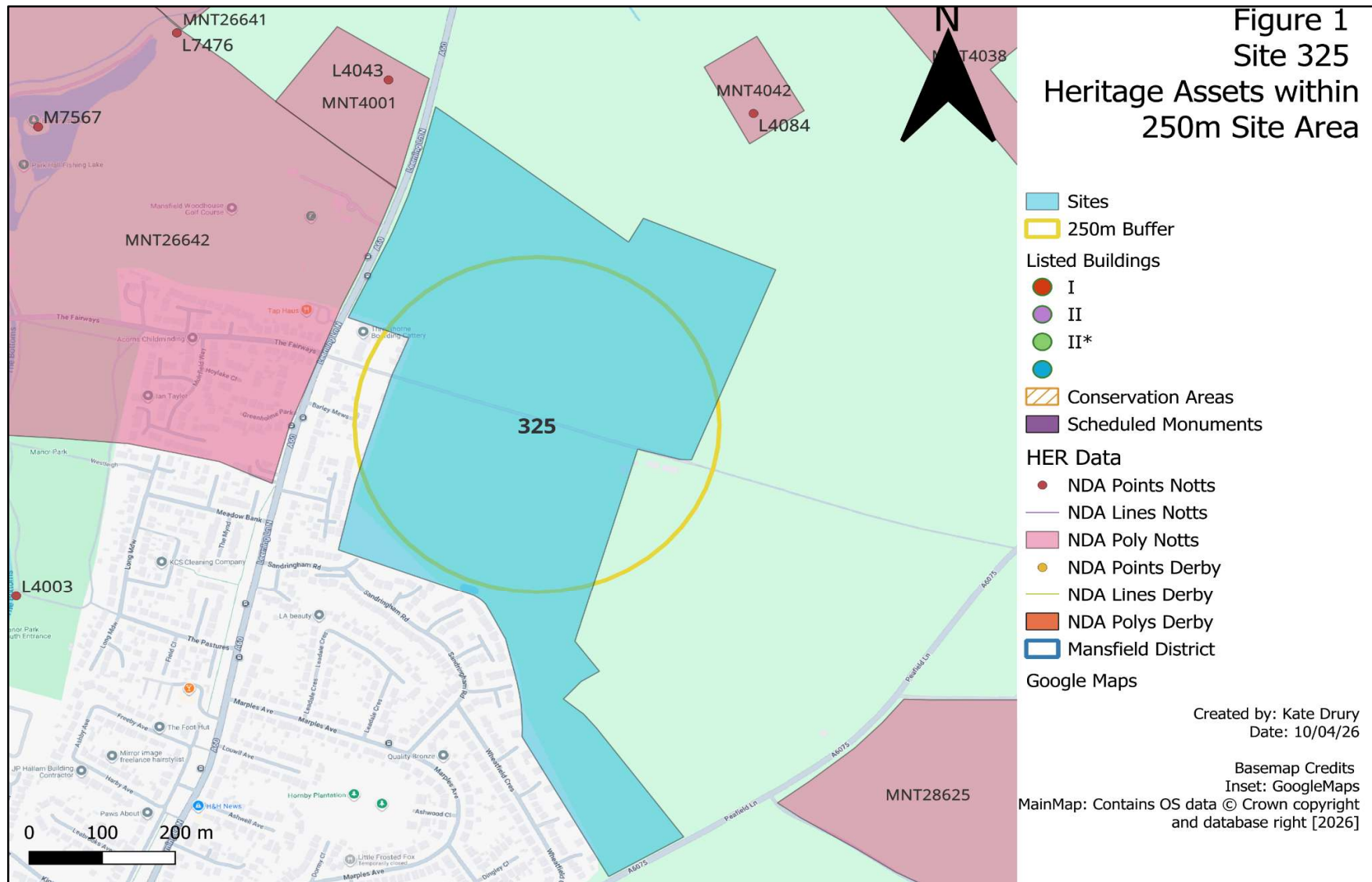
View of the Site



View of the Site



View of the Site



SITE 331 – Land South of Clipstone Road East

1. Site Description and Context

The Site comprises a large area of open land located to the south of Clipstone Road East, extending into a predominantly rural and semi-natural landscape. It includes open fields, areas of vegetation, and water features associated with the wider valley corridor.

The surrounding context includes industrial uses to the west, residential development to the north, and more open countryside to the south and east.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

Due to the size of the Site, it has the potential to affect the following assets:

Non-Designated Asset – Wider Vicinity (to the west of the Site)

- Shallow pit, possibly associated with charcoal making – Event (MNT27865)
- Pit, possibly associated with charcoal production - Event (MNT27866)
- Late Iron Age/ Early Roman Pit encountered during trial trenching July – Event (MNT27867)
- ENE-WSW ditch uncovered during trial trenching July 2023 – Event (MNT27868)

Non-Designated Asset – Wider Vicinity (to the north of the Site)

- New Clipstone Colliery Village – Building (MNT25081)
- Clipstone Camp – Monument (MNT27602)
- Huts at Clipstone Camp – Event (MNT28617)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are primarily archaeological and evidential in nature, relating to past industrial, settlement and possible temporary camp activity associated with Clipstone. Their significance is generally limited and not widely expressed through visible features.

4. Contribution of Setting

The Site forms part of a wider open landscape but does not make a meaningful or direct contribution to the setting of the identified assets. The assets to the north are experienced within their own local context, and the Site is separated by distance, landform and intervening development.

5. Sensitivity to Change

Sensitivity to change is low. While the Site lies within a broader landscape that contains archaeological interest, the identified assets are not dependent on the Site for their significance. However, the scale of the Site means there is some potential for previously unrecorded remains to be present.

6. Likely Nature of Impact

Given the size of the Site, development has the potential to result in disturbance to previously unidentified or recorded below-ground archaeological remains, including those associated with nearby assets.

However, there would be no meaningful impact on the setting or significance of the identified assets, including those to the north, due to separation and the absence of a strong functional or visual relationship.

In accordance with the NPPF, the Site is therefore subject to a **low level of heritage constraint**, with impacts likely to be limited and manageable through appropriate investigation.

7. Mitigation and Design Principles

A proportionate archaeological assessment and, where necessary, evaluation should be undertaken in advance of development, particularly given the scale of the Site. Development should also respond to the wider landscape character.

8. Conclusion

Site 331 has a limited relationship with surrounding heritage assets and does not contribute meaningfully to their setting. While there is some potential for archaeological remains within the Site, this can be appropriately managed.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View to the Site



View to the Site



View to the Site



View to the Site

SITE 335 – Land North of Old Mill Lane

1. Site Description and Context

The Site comprises a large area of open land located to the north of Old Mill Lane, extending between existing residential development and the River Maun corridor. It is characterised by grassland, former field divisions and areas of open space.

The surrounding context includes suburban housing to the south and east, with the river corridor and associated green space to the west and north-west.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

Due to the size of the Site, it has the potential to affect the following assets:

Non-Designated Asset – Immediate Vicinity

- Water Meadows near River Maun – Monument (MNT17116)

Non-Designated Asset – Wider Vicinity (to the northwest of the Site)

- Bridge on New Mill Lane – Monument (MNT25523)
- Structure of Bridge on New Mill Lane – Event (MNT12378 – L12506)
- Map Depiction of Bridge on New Mill Lane – Event (MNT12377 – L12505)
- Roman Brooch from Mansfield Woodhouse – Event [findspot] (MNT10922 – L11049)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are primarily archaeological and evidential in nature. MNT17116 reflects historic water meadow activity associated with the River Maun, while the bridge-related records and Roman brooch findspot contribute to an understanding of historic movement and activity within the wider landscape.

Their significance is generally limited and is not strongly expressed through visible above-ground remains.

4. Contribution of Setting

The Site forms part of the broader landscape around the River Maun corridor, but it does not make a strong or direct contribution to the setting of the identified assets. The relationship is mainly general and landscape-based, rather than defined by clear intervisibility or functional association.

The bridge-related assets to the north-west are experienced within their immediate river crossing context, and the Roman findspot has no setting in visual terms.

5. Sensitivity to Change

Sensitivity to change is low overall. The Site does not make a meaningful contribution to the significance of the identified assets, although its size means there is some potential for groundworks to encounter currently unrecorded archaeological remains.

As such, sensitivity relates more to potential below-ground interest than to setting.

6. Likely Nature of Impact

Development has the potential to affect any surviving below ground archaeological remains within the Site, particularly given its size and proximity to the River Maun corridor. However, there is unlikely to be any meaningful impact on the setting or significance of the identified heritage assets.

In accordance with the NPPF, the Site is therefore subject to **a low level of heritage constraint**, with any archaeological interest capable of being addressed through proportionate investigation.

7. Mitigation and Design Principles

A proportionate archaeological assessment and, where necessary, further evaluation should be undertaken in advance of development. Otherwise, development should respond to the surrounding residential edge and green corridor character.

8. Conclusion

Site 335 has a limited relationship with nearby heritage assets and does not contribute meaningfully to their setting. While there is some archaeological potential associated with the surrounding landscape, this can be appropriately managed.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle.



View to the Site



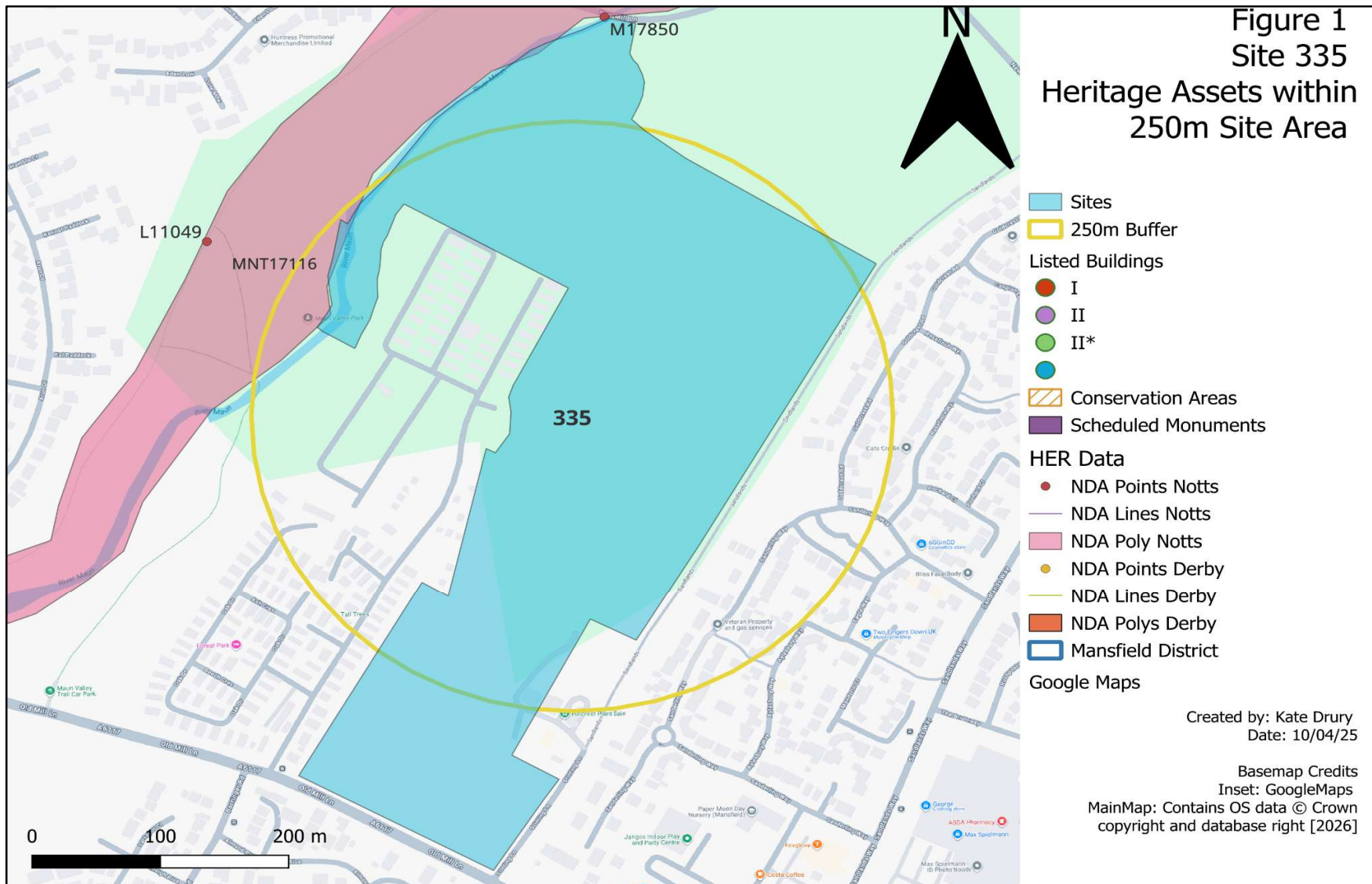
Camping areas



Camping areas



View to the Site



SITE 338 – Lane South East of Mansfield Road

1. Site Description and Context

The Site comprises a large area of agricultural land to the east of Mansfield Road, on the edge of Warsop. It is characterised by open fields with limited built form, forming part of the rural hinterland beyond the settlement.

The surrounding area remains predominantly open, with some dispersed development along Mansfield Road.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

Due to the size of the Site, it has the potential to affect the following assets:

Non-Designated Asset – Wider Vicinity (to the northwest of the Site)

- Milestone, Warsop – Monument (MNT15052)
- Milestone, Warsop – Event (MNT4016 – L4058))
- Warsop Station – Monument (MNT15058)
- Warsop Station – Event (MNT4022 – L4064)
- Broze Age Spearhead from Warsop – Event [findspot] (MNT4040 – L4082)

These assets form part of the wider historic context of the Site.

3. Significance

The identified assets are of archaeological and historic interest. The milestone and former station relate to historic transport routes and infrastructure, while the Bronze Age spearhead represents early activity within the wider landscape.

Their significance is primarily archaeological, with limited above-ground presence.

4. Contribution of Setting

The Site forms part of a wider agricultural landscape but does not make a strong or direct contribution to the setting of the identified assets. These assets are experienced

within their immediate contexts, particularly along Mansfield Road, and are not reliant on the Site for their significance.

The findspot has no visual or setting relationship.

5. Sensitivity to Change

Sensitivity is low. The Site does not contribute meaningfully to the significance or setting of nearby heritage assets.

However, given the scale of the Site and the presence of archaeological finds in the wider area, there is some potential for previously unrecorded below-ground remains.

6. Likely Nature of Impact

Development is unlikely to result in harm to the setting or significance of heritage assets.

There is potential for impact on unknown archaeological remains during groundworks, but this can be appropriately managed. In line with the NPPF, this represents a **low level heritage constraint**.

7. Mitigation and Design Principles

A proportionate archaeological assessment will be required, with further evaluation secured if necessary. No specific design mitigation is required in relation to setting.

8. Conclusion

Site 338 has a limited relationship with nearby heritage assets and does not contribute to their setting. While there is some archaeological potential, this can be addressed through standard mitigation.

Overall, the Site presents a **low level heritage constraint**.



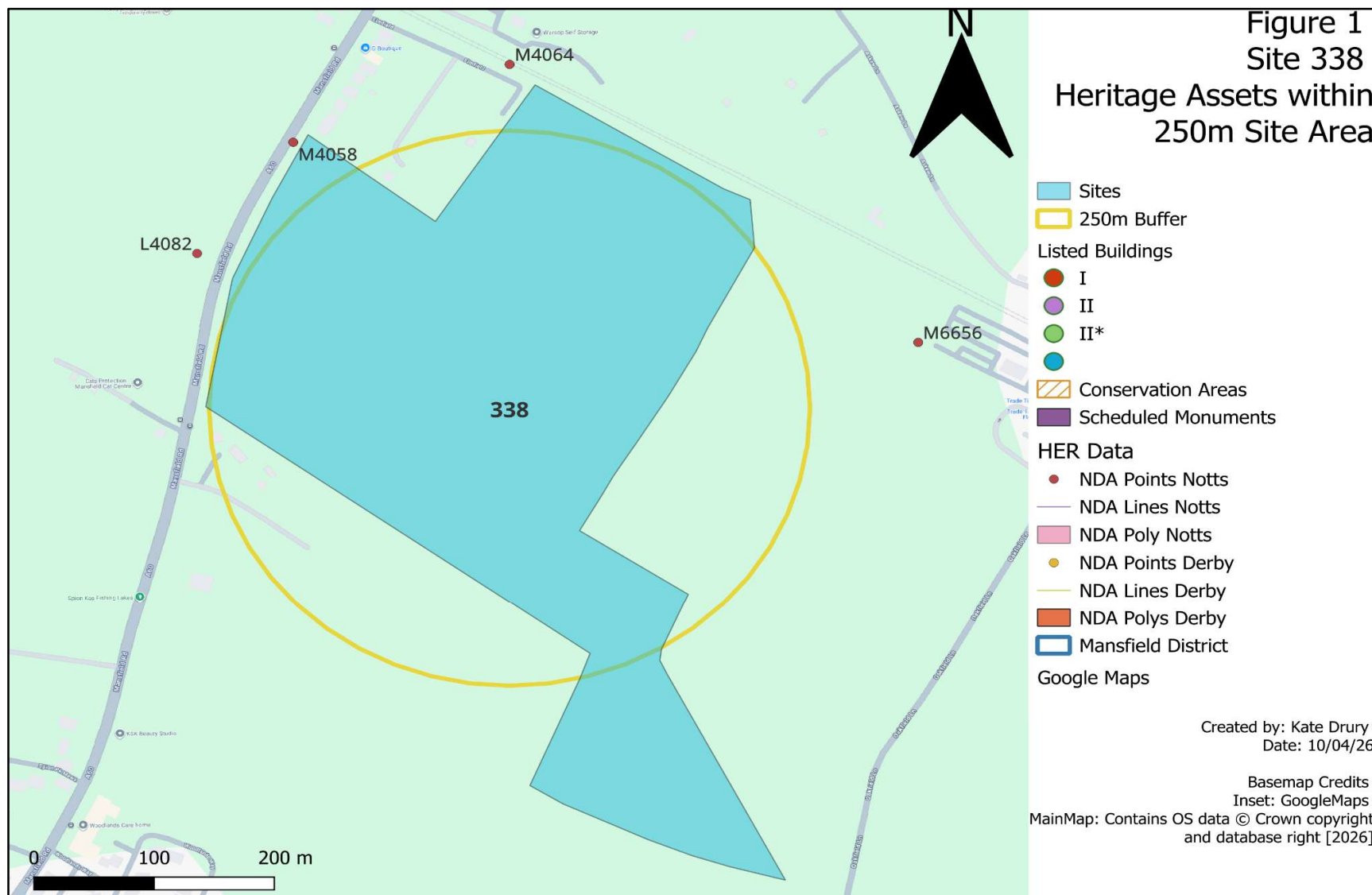
View to the Site



View to the Site



View to the Site



SITE 340 – Land South of the A617 and West of Blidworth Lane

1. Site Description and Context

The Site comprises a large parcel of agricultural land located to the south of Southwell Road East and Sherwood Way, forming part of the rural landscape at the edge of the built-up area. It is defined by open fields and drainage features, with limited built development nearby.

The surrounding area includes major road infrastructure to the north and more open countryside to the south.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

Due to the size of the Site, it has the potential to affect the following assets:

Non-Designated Asset – Immediate Vicinity

- Flints from Field 4 – Event [Findspot] (MNT11910 – L12037)

Non-Designated Asset – Wider Vicinity (to the southeast of the Site)

- Three Thorn Hollow Farmhouse – Building (MNT24639)
- Ditches near Blidworth Road – Event (MNT28090)

These assets form part of the wider historic context of the Site.

3. Significance

The flint findspot (L12037) indicates prehistoric activity within the Site, contributing evidential value relating to early occupation of the wider landscape. The recorded ditches (MNT28090) further suggest potential for buried archaeological remains, while Three Thorn Hollow Farmhouse reflects later historic rural development.

Overall, significance is modest and largely archaeological.

4. Contribution of Setting

The Site does not make a meaningful contribution to the setting of these assets. The farmhouse is experienced within its immediate agricultural context, while the flint findspot and ditches have no visual or setting presence.

The relationship is therefore limited to general landscape association rather than direct intervisibility.

5. Sensitivity to Change

Sensitivity is low in terms of setting. However, the presence of a findspot within the Site and additional archaeological records nearby indicates some potential for below-ground remains, which may be sensitive to ground disturbance.

6. Likely Nature of Impact

Development has the potential to affect buried archaeological remains within the Site, particularly given the recorded flint findspot and nearby ditch features. However, there is unlikely to be any impact on the setting or significance of the identified assets.

In accordance with the NPPF, this represents a **low level heritage constraint**, with archaeological matters capable of being addressed through appropriate investigation and mitigation.

7. Mitigation and Design Principles

A proportionate programme of archaeological assessment and, if necessary, field evaluation should be undertaken prior to development. No specific design mitigation is required in relation to setting.

8. Conclusion

Site 340 contains limited archaeological interest and has little relationship with the setting of nearby heritage assets. While there is potential for below-ground remains, this can be appropriately managed.

Overall, the Site presents a **low level heritage constraint**, and development is unlikely to result in harm to heritage significance.



View to the Site



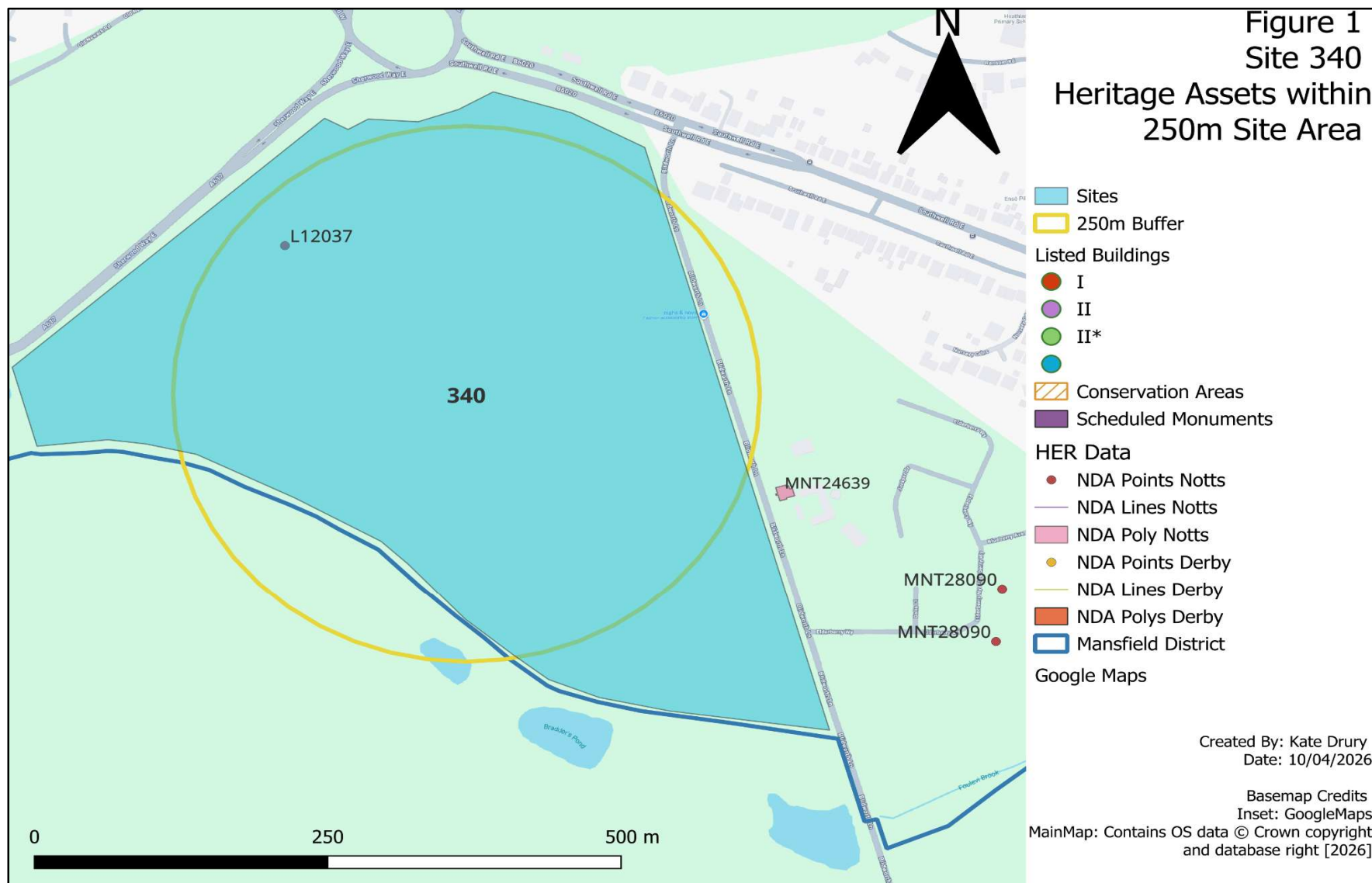
View to the Site



View to the Site



View to the Site



SITE 351 – Bromley Croft, Unit 1 Oxclose Lane

1. Site Description and Context

The Site comprises a parcel of land located off Booth Street and Park Road within a predominantly residential area of Mansfield Woodhouse. It is characterised by an existing building and surrounding urban grain typical of late nineteenth and twentieth century residential development.

The surrounding area is largely suburban in character, with terraced and semi-detached housing forming the dominant built form. Mansfield Woodhouse Conservation Area lies to the southeast, beyond intervening residential development and established street pattern.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Mansfield Woodhouse Conservation Area (designated 1972) [95m Southeast]

Listed Structures

- Standing Cross on Church Street, Mansfield Woodhouse (NHLE: 1012927)

Listed Buildings – Immediate (Grade II*)

- The Priory (NHLE: 1251835)

Listed Buildings – Immediate (Grade II)

- The Old Inn (NHLE: 1240003)
- F Stubbs and Hairdresser (NHLE: 1240017)
- Leeds Permenant Building Society Officer (NHLE: 1240110)
- Cross Hill Cottage (NHLE: 1251835)
- Clerkson's Hall (NHLE: 1251856)
- 22 and 24, Station Street (NHLE: 1251858)
- Numbers 15, 17, 19 and Adjoining Outbuildings (NHLE: 1251861)
- 27, 29 and 31 Station Street (NHLE: 1251863)

- Stable Block at rear of Number 11 (NHLE: 1253472)
- Market Cross (NHLE: 1253491)
- The Grange and Adjoining Boundary Wall (NHLE: 1261180)
- Boundary Wall and Gate at Number 2 (NHLE: 1261232)
- Boundary Wall and Adjoining Numbers 11 and 12 to the North (NHLE: 1261768)
- 46 Station Street (NHLE: 1262548)
- 82 and 84 Station Street (NHLE: 1262548)
- Mansfield District Council Offices (NHLE: 1262549)
- Number 17 and Adjoining Boundary Wall (NHLE: 1262574)

These assets form part of the wider historic context of the Site.

It is noted that there are numerous non-designated assets within the boundaries of the Conservation Area. These will be considered as part of the significance of the CA.

3. Significance

The significance of the Mansfield Woodhouse Conservation Area derives from its historic and architectural interest as a well-preserved settlement core with medieval origins. As identified in the Conservation Area appraisal, this is expressed through its linear street pattern, long narrow plots, strong enclosure, and the use of local magnesian limestone, which creates a consistent and distinctive character.

Listed buildings and the scheduled monument contribute additional historic and evidential value. The cross is of particular interest as a historic marker within the settlement, reinforcing the medieval origins and historic continuity of the area. Non-designated heritage assets further contribute to the layered development and overall character of the Conservation Area.

4. Contribution of Setting

The Site makes a limited contribution to the setting of the Conservation Area and associated heritage assets. It is physically and visually separated from the historic core by intervening residential development, which restricts both intervisibility and the strength of spatial relationships.

The setting of the Conservation Area, including the Standing Cross, is primarily experienced within the historic core, where the close relationship between buildings, streets and spaces defines its character. The Site does not form part of this immediate setting and does not contribute to key views or the appreciation of heritage assets at close range.

In wider townscape terms, the Site lies within the broader urban area surrounding the Conservation Area. However, this relationship is weak and indirect, with intervening development limiting any meaningful visual or functional connection.

5. Sensitivity to Change

Sensitivity to change is moderate. Whilst the Conservation Area and its listed buildings, including the Standing Cross, are sensitive to inappropriate development, the Site's limited and indirect relationship reduces its overall sensitivity.

The surrounding area has undergone substantial change and is characterised by a more modern residential grain. As such, there is capacity for change, provided development does not introduce visually intrusive or incongruous built form in the wider townscape.

6. Likely Nature of Impact

Development at the Site has the potential to affect the setting of the Mansfield Woodhouse Conservation Area and associated heritage assets through changes to the wider townscape. The principal risk is that development could introduce scale or form that is out of keeping with the surrounding area and perceptible in longer-range views.

There is limited potential for impact on the setting of the Standing Cross, given the degree of separation and the presence of intervening urban form.

The Site is considered to be subject to a **medium level of heritage constraint**, although the likelihood of significant impact is reduced by the indirect relationship between the Site and heritage assets.

7. Mitigation and Design Principles

The proposed refurbishment should be carried out in a manner that respects the character of the surrounding area, including the use of appropriate materials and detailing. Any alterations should avoid introducing visually intrusive elements and should respond to the established scale and form of nearby development.

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

8. Conclusion

Site 351 is located within a predominantly residential area with a limited and indirect relationship to the Mansfield Woodhouse Conservation Area and its associated heritage assets.

The proposed refurbishment of the existing building is unlikely to give rise to harm and may provide an opportunity for enhancement. Overall, the Site presents a **medium level heritage constraint**, and development is likely to be acceptable in principle, provided that it is appropriately designed and integrates with its surroundings.



View from the north boundary of the Site



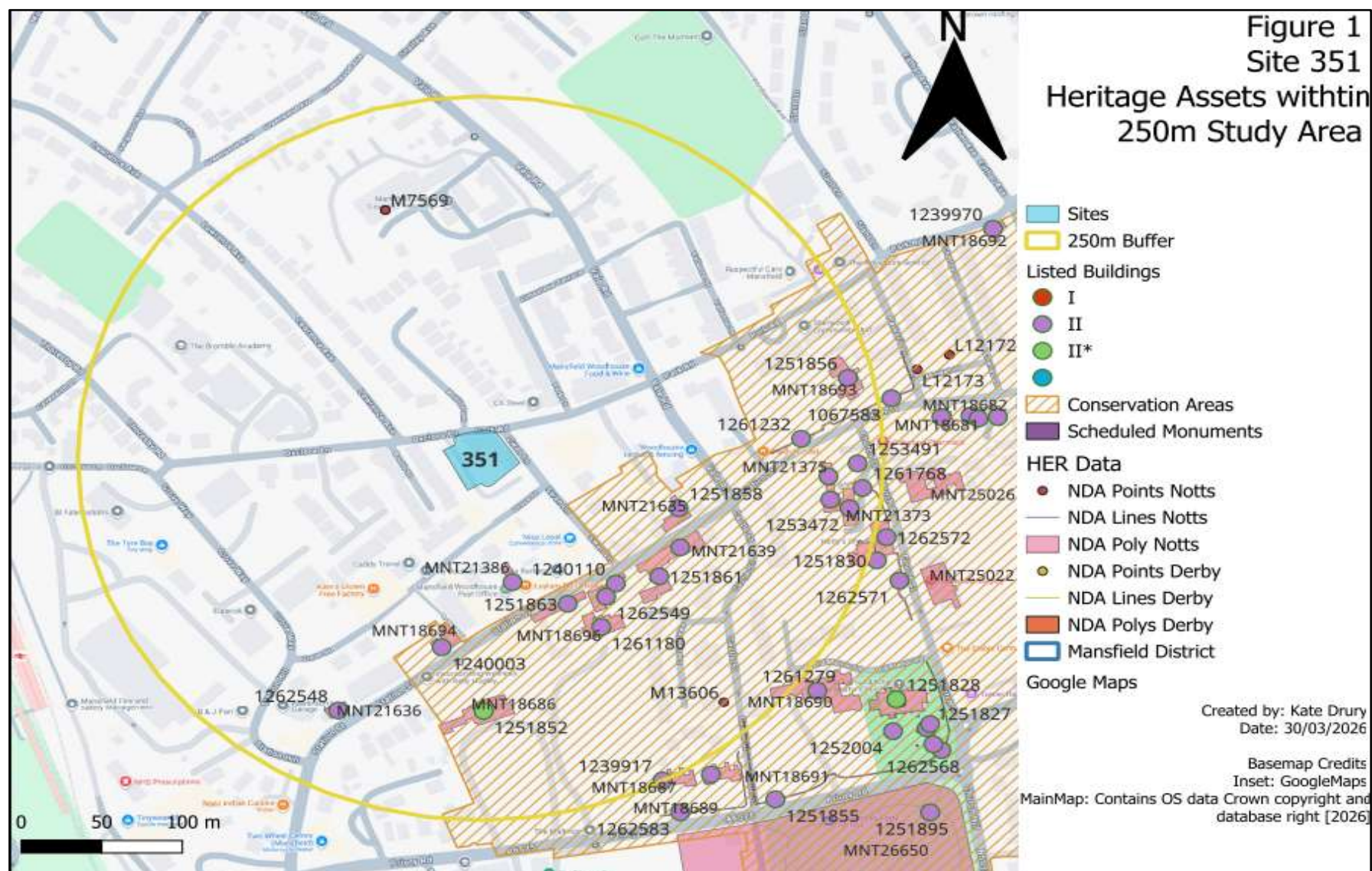
View from the northeast boundary of the Site



View from the southeast boundary of the Site



View from the south boundary of the Site



SITE 352 – Corner House, Union Street, Mansfield

1. Site Description and Context

The Site comprises the Corner House building located on Union Street within Mansfield town centre. It occupies a prominent corner position within a dense and historically sensitive urban environment.

The Site lies immediately adjacent to the West Gate Conservation Area and forms part of the wider historic commercial core of Mansfield. The surrounding townscape is characterised by a tight urban grain, strong street enclosure, and continuous building frontages, with a high concentration of designated heritage assets.

The Site contributes to the established built frontage and plays a role in maintaining the spatial definition and enclosure of the street. Its corner position increases its visibility within the immediate townscape and its influence on surrounding heritage assets.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- West Gate Conservation Area (adjacent to Site boundary)
- Market Place Conservation Area (forming part of the wider setting, located approximately 248m to the south-east)

Listed Buildings – Immediate (Grade II*):

- THE OLD MEETING HOUSE: 1207181

Listed Buildings - Immediate (Grade II):

- Church (1215129), with associated wall and gate piers (1207189)
- 37, 38 AND 39, ST JOHN STREET: 1279861
- 40, ST JOHN STREET: 1215126
- 41, ST JOHN STREET: 1207188
- 69A, WEST GATE: 1215651
- 67 AND 69, WEST GATE: 1288003

- 65, WEST GATE: 1207196
- 61 AND 63, WEST GATE: 1207195
- 57, WEST GATE: 1215553
- Memorial Wall in the grounds of the Old Meeting House Unitarian Chapel: 1457656

These assets form part of a dense and cohesive historic townscape, where significance is derived both from individual architectural value and collective character.

Archaeological Interest

A Neolithic stone axe (HER reference: MNT5283) has been identified approximately 140m to the south-east of the Site. This indicates potential archaeological interest within the area.

Given the nature of potential redevelopment, there is a reasonable likelihood that archaeological investigation (such as a watching brief) may be required.

Non-Designated Heritage Assets (NDAs)

No non-designated heritage assets are considered to materially influence the assessment. It is noted that NDA MNT25009, previously recorded immediately west of the Site, is no longer extant.

3. Significance

The significance of the affected heritage assets derives from their architectural, historic and townscape interest.

Architecturally, the surrounding listed buildings comprise a varied but coherent group of historic commercial structures, reflecting the evolution of Mansfield as a market town. Their materials, scale and detailing contribute to a consistent and recognisable character.

Historically, the area illustrates the development of Mansfield's commercial core, with the Market Place and West Gate forming key components of its civic and economic identity.

In townscape terms, significance is strongly derived from the relationship between buildings, including consistent building lines, enclosure and the rhythm of historic plots. The Conservation Areas are particularly sensitive to change, especially where this affects height, massing or frontage continuity.

4. Contribution of Setting

The contribution of setting to significance is primarily experienced through the immediate and wider townscape context, rather than long-distance views.

At a contextual level, the Site sits within a tightly enclosed urban environment where significance is derived from the continuity of built form and the strong commercial character of the town centre. The West Gate Conservation Area is characterised by historic frontage, consistent materials and a clearly defined urban grain, all of which contribute to its significance.

At an intimate level, the Site forms part of a continuous street frontage and contributes to the enclosure of the street. Its corner position increases its prominence within local views and strengthens its role in defining the character of the surrounding townscape. The setting of nearby listed buildings is experienced at close range, where relationships between scale, massing and architectural detail are critical.

The surrounding townscape is not entirely uniform in its historic character. Modern development is present within the wider setting, including contemporary housing to the west and north of the Site, and larger-scale commercial development to the south-east. The latter includes a substantial late 20th century structure which contrasts with the finer grain of the historic town centre.

These elements demonstrate that the setting of heritage assets in this location has already experienced a degree of change. However, their presence does not diminish the importance of the remaining historic grain, enclosure and frontage rhythm, which continue to make a strong contribution to significance, particularly at street level and in immediate views.

In terms of views, the Site is experienced through short-range, sequential views along streets and at junctions. While long-distance views are limited, the Site contributes to the legibility and spatial structure of the town centre, particularly in relation to movement through the West Gate area.

5. Sensitivity to Change

The Site lies within a historically sensitive town centre environment; however, sensitivity to change is not uniform. Whilst the Conservation Area and nearby listed buildings derive significance from a coherent urban grain and strong enclosure, the surrounding townscape includes a number of modern interventions.

These include contemporary residential development to the west and north, alterations to the streetscape along the road frontage, and the presence of larger-scale commercial buildings within the wider setting. These elements indicate that the townscape has evolved and accommodates a degree of variation in form and character.

As such, sensitivity is best understood as relating to the key defining characteristics of the Conservation Area, rather than an absence of change. In particular, sensitivity is associated with maintaining frontage continuity, appropriate scale and massing, and the legibility of the historic urban grain. Development that responds positively to these characteristics is likely to be accommodated without harm, whereas development that disrupts them would result in harm.

6. Likely Nature of Impact

Development at the Site has the potential to affect the significance of heritage assets primarily through changes to their setting. However, this must be considered in the context of an already mixed townscape, where modern development has altered aspects of the historic environment.

The principal risk is therefore not change in itself, but inappropriate change, particularly where development fails to respond to the established scale, massing and frontage rhythm that continue to define the Conservation Area. The extent of impact will depend heavily on the design approach, particularly in relation to height and massing.

At this stage, the Site is considered to present a **high heritage constraint** with clear potential for harm to the significance of heritage assets if development is poorly designed.

7. Mitigation and Design Principles

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

In particular, development should maintain the established scale and massing of the area, reinforce continuous frontage and enclosure, and respond appropriately to the Site's corner position. Materials and detailing should reflect the prevailing character of the Conservation Area, and careful consideration should be given to the setting of nearby listed buildings.

A design-led approach will be essential to ensure that development preserves, and where possible enhances, the significance of heritage assets.

8. Conclusion

Site 352 is located within a highly sensitive part of Mansfield town centre, adjacent to the West Gate Conservation Area and in close proximity to several listed buildings.

There is clear potential for development to result in harm to heritage significance, particularly through impacts on setting and townscape character. However, this is not a constraint that precludes development. Subject to a high-quality, contextually responsive design, development could be accommodated in a way that preserves or enhances the character and appearance of the Conservation Area.



View of the Site



View of Gll church (1215129) and NDA terrace (MNT28677) from the Site

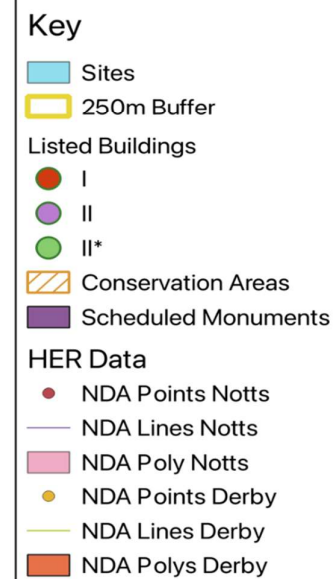
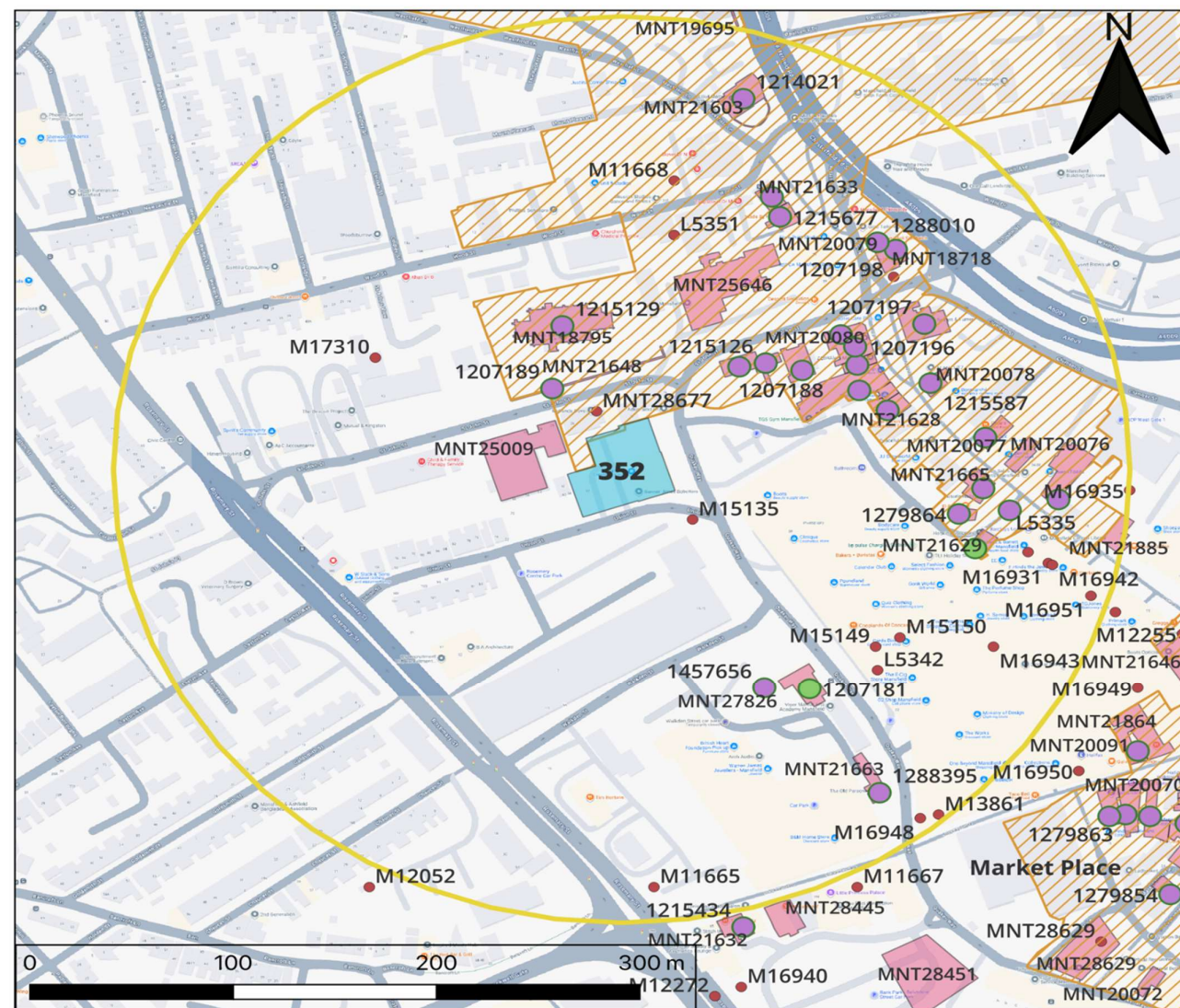


View from Gll* LB (1207181) to the Site



View from LBs on St Johns St to Site

Figure 1
Site 352
 Heritage Assets within
 250m study area



Created by: R.Lightfoot
 Date: 23/03/2026

Basemap Credits
 Inset: GoogleMaps
 MainMap: Contains OS data ©
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Site 354 – 18-20 Church Street

1. Site Description and Context

The Site comprises a low-rise commercial building (currently vacant/underutilised) located on Church Street within Mansfield town centre. The structure is single-storey in form with a recessed entrance and extensive glazing at ground floor level. Its materials, detailing and overall condition are poor, with visible deterioration and lack of active frontage contributing negatively to the streetscape.

The Site occupies a prominent position along Church Street, a key historic route within the town centre, characterised by a strong sense of enclosure, consistent building line, and high-quality historic fabric. The street forms an important visual and functional link between the Market Place and the Church of St Peter and St Paul.

The plot is irregular in form, extending to the rear in a curved configuration into an area identified as part of the Brewery and Warehouse character area. This reflects the historic evolution of backland plots and service areas associated with the town's industrial past.

The surrounding townscape is of high quality, comprising predominantly two and three storey historic buildings, many of which are designated heritage assets. The Site is therefore highly prominent within both immediate and wider views along Church Street.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Located within Bridge Street Conservation Area

Listed Buildings – Immediate and Wider Setting (Grade II):

- Head Post Office (Grade II, NHLE: 1207168) – directly abuts Site
- 21 Church Street (Grade II, NHLE: 1214324) – c.13m north
- 17 & 19 Church Street (Grade II, NHLE: 1207167) – c.14m northwest
- 15 Church Street (Grade II, NHLE: 1214294) – c.20m northwest
- Railway Viaduct (Grade II, NHLE: 1287993) – c.33m northwest

- 32 & 32B Church Street (Grade II, NHLE: 1279850) – c.16m east
- The Old Ram Public House (Grade II, NHLE: 1288632) – c.59m
- 36 Church Street (Grade II, NHLE: 1288619) – c.121m

Listed Buildings - Immediate and Wider Setting (Grade I):

- Church of St Peter and St Paul (Grade I, NHLE: 1214166) – c.65m southeast
- Associated boundary wall and gates (Grade II, NHLE: 1288704)

3. Significance

Church Street forms part of the historic core of Mansfield and is a key component of its medieval street pattern, linking the Market Place with the parish church.

The significance of the area is derived from:

- Its historic street layout and continuity of use
- The high concentration of listed buildings
- Strong architectural cohesion and enclosure
- The presence of landmark features, including the railway viaduct and the Church of St Peter and St Paul

The Bridge Street Conservation Area reflects both medieval origins and later industrial development, with Church Street representing one of the most intact and legible historic routes within the town.

The Church of St Peter and St Paul is of exceptional significance as a Grade I listed building and key landmark, terminating views along the street and contributing to the wider townscape hierarchy.

The surrounding Grade II listed buildings contribute through architectural quality, group value, and their consistent scale and rhythm, reinforcing the character of the street.

4. Contribution of Setting

The setting of heritage assets in this location is defined by a strongly enclosed and continuous streetscape, where buildings front directly onto the pavement and form a consistent and legible building line. The Site is experienced as part of this sequence and contributes to the overall rhythm, scale and enclosure of Church Street.

At an intimate level, the Site forms part of the immediate townscape experience, where the relationship between built form, frontage, and pedestrian movement is key. The prevailing character is one of continuous frontage, vertical emphasis, and a strong sense of enclosure created by consistent building heights and proportions. The existing building interrupts this pattern, presenting as an under-scaled and poorly articulated element within an otherwise cohesive street.

At a contextual level, the surrounding built environment is characterised by predominantly two and three storey historic buildings constructed in traditional materials, including stone and brick, with consistent proportions and detailing. These buildings collectively reinforce the historic character of the street and contribute to its architectural coherence.

At a wider level, the Site sits within important views along Church Street, including those towards the Church of St Peter and St Paul, which forms a key landmark and visual

termination to the street. The railway viaduct also contributes to the townscape as a strong structural feature, reinforcing the historic layering of the area.

The current building fails to preserve or enhance this setting. Its scale, form and materiality disrupt the established townscape pattern and detract from the character and appearance of the Conservation Area, as well as the setting of adjacent and nearby listed buildings.

5. Sensitivity to Change

The Site is highly sensitive to change due to its location within the Bridge Street Conservation Area, its immediate adjacency to a Grade II listed building, and its position within a street that contains a high concentration of designated heritage assets. It also forms part of key views and contributes to a particularly intact and legible historic streetscape.

However, this sensitivity is tempered by the limited heritage value of the existing building, which makes a negative contribution to both the Conservation Area and the setting of surrounding heritage assets. As a result, the Site also has a strong capacity to accommodate change, particularly where development would address the current deficiencies in scale, form and architectural quality.

The Site should therefore be understood as both sensitive and responsive to change, with the potential for development to result in a clear enhancement where it is appropriately designed.

6. Likely Nature of Impact

Development at this Site has the potential to result in a **positive impact** on the significance of the Conservation Area and the setting of nearby listed buildings.

The removal or substantial alteration of the existing building would eliminate a detracting element within the streetscape. Replacement development that responds appropriately to the established scale, massing and architectural character of the surrounding area would reinforce the continuity of the street and improve its overall coherence.

In particular, development that reinstates a building of appropriate height and proportion would strengthen the sense of enclosure along Church Street and better reflect the prevailing townscape pattern. This would contribute positively to the experience of the street and to the appreciation of nearby heritage assets.

There is also potential for improved views towards the Church of St Peter and St Paul, where a more considered and cohesive frontage would enhance the visual progression along the street.

Conversely, poorly designed development, particularly that which introduces excessive scale, inappropriate massing, or unsympathetic materials, could result in harm to the character and appearance of the Conservation Area and to the setting of adjacent and nearby listed buildings.

7. Mitigation and Design Principles

Any development at this Site should be informed by a clear understanding of the surrounding historic context and should seek to respond positively to it.

The scale and massing of development should reflect the established pattern of two to three storey buildings along Church Street, reinforcing the sense of enclosure and continuity of frontage. There is clear opportunity to increase the height of the existing single-storey structure to better align with its context, provided this is handled in a manner that is proportionate and well-articulated.

The design approach should draw on the prevailing architectural character of the area, using high-quality materials and detailing that reflect the surrounding built form without resorting to pastiche. Particular attention should be given to vertical proportions, façade rhythm, and the treatment of the ground floor to ensure an active and engaging frontage.

The development should also respond to key views and townscape relationships, particularly those towards the Church of St Peter and St Paul and along Church Street more broadly. Consideration should be given to how the proposal sits within the transition between character areas, including the Brewery and Warehouse area to the rear of the Site.

Overall, the design should aim not simply to avoid harm, but to deliver a clear enhancement to the Conservation Area and the setting of heritage assets.

8. Conclusion

Site 354 is a highly sensitive location within Mansfield town centre, situated within the Bridge Street Conservation Area and in close proximity to several designated heritage assets, including Grade II listed buildings and the Grade I listed Church of St Peter and St Paul.

The existing building makes a negative contribution to the character and appearance of the Conservation Area and detracts from the setting of surrounding heritage assets. As such, the Site presents a clear opportunity for improvement.

Redevelopment or comprehensive refurbishment has the potential to enhance the streetscape, reinforce the established townscape pattern, and improve the setting of nearby heritage assets. This is particularly the case where development responds appropriately to the prevailing scale, massing and architectural character of the area.

Subject to a high-quality, contextually responsive design approach, the Site is considered capable of accommodating change that would result in a positive contribution to the historic environment.



View of the Site



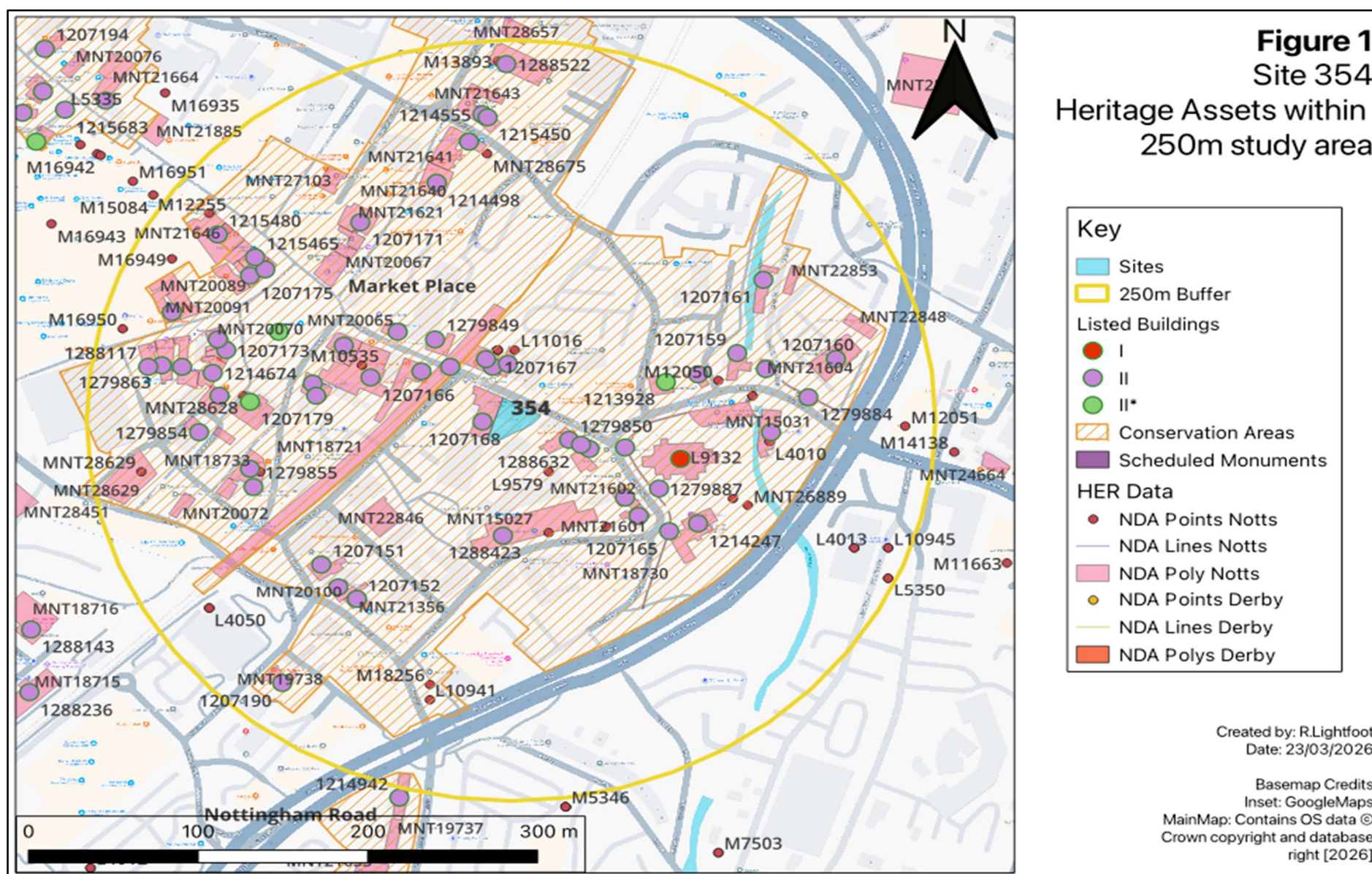
View of GI church from the Site



View from the Site to the viaduct



GI church



SITE 365 – Former Wilko Store

1. Site Description and Context

The Site comprises the former Wilko Site within Mansfield town centre, located adjacent to St Peter's Way and surrounded by commercial and urban uses. The Site is enclosed by built form, roads and modern infrastructure.

The wider area is characterised by dense urban development with a mix of historic and modern buildings.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site has the potential to affect the following assets:

Conservation Area – Immediate Vicinity

- Terrace Road Conservation Area
- Bridge Street Conservation Area
- Market Place Conservation Area
- West Gate Conservation Area

Listed buildings and designated assets – Immediate Vicinity (Grade II*)

- Cavendish Monument and Attached Railings (NHLE: 1207176)
- Waverly House (NHLE: 1288092)

Listed buildings and designated assets – Immediate Vicinity (Grade II)

- THE SWAN HOTEL (NHLE:1207166)
- 11, LEEMING STREET (NHLE: 1207171)
- 6 AND 7, MARKET PLACE (NHLE: 1207172)
- THE MARKET INN (NHLE: 1207173)
- 17 AND 18, MARKET PLACE (NHLE: 1207174)
- 23A, MARKET PLACE (NHLE: 1207175)
- FORMER MOOT HALL AT NORTH CORNER OF MARKET PLACE (NHLE: 1207177)
- 41, ST JOHN STREET (NHLE: 1207188)
- 10 AND 12, STOCKWELL GATE (NHLE: 1207191)
- 36, 38 AND 38A, WEST GATE NHLE: 1207193)

- 48 AND 50, WEST GATE (NHLE: 1207194)
- 61 AND 63, WEST GATE (NHLE: 1207195)
- 65, WEST GATE (NHLE: 1207196)
- CROMWELL HOUSE (NHLE: 1207197)
- NEW INN PUBLIC HOUSE (NHLE: 1207198)
- 5 AND 7, CHURCH STREET (NHLE: 1214269)
- IMPERIAL BUILDINGS (NHLE: 1214498)
- 46-52, Leeming Street and 3 and 5 Toothill Lane (NHLE: 1214555)
- 1, MARKET PLACE (NHLE: 1214616)
- THE DIAL PUBLIC HOUSE (NHLE: 1214674)
- 7 AND 9, TOOTHILL LANE (NHLE: 1215450)
- WESTGATE HOUSE (NHLE: 1215465)
- 7, WEST GATE (NHLE: 1215480)
- 39B,41,43 AND 43A, WEST GATE (NHLE: 1215513)
- 57, WEST GATE (NHLE: 1215553)
- 62 AND 64, WEST GATE (NHLE: 1215587)
- 69A, WEST GATE (NHLE: 1215651)
- OLD MARKET CROSS (NHLE: 1215683)
- 11 AND 13, CHURCH STREET (NHLE: 1279849)
- BRUNT'S BUILDINGS (NHLE: 1279853)
- 5 AND 7, STOCKWELL GATE (NHLE: 1279854)
- 39, WEST GATE (NHLE: 1279864)
- RAILWAY VIADUCT (NHLE: 1287993)
- 67 AND 69, WEST GATE (NHLE: 1288003)
- 72 AND 74, WEST GATE (NHLE: 1288010)
- 9, STOCKWELL GATE (NHLE: 1288117)
- 3, STOCKWELL GATE (NHLE: 1288145)
- MANSFIELD COMMUNITY ARTS CENTRE (NHLE: 1288522)
- THE WHITE HART PUBLIC HOUSE (NHLE: 1288653)

It is noted that there are also numerous NDAs within the town centre, both inside and outside of Conservation Areas. These NDAs include locally listed buildings, monuments, historic structures and archaeological events. These are considered in the assessment below.

These assets form part of the wider historic context of the Site.

3. Significance

The Conservation Area and listed buildings derive their significance from their architectural and historic interest, forming part of the historic core of Mansfield. The NDAs, including locally listed buildings, contribute to the understanding of the town's historic development.

Together, these assets form a complex and layered urban historic environment.

4. Contribution of Setting

The Site makes a very limited contribution to the setting of surrounding heritage assets. It is already developed and visually contained within a heavily urbanised town centre environment.

Intervening buildings, road infrastructure and modern development substantially restrict intervisibility and dilute any meaningful setting relationship.

5. Sensitivity to Change

Sensitivity is low. The Site does not play a key role in the appreciation of nearby heritage assets, and its current developed condition further reduces its sensitivity.

The surrounding heritage assets are primarily experienced within their immediate street and townscape context rather than in relation to the Site.

6. Likely Nature of Impact

Redevelopment of the Site is unlikely to result in harm to the significance or setting of nearby heritage assets, provided that scale, massing and design respond appropriately to the urban context.

Given the level of previous disturbance, the potential for archaeological remains is likely to be limited. In accordance with the NPPF, this represents a **low level heritage constraint**.

7. Mitigation and Design Principles

Development should be designed to reflect the surrounding townscape in terms of scale and materials. A proportionate archaeological approach may be required, although the potential is expected to be low.

8. Conclusion

Site 365 is located within a sensitive historic town centre environment but is itself of low heritage sensitivity due to its developed and enclosed character.

Provided development is well designed, the Site presents a **low level heritage constraint**, and redevelopment is unlikely to result in harm to heritage significance.



View of the Site



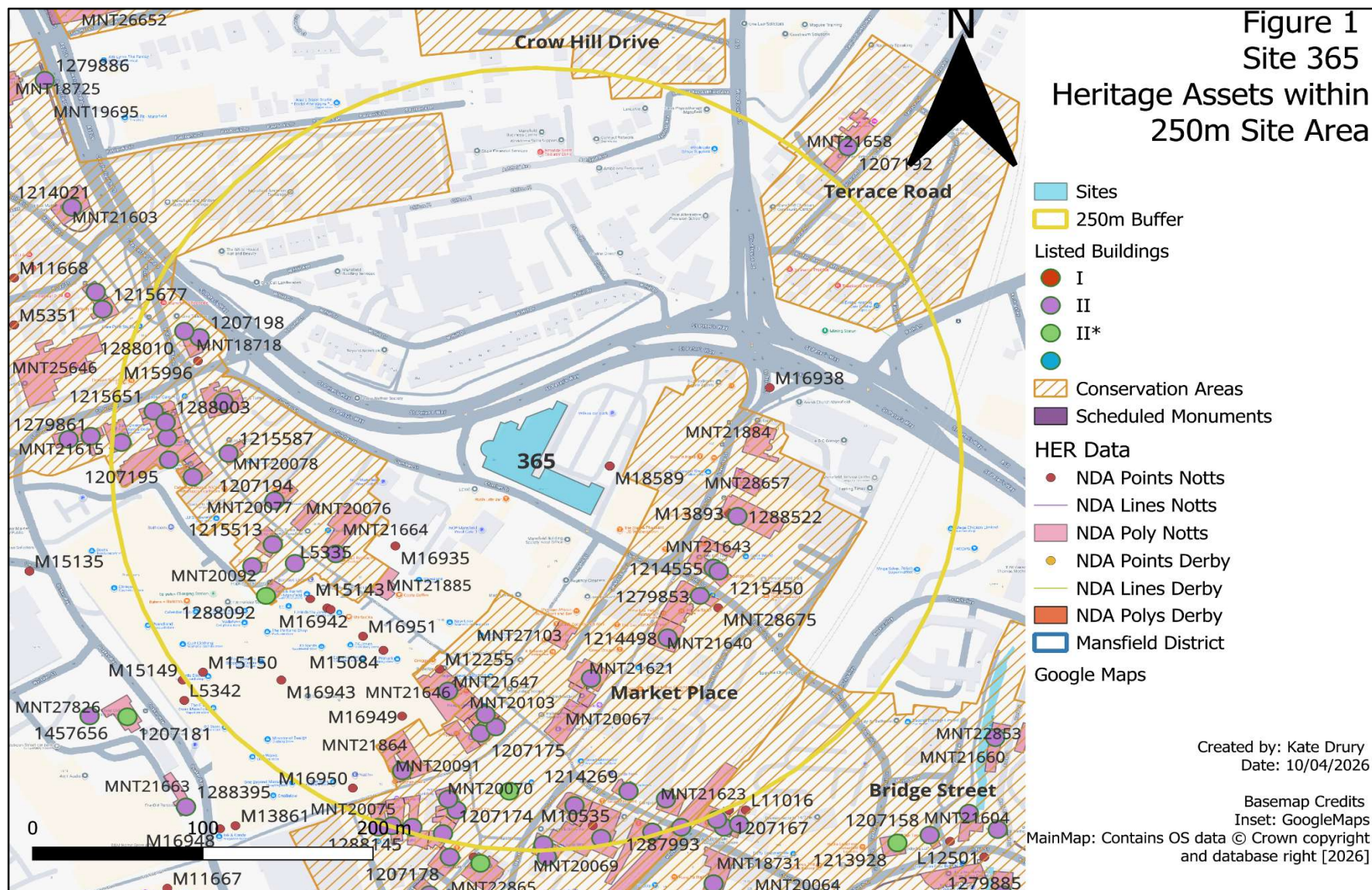
View of the Site



View of the Site



View of the Site



SITE 372 – Former Beales, Stockwell Gate

1. Site Description and Context

Site 372 comprises the former Beales department store, a large, multi-storey (approximately 4–5 storeys) building occupying a prominent position within Mansfield town centre. The building presents a substantial and visually dominant frontage along Queen Street and forms part of the wider Stockwell Gate townscape. The Site sits partially within the Market Place Conservation Area and occupies a highly visible location within the historic core.

The existing structure is of mid to late 20th century origin and is characterised by a robust, monolithic form with elements of Brutalist architectural influence. Its scale, massing, and materiality contrast markedly with the finer grain, lower-scale historic buildings that define the surrounding streetscape. Whilst the building is clearly in need of refurbishment, it nonetheless forms a significant component of the existing townscape by virtue of its height, footprint, and visual prominence.

The surrounding area is densely developed and contains a mix of designated and non-designated heritage assets, including numerous listed buildings and historic townscape elements. The Site's position within the Conservation Area and in close proximity to several heritage assets means that any redevelopment, alteration, or refurbishment has the potential to affect both the character and appearance of the Conservation Area and the setting of nearby assets.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Market Place Conservation Area (partially within the Site boundary)

Listed Buildings (Grade II*):

- The Old Town Hall and attached piers and railings (1207179), located approximately 60m from the Site
- The Old Meeting House (1207181), located approximately 97m from the Site, with visual connectivity including views of the clock tower

Listed Buildings (Grade II):

- 9, Stockwell Gate (1288117), approximately 21m from the Site
- 5 and 7, Stockwell Gate (1279863), approximately 27m from the Site
- 3, Stockwell Gate (1288145), approximately 35m from the Site
- The Dial Public House (1214674), approximately 46m from the Site
- Probate Office (1207178), approximately 42m from the Site
- The Old Parsonage (1288395), approximately 35m from the Site

Additional listed buildings are present within the wider area but have been scoped out of detailed assessment due to distance and intervening built form, although they may require further consideration at the detailed design stage.

Archaeological Interest

- Burials associated with a relict cemetery (MNT28451), approximately 22m west of the Site

This indicates the potential for below-ground archaeological remains within or adjacent to the Site.

Non-Designated Heritage Assets (NDAs)

- The King's Head Inn (MNT24657), approximately 22m northeast of the Site
- Structural remains at the former Queen's Head Public House (MNT28629), located opposite the Site on Quaker Lane, approximately 6m south

Other NDAs are present within the wider area but have been scoped out on the basis of limited relationship.

3. Significance

The significance of the identified heritage assets derives from their architectural, historic, and townscape interest.

Architecturally, the Grade II listed buildings along Stockwell Gate represent a cohesive group of historic commercial buildings, reflecting traditional materials, proportions, and detailing. These buildings contribute to a consistent and recognisable historic character within the town centre.

The Grade II* listed Old Town Hall is of particular significance as a key civic building, contributing strongly to the architectural hierarchy and identity of Mansfield. The Old Meeting House is similarly significant, contributing to the legibility of the historic core.

Historically, the area reflects the development of Mansfield as a market town, with the Market Place and surrounding streets forming an important commercial and civic focus. The NDAs contribute to this historic narrative, providing evidence of earlier phases of development and reinforcing the layered character of the town.

In townscape terms, significance is strongly derived from the relationship between buildings, including consistent building lines, enclosure, and the rhythm of historic plots.

The Conservation Area is particularly sensitive to change where this affects scale, massing, or frontage continuity.

Archaeological remains further contribute to the evidential value of the area, reflecting earlier use and occupation of the Site.

4. Contribution of Setting

The contribution of setting to significance is primarily experienced through the immediate and wider townscape context.

At a contextual level, the Site sits within a dense and enclosed urban environment where significance is derived from the continuity of built form and the strong commercial character of the town centre. The Market Place Conservation Area is characterised by historic frontage, consistent materials, and a clearly defined urban grain.

At an intimate level, the Site forms part of a continuous street frontage and contributes to enclosure along Queen Street and Stockwell Gate. Its substantial scale and corner presence increase its prominence within local views and strengthen its influence on the surrounding townscape.

The setting of nearby listed buildings is experienced at close range, where relationships between scale, massing, and architectural detailing are particularly important. The current building already forms part of this setting, introducing a large-scale modern element within an otherwise historic environment.

Within the wider setting, the Old Town Hall and Old Meeting House are experienced within a broader townscape context. Visual relationships include views from the Old Meeting House to the clock tower on the Site.

Whilst modern development is present within the wider townscape, including larger scale commercial buildings, the historic grain, enclosure, and frontage rhythm remain key contributors to significance, particularly at street level.

5. Sensitivity to Change

The Site lies within a highly sensitive historic town centre environment; however, sensitivity is not uniform and must be understood in relation to the defining characteristics of the area.

The Conservation Area and nearby listed buildings are sensitive to changes that affect scale, massing, frontage continuity, and the legibility of the historic urban grain. These characteristics underpin the significance of the area and are critical to its preservation.

The presence of the existing large scale building demonstrates that the townscape has already experienced change and can accommodate variation in form. However, this does not reduce sensitivity to further inappropriate development, particularly where it would reinforce or exacerbate existing visual dominance.

Sensitivity is therefore focused on maintaining an appropriate relationship between new development and the surrounding historic environment, rather than preventing change altogether.

6. Likely Nature of Impact

Development at the Site has the potential to affect heritage significance primarily through changes to setting, particularly in relation to scale, massing, and visual dominance.

The principal risk arises from the potential for development to either retain or increase the prominence of a large-scale structure within a predominantly historic townscape. This could result in harm to the character and appearance of the Conservation Area and the setting of nearby listed buildings, particularly where it disrupts established building lines, enclosure, or plot rhythm.

Nearby Grade II listed buildings along Stockwell Gate are particularly sensitive to changes within their immediate setting, where inappropriate scale or massing could reduce their prominence or erode the coherence of the historic streetscape.

The Grade II* listed Old Town Hall and Old Meeting House are sensitive to changes within their wider setting, particularly where development affects key views or the legibility of landmark features.

There is also potential for impact on non-designated heritage assets in close proximity, particularly where development alters their immediate context.

Archaeological remains may also be affected by groundworks associated with redevelopment, if applicable.

Overall, the Site presents a **high heritage constraint**, with clear potential for harm if development is not carefully designed.

7. Mitigation and Design Principles

Development proposals should be informed by a clear understanding of the historic environment and respond positively to the surrounding townscape. Particular emphasis should be placed on scale and massing, with development required to reduce or appropriately manage the visual dominance of the existing structure. Articulation of building form should be used to break down mass and reflect the finer grain of the historic urban pattern.

Frontage continuity and building lines should be maintained, reinforcing the established enclosure and rhythm of the streetscape. The design should respond to the Site's prominent position and contribute positively to the character of the Conservation Area.

Materials and detailing should be carefully considered to ensure a high-quality architectural response that complements the historic environment. Key views, including those from the Old Meeting House, should be preserved, and opportunities to enhance the setting of nearby heritage assets should be explored.

Where groundworks are proposed, appropriate archaeological mitigation measures should be implemented.

8. Conclusion

Site 372 is located within a highly sensitive part of Mansfield town centre, partially within the Market Place Conservation Area and in close proximity to numerous designated and non-designated heritage assets.

There is clear potential for development to result in harm to heritage significance, particularly through impacts on setting and townscape character. However, this does not preclude development. The Site also presents an opportunity to improve the existing townscape through high-quality, contextually responsive design.

The potential for harm is considered to be less than substantial, with the level of harm dependent on the design approach. A carefully considered scheme that responds to scale, massing, and the historic urban grain has the potential to preserve or enhance the significance of the Conservation Area and the setting of surrounding heritage assets.



View of the Site



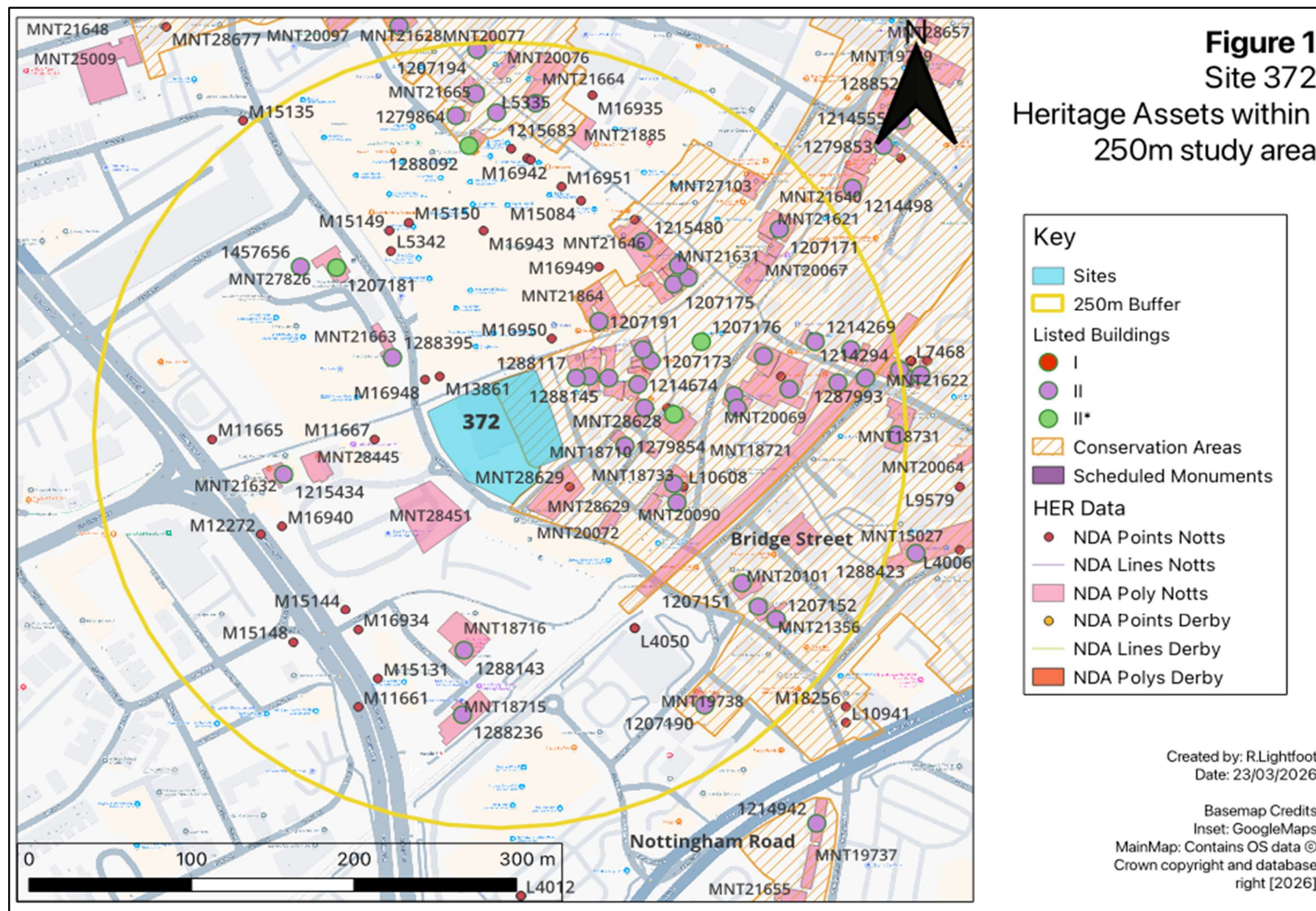
View of the Site



View of the Site



View of the Site © Google



SITE 374 – 32-36 West Gate (former BHS)

1. Site Description and Context

The Site comprises the former BHS building at 32–36 West Gate, located within Mansfield town centre. The building is a designated Grade II listed building and occupies a prominent position along a pedestrianised section of West Gate, forming part of the primary retail frontage within the historic core.

The Site extends beyond the principal frontage building to include land to the rear, incorporating the NCP West Gate 1 car park and extending through to Clumber Street. This creates a deep plot reflective of the historic burgage plot pattern characteristic of the area.

The Site lies partially within the West Gate Conservation Area, which is recognised for its medieval street layout, strong linear form, and the survival of long, narrow plots running back from the main street. The surrounding townscape is characterised by a dense urban grain, strong enclosure, and a predominance of 2–3 storey historic buildings constructed in local stone.

The existing building is of a larger scale than the prevailing historic grain and presents a dominant frontage within the streetscape. However, as a listed building, it forms part of the established character of the area and contributes to the commercial identity of West Gate.

The Site's depth and dual frontage (West Gate and Clumber Street) increase its potential influence on both the immediate and wider townscape, particularly in relation to rear plot development and historic plot legibility.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- West Gate Conservation Area (partially within the Site boundary)

- Market Place Conservation Area (within the wider setting, approximately 52m southeast)

Listed Buildings – (Grade II*):

- Waverley House (1288092), approximately 33m southwest

Listed Buildings - (Grade II):

- 36, 38 and 38A West Gate (1207193) – the application building
- Old Market Cross (1215683), approximately 21m west
- 39B, 41, 43 and 43A West Gate (1215513), approximately 28m northwest
- 39 West Gate (1279864), approximately 46m west

Additional listed buildings are present within the wider area but have been scoped out of detailed assessment due to limited intervisibility and intervening built form, although they may require further consideration at detailed design stage.

Archaeological Interest

Archaeological remains recorded in the vicinity of Clumber Street (approximately 86m northeast) include medieval, post-medieval, and modern features such as pottery, post holes, ditches, walls, and industrial remains.

The West Gate Conservation Area itself is identified as having high archaeological potential, particularly along historic plot lines where below-ground remains may survive.

Non-Designated Heritage Assets (NDAs)

NDAs previously located opposite the Site have been lost and replaced by later development and are not considered to contribute meaningfully to the current assessment.

3. Significance

The significance of the identified heritage assets derives from their architectural, historic, archaeological, and townscape interest.

Architecturally, the Grade II listed building at the Site contributes to the historic commercial frontage of West Gate, reflecting the evolution of the area as a retail centre. Surrounding listed buildings, including Waverley House and the Old Market Cross, contribute to a varied but cohesive historic townscape defined by traditional materials, scale, and detailing.

Waverley House, as a Grade II* listed building, is of particular significance and forms a key focal point within the Old Market Place. The Old Market Cross also holds significance as a prominent historic feature and focal element within the public realm.

Historically, the area reflects the development of Mansfield from a medieval market town, with West Gate forming part of the original "front street" and retaining elements of its historic burgage plot structure. The Site's deep plot extending to Clumber Street reinforces this historic pattern.

In townscape terms, significance is strongly derived from the relationship between buildings, including enclosure, consistent building lines, and the rhythm of plots. The Conservation Area's significance is derived not only from individual buildings but from their collective group value and spatial arrangement.

Archaeological remains contribute additional evidential value, reflecting long-term occupation and activity within the historic core.

4. Contribution of Setting

The contribution of setting is primarily experienced through the immediate streetscape of West Gate and the wider townscape relationship with the Market Place.

At a contextual level, the Site sits within a tightly enclosed historic street defined by continuous frontage and a strong linear form. The West Gate Conservation Area derives much of its character from the relationship between buildings, the survival of historic plot patterns, and the cohesive use of traditional materials.

At an intimate level, the Site forms part of a continuous retail frontage within a pedestrianised environment. The setting of nearby listed buildings is experienced at close range, where scale, massing, and architectural detailing are critical. The Site's frontage plays a direct role in shaping these relationships.

To the rear, the Site's relationship with Clumber Street reflects the historic burgage plot structure, which remains an important component of the Conservation Area's significance. Development within this part of the Site has the potential to affect the legibility of this historic pattern.

Within the wider setting, the Site contributes to the experience of the Old Market Place, including views towards Waverley House and the Market Cross. Whilst some modern development has altered aspects of the townscape, the historic grain and enclosure remain strong and continue to define the character of the area.

5. Sensitivity to Change

The Site is highly sensitive to change due to its location within a Conservation Area and its status as a listed building.

Sensitivity arises from the need to preserve both the architectural integrity of the listed building and the character and appearance of the Conservation Area. Key aspects of sensitivity include scale, massing, frontage continuity, materials, and the legibility of historic plot patterns.

The surrounding townscape demonstrates that change has occurred over time, including the introduction of modern development. However, the defining characteristics of the Conservation Area remain evident and continue to underpin its significance.

As a result, sensitivity is not to change itself, but to changes that fail to respond appropriately to the established historic context. Given the listed status of the building, there is an additional layer of sensitivity relating to the preservation of historic fabric and architectural character.

6. Likely Nature of Impact

As a refurbishment scheme, development at the Site is likely to result primarily in impacts on the fabric and setting of the listed building, rather than wholesale change to the townscape.

The principal risk relates to inappropriate alteration of the listed building, including changes to its façade, materials, or architectural detailing, which could result in harm to its significance.

There is also potential for impacts on the Conservation Area through changes to the building's external appearance, particularly where these affect frontage continuity, scale, or visual coherence.

Development to the rear of the Site has the potential to affect the legibility of the historic burgage plot pattern and the setting of adjacent heritage assets. Nearby listed buildings, including Waverley House and the Old Market Cross, may experience indirect impacts where changes alter the wider townscape context or key views within the pedestrianised area.

Archaeological remains may be affected by any groundworks associated with redevelopment of the rear portion of the Site.

Overall, the Site presents a **high heritage constraint**, particularly due to its listed status, with clear potential for harm if works are not sensitively designed and executed.

7. Mitigation and Design Principles

Development should adopt a conservation-led approach, with a strong emphasis on preserving and enhancing the significance of the listed building and its setting. Works to the building should prioritise the retention of historic fabric and architectural detailing. Any alterations should be informed by an understanding of the building's significance and should use appropriate materials and techniques.

The external appearance of the building should respond to the character of the Conservation Area, maintaining frontage continuity and reinforcing the established streetscape.

Development to the rear should respect the historic plot structure, avoiding excessive massing or forms that would obscure or disrupt the legibility of the burgage plots.

Opportunities should be taken to enhance the townscape, particularly where previous alterations or unsympathetic elements detract from the character of the building or surrounding area.

Archaeological mitigation may be required where ground disturbance is proposed.

8. Conclusion

Site 374 occupies a prominent and sensitive location within Mansfield town centre and comprises a Grade II listed building within the West Gate Conservation Area.

There is clear potential for harm to heritage significance, particularly through inappropriate alterations to the listed building and impacts on the character and appearance of the Conservation Area. However, as a refurbishment scheme, the Site also presents a strong opportunity for enhancement.

The potential for harm is considered to be less than substantial, subject to the nature of the proposals. A carefully considered, conservation-led approach has the potential to

preserve and enhance both the significance of the listed building and the wider historic environment.



View of the Site



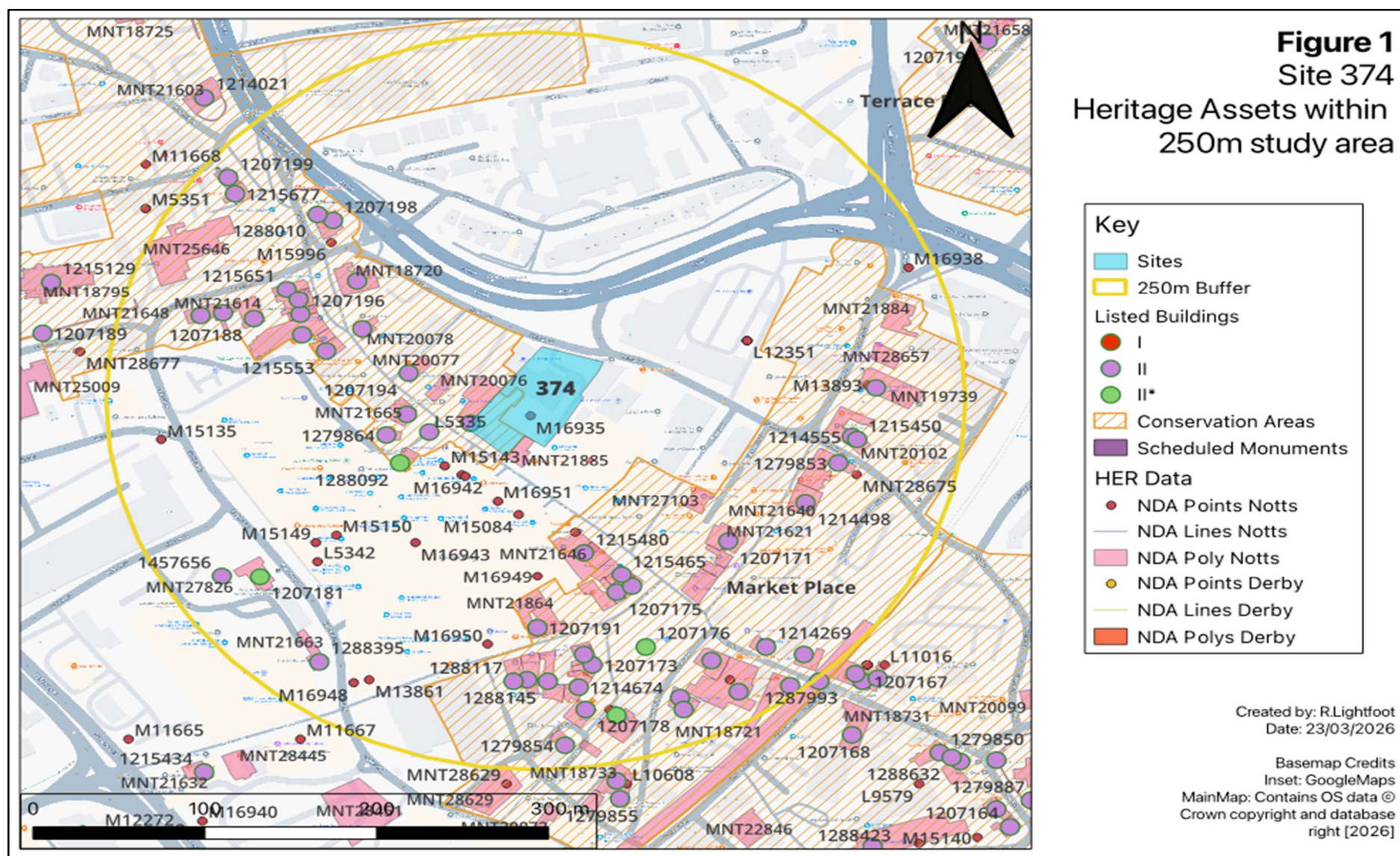
View of Market Cross, GII* and GII buildings opposite the Site



View of West Gate CA



View of horse detailing on the front elevation



SITE 376 – Land East of Park Hall Road / North of the Fairways

1. Site Description and Context

The Site comprises an extensive area of open land located to the north of Mansfield Woodhouse, incorporating Burton Island and surrounding fields associated with Park Hall and its wider landscape. It is characterised by agricultural land, tree belts and water features, forming part of a semi-rural environment on the edge of the urban area.

The surrounding context reflects a transition from residential development to the south to open countryside and recreational uses, including golf course land to the east. The Site lies within the historic setting of the Park Hall estate, where elements of designed landscape survive within the wider landscape.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Heritage Assets (NDAs) [encompasses the Site]

- MNT26642 – Park at Park Hall (post-medieval to late 20th century landscape park)

Non-Designated Heritage Assets (NDAs) [within the 250m boundary]

- L5325 – Park Hall (Hanoverian building of importance)
- M6068 – Ha-ha, Park Hall
- L6068 – Map depiction of ha-ha (Georgian to First World War)
- M7567 – Duck decoy / pond
- L7567 – Pond and sluices associated with duck decoy

3. Significance

The significance of the heritage assets relates primarily to their historic and evidential value as components of the former Park Hall estate and its designed landscape. MNT26642 reflects the development of a post-medieval landscape park, whilst associated features such as the ha-ha, ponds, sluices and duck decoy provide

evidence of designed and functional landscape elements typical of estate management.

Park Hall itself (MNT5266) contributes additional historic interest as a principal building within this landscape. Collectively, these elements illustrate the evolution of an estate landscape, although survival is partial and the historic character is not consistently intact across the Site.

4. Contribution of Setting

The Site contributes to the setting of these heritage assets through its open and semi-rural character, which reflects the historic extent of the Park Hall landscape. The relationship is primarily spatial, with the Site forming part of the broader landholding associated with the estate.

However, this relationship is relatively diffuse. Features such as ponds, water management elements and landscape boundaries remain, their legibility within the wider landscape is limited. Intervisibility between individual features is variable and often filtered by vegetation or influenced by changes in land use.

The integrity of the historic parkland setting has been reduced over time through agricultural use, recreational development and the encroachment of surrounding urban form. As a result, whilst the Site retains some association with the historic landscape, its contribution to significance is limited and not strongly expressed in the present-day environment.

5. Sensitivity to Change

Sensitivity to change is moderate. The historic landscape has been altered over time and the Site retains a functional and spatial relationship with a number of associated heritage features, particularly those relating to water management and designed landscape elements.

Sensitivity is therefore linked to the retention of these features and the ability to understand their relationship within the wider estate context. Development that erodes this legibility, or results in the loss of surviving features, would reduce the ability to appreciate the historic landscape.

At the same time, the Site has accommodated change and does not represent an intact designed landscape, indicating some capacity for development where it is appropriately managed.

6. Likely Nature of Impact

Development at the Site has the potential to affect the significance of heritage assets through changes to landscape character and the loss or fragmentation of surviving historic features. In particular, there is a risk that development could diminish the legibility of the Park Hall estate by disrupting the spatial relationship between features such as the ha-ha, ponds and decoy structures.

There is also potential for direct impacts on below-ground archaeological remains associated with these features.

The Site is therefore considered to be subject to a **medium level of heritage constraint**, with impacts dependent on the extent to which development affects both the physical features and the wider landscape context.

7. Mitigation and Design Principles

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

In particular, development should seek to retain and incorporate surviving historic landscape features, including water bodies, earthworks and boundary elements, within the Site layout.

The design should respond to the wider landscape character, maintaining areas of openness and avoiding development that would fragment key relationships between features. Consideration should also be given to archaeological potential, with appropriate investigation where necessary. Landscaping should be used to reinforce the structure of the historic landscape and integrate development into its setting.

8. Conclusion

Site 376 lies within the wider extent of the former Park Hall estate, where a number of features associated with a post-medieval designed landscape survive.

The historic landscape has been modified over time and the Site retains a meaningful relationship with these features and contributes to their setting. Overall, the Site presents a **medium level heritage constraint**, and development may be acceptable in principle, provided that it is sensitively designed to retain key landscape features and preserve the legibility of the historic estate.



View from the south of the Site



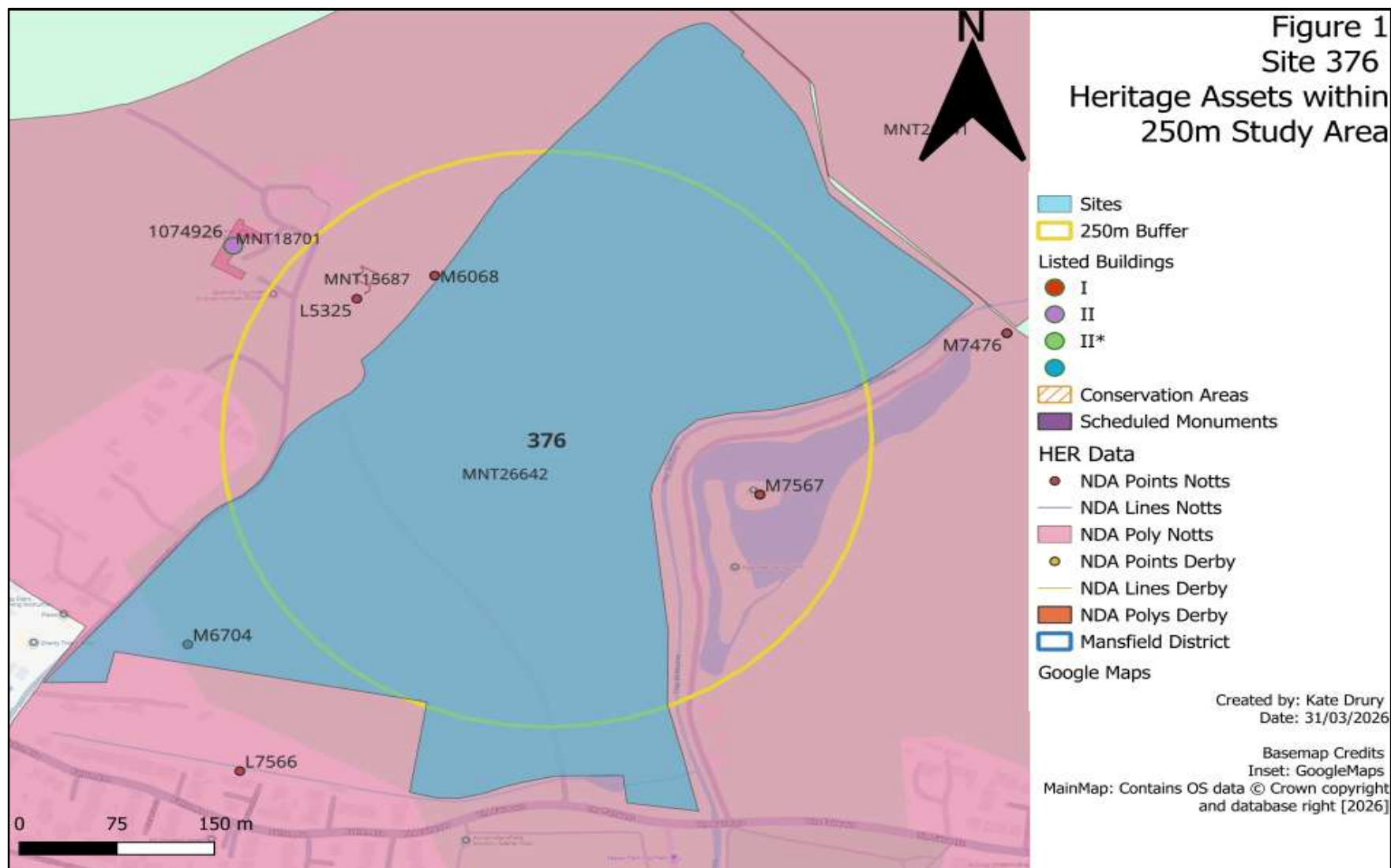
View of the Site internally



View of the Site internally



View from the south of the Site



SITE 377 – 74-76 High Street

1. Site Description and Context

The Site comprises land at 74–76 High Street within Mansfield Woodhouse, forming part of a non-designated heritage asset (NDA) group (52, 74, 76 and 78 High Street). The Site occupies a linear plot extending back from High Street, with proposals indicating redevelopment extending further to the rear.

The Site is located within the Mansfield Woodhouse Conservation Area, which encompasses the medieval core of the settlement and is characterised by its linear form along High Street and Station Street, with long, narrow plots extending to the rear.

High Street forms the principal commercial spine of the settlement, defined by tightly arranged buildings fronting directly onto the pavement, creating a strong sense of enclosure. The townscape is characterised by a mix of historic stone buildings, later infill development, and a network of yards, courts, and rear plots that reflect the area's medieval origins.

The application Site sits within this established grain and contributes to the continuity of frontage along High Street, while its rear extent forms part of the historic plot structure that is a defining characteristic of the Conservation Area.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Mansfield Woodhouse Conservation Area (Site within)

Listed Buildings - (Grade II):

- 21 High Street (1251840), approximately 10m northwest (oppoSite)
- 51, 53 and 55 High Street (1261364), approximately 17m northwest (oppoSite)

- 59 High Street (1251843), approximately 45m northeast

Non-Designated Heritage Assets (NDAs)

- 52, 74, 76 and 78 High Street (MNT21392) – the Site
- Trinity Methodist Church (MNT28651), approximately 9m west
- 41 High Street (MNT28647), approximately 11m north (opposite)

These assets form part of a cohesive historic streetscape, where significance is derived not only from individual buildings but from their collective group value and relationship within the street.

3. Significance

The significance of the Site and surrounding heritage assets derives from architectural, historic, and townscape interest.

Architecturally, buildings along High Street display a range of historic forms and materials, with a strong prevalence of local magnesian limestone construction, traditional roof forms, and vertically proportioned openings. This consistency of materials contributes to a unified vernacular character across the Conservation Area.

Historically, the Site forms part of the medieval settlement pattern of Mansfield Woodhouse, where development extended linearly along High Street with long, narrow plots running back at right angles. This plot pattern remains a key defining feature of the Conservation Area and contributes to its evidential and historic value.

Townscape significance is particularly strong. High Street is characterised by:

- Continuous built frontage
- Strong enclosure at street level
- Buildings positioned at the back edge of the pavement
- A network of yards, courts, and rear plots

The NDA group at the Site contributes to this character through its position within the frontage and its relationship to the wider plot structure, even if individual buildings may have been altered.

Nearby listed buildings derive significance from their architectural quality and contribution to the historic commercial core, whilst nearby NDAs contribute to the layered and evolving character of the street.

4. Contribution of Setting

The setting of heritage assets is experienced primarily through the High Street corridor and the immediate townscape context.

At an intimate level, the Site sits within a tightly enclosed streetscape where buildings are experienced in close proximity. The setting of nearby listed buildings is shaped by the continuity of frontage, consistency of scale, and visual cohesion of materials and detailing.

At a contextual level, the Site contributes to the wider Conservation Area through its role in maintaining the historic linear form and plot structure. The rear of the Site, in particular,

forms part of the network of backlands and yards which are a distinctive feature of Mansfield Woodhouse.

Glimpsed views into rear plots, under archways, and between buildings are noted as a key characteristic of the Conservation Area, contributing to its sense of depth and historic layering.

The setting of nearby NDAs and listed buildings is therefore dependent not only on direct views, but on the maintenance of this wider townscape structure and spatial hierarchy.

5. Sensitivity to Change

The Site is considered to have **moderate to high sensitivity to change**, primarily due to its location within the Mansfield Woodhouse Conservation Area and its position within a continuous High Street frontage.

The sensitivity of the Site is not solely derived from the individual merit of the existing buildings, but from their contribution to the wider townscape. The Conservation Area is defined by a strong linear form, with buildings arranged tightly along the street edge and long, narrow plots extending to the rear. This spatial arrangement is a key component of its historic character and remains legible today.

The Site contributes to this established grain, both through its frontage and its relationship with adjacent properties. As such, any change that disrupts the continuity of the street, alters the established building line, or erodes the historic plot pattern would be particularly sensitive.

The presence of nearby listed buildings and other non-designated heritage assets further increases sensitivity, as their setting is closely tied to the consistency of scale, form, and enclosure along High Street. Development that introduces discordant height, massing, or architectural treatment has the potential to detract from this cohesive character.

The rear of the Site is also sensitive, as it forms part of the network of backland spaces and plots which contribute to the layered and historic character of the Conservation Area. Overdevelopment or inappropriate infill in this area could reduce the legibility of this historic structure.

6. Likely Nature of Impact

Redevelopment of the Site has the potential to result in both adverse and beneficial impacts on heritage significance.

The principal risk arises from the loss of the existing non-designated heritage asset group and its contribution to the High Street frontage. Even where individual buildings are of limited architectural merit, their collective presence contributes to the continuity and rhythm of the street. Their removal therefore has the potential to result in harm to the character and appearance of the Conservation Area.

There is also potential for harm where redevelopment alters the established scale, proportions, or alignment of buildings along High Street. Development that appears overly dominant, recessed, or fragmented could disrupt the sense of enclosure and continuity that defines the street.

At the rear of the Site, there is a risk that redevelopment could erode the historic plot structure through excessive infill or consolidation of space. This could diminish the characteristic depth and hierarchy between frontage and backland areas, which is an important aspect of the area's historic development.

Impacts on nearby listed buildings and other heritage assets are most likely to arise through changes to their immediate townscape context. While direct intervisibility may be limited, their setting is influenced by the overall coherence and quality of the surrounding built environment.

Notwithstanding this, the Site also presents a clear opportunity for enhancement. Where existing buildings are of poor quality or have been significantly altered, redevelopment offers the potential to better reflect the historic character of the area and reinforce its defining features.

7. Mitigation and Design Principles

Any redevelopment of the Site should be informed by a clear understanding of the Conservation Area's defining characteristics and should seek to preserve and enhance these wherever possible.

The design approach should respond to the established linear form of High Street, maintaining a consistent building line and reinforcing the sense of enclosure at street level. The scale and massing of development should be carefully controlled to ensure it sits comfortably within its context, reflecting the proportions of surrounding buildings without appearing overly dominant.

Particular attention should be given to the treatment of the frontage, ensuring that the rhythm, articulation, and vertical emphasis of traditional buildings are respected. Materials should be selected to complement the prevailing palette of the area, with a preference for high-quality finishes that reflect the local vernacular.

To the rear, development should respect the historic plot structure by maintaining a clear distinction between the primary frontage and secondary backland areas. The depth and grain of plots should remain legible, and overdevelopment should be avoided to preserve the spatial hierarchy that characterises the Conservation Area.

Overall, the objective should be to deliver a scheme that integrates seamlessly with its surroundings, reinforces the historic character of the area, and where possible, enhances the quality of the existing townscape.

8. Conclusion

Site 377 is located within the Mansfield Woodhouse Conservation Area and forms part of a non-designated heritage asset group contributing to the character of High Street.

Redevelopment presents a clear risk of harm, particularly in relation to the loss of existing buildings, disruption to the historic plot pattern, and impacts on the wider townscape. However, the Site also offers a strong opportunity for enhancement.

Subject to a sensitive and well-informed design approach, the potential harm is considered to be less than substantial and could be outweighed by the benefits of high-quality redevelopment that reinforces the defining characteristics of the Conservation Area.



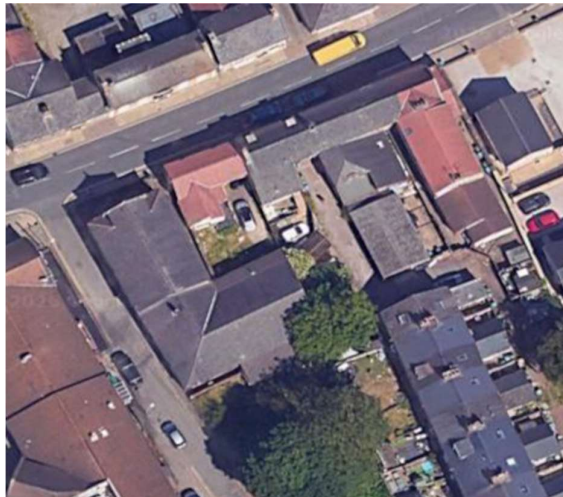
View of the Site



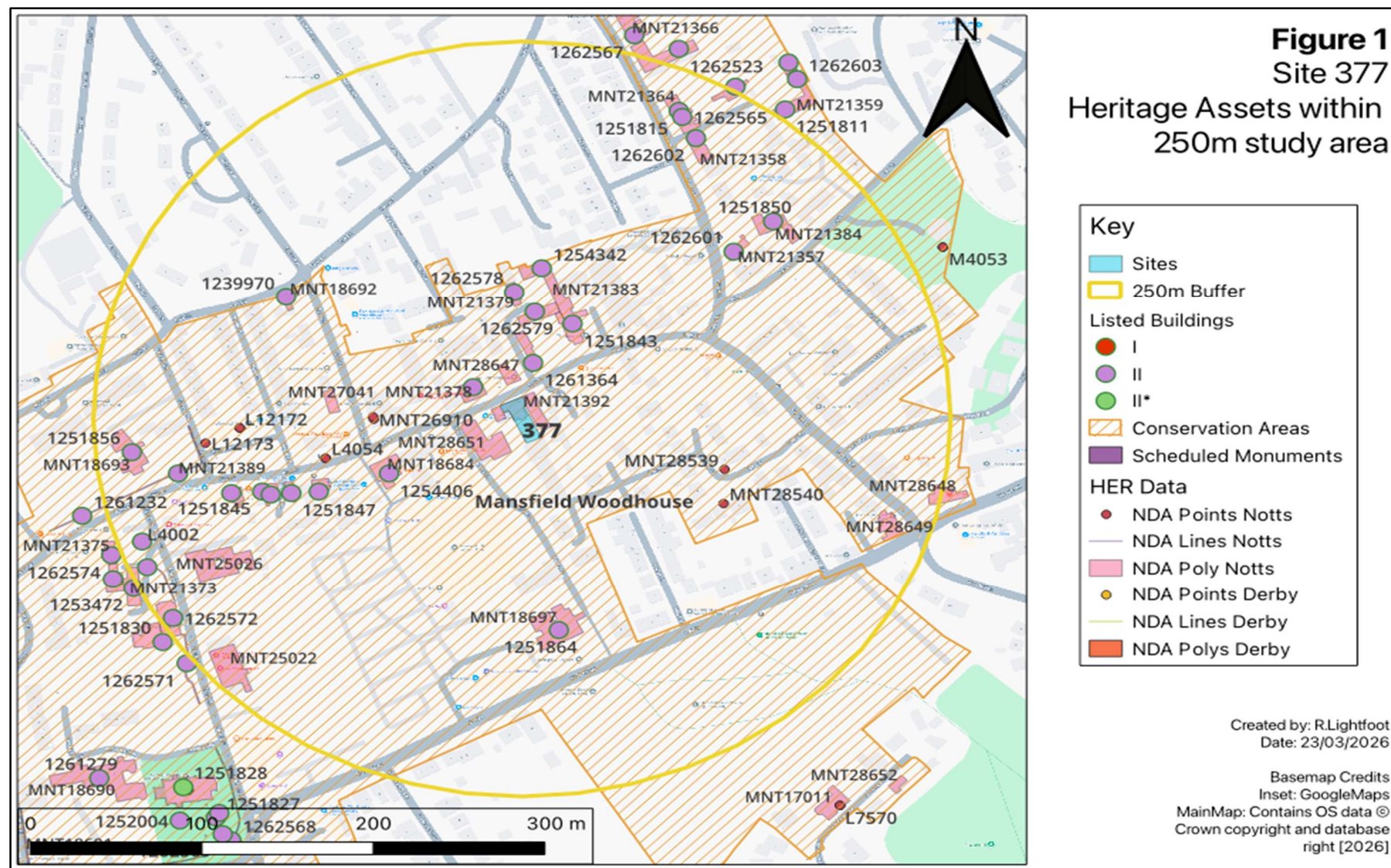
View of church and the Site



View of the Site from high st, facing west © Google



Aerial view of the Site © Google



SITE 378 – Land at 669 Chesterfield Road North

1. Site Description and Context

The Site comprises land on the eastern edge of Mansfield town centre, adjacent to Chesterfield Road North. It is bordered by residential development to the west and open land to the east.

The Site sits within a transitional zone between the historic urban core and more open countryside.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site has the potential to affect the following assets:

Conservation Area – Immediate Vicinity

- Pleasley Village Conservation Area

Listed buildings and designated assets – Immediate Vicinity (Grade II)

- Dam and sluices 5 metres south-west of Pleasley Bridge (NHLE:1207162)
- Pleasley Bridge (NHLE: 1213976)
- Pleasley Hill House (NHLE: 1214469)
- Number 35 and Attached Boundary Wall (NHLE: 1288586)

Non-designated Assets– Immediate Vicinity

- St Barnabas, Pleasley Hill – Buildings (MNT25021)
- Meden Hosiery Mill – Buildings (MNT22849)
- 11 & 13 Crow Hill – Demolished – Buildings (MNT22825)
- 27, 29, 31 & 33 – Demolished – Buildings (MNT24605)
- Pleasley Corn Mill (Site of) and Mill Pond – Monument (MDR10015)
- Banks at Mansfield – Event (MNT10039 – L10139)

These assets form part of the wider historic context of the Site.

3. Significance

The Conservation Area and listed buildings reflect the historic development of Mansfield, with architectural and historic value derived from their contribution to the town's evolution. The NDAs, including locally listed buildings, add further depth to this historic environment.

Collectively, these assets represent a well-preserved historic townscape.

4. Contribution of Setting

The Site makes a limited contribution to the setting of nearby heritage assets. While it lies in proximity to the Conservation Area, it is separated by existing development and road infrastructure.

The urban form and intervening built environment restrict intervisibility and limit the Site's role in the appreciation of heritage significance.

5. Sensitivity to Change

Sensitivity is low. The Site is already developed and does not form a key component of the setting of surrounding heritage assets.

The presence of open land to the east does not materially increase sensitivity, as heritage assets are primarily experienced within the urban core.

6. Likely Nature of Impact

Redevelopment of the Site is unlikely to result in harm to the significance or setting of heritage assets, provided that design responds appropriately to the surrounding urban context.

Any archaeological potential is likely to be limited due to prior disturbance. In line with the NPPF, this represents a **low level heritage constraint**.

7. Mitigation and Design Principles

Development should be of an appropriate scale and form, reflecting the surrounding townscape. A proportionate archaeological approach may be required, although the likelihood of significant remains is low.

8. Conclusion

Site 378 is located close to designated heritage assets but has a limited functional or visual relationship with them due to its developed and enclosed character.

Overall, the Site presents a **low level heritage constraint**, and development is unlikely to result in harm to heritage significance.



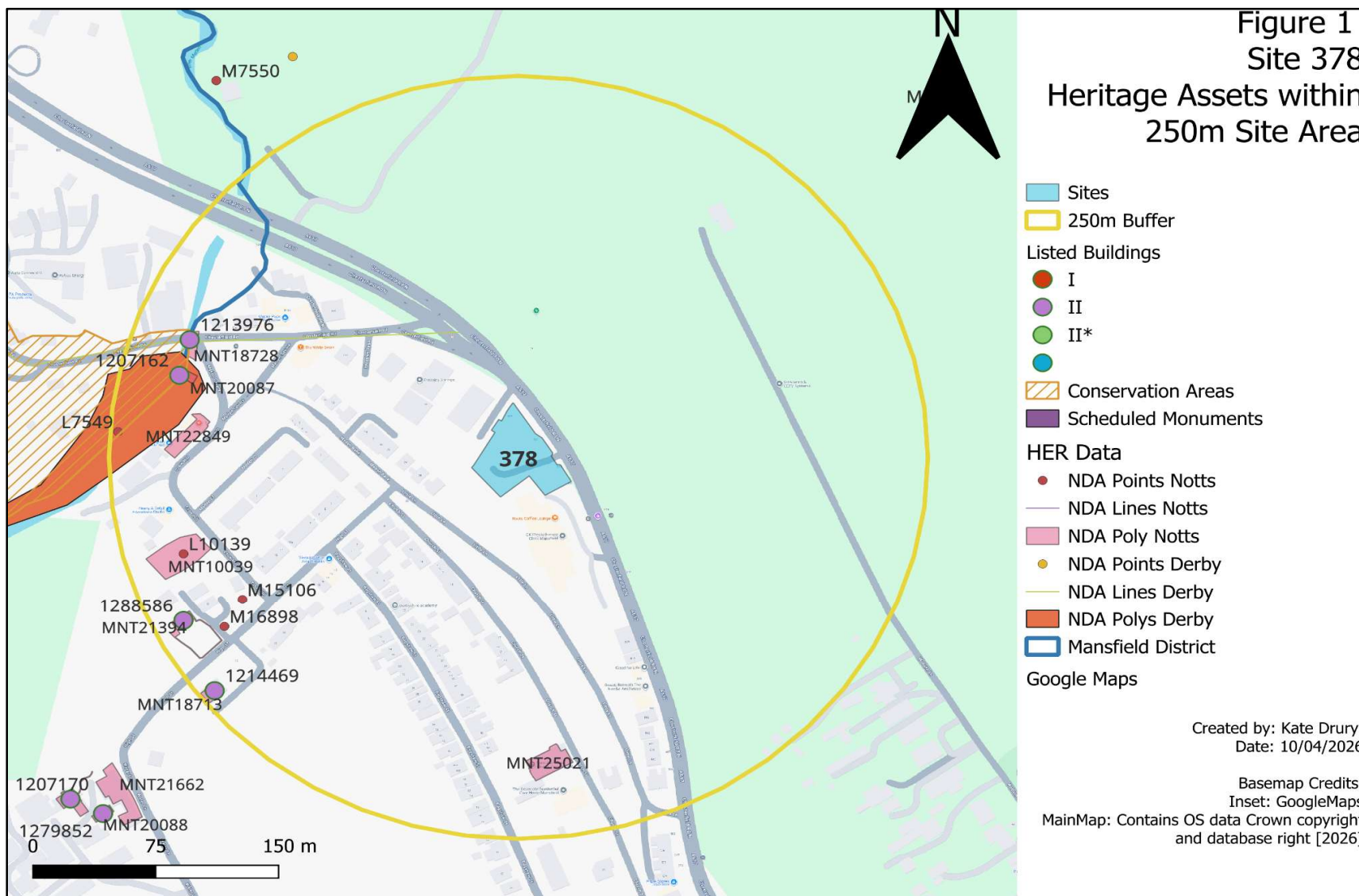
View of the Site



View of the Site



View of the Site



SITE 384 – Civic Centre

1. Site Description and Context

The Site comprises the Mansfield Civic Centre, including associated buildings, parking and landscaped areas. It lies to the west of Chesterfield Road South within a predominantly urban setting.

The surrounding area includes residential development, commercial uses and areas of open space, including playing fields.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site has the potential to affect the following assets:

Listed buildings and designated assets – Immediate Vicinity (Grade II)

- 82 Chesterfield Road South (NHLE:1207163)

Non-designated Assets – Within Site Boundary

- Mansfield Civic Centre War Memorial – Event (MNT26416 – L4036)

Non-designated Assets– Immediate Vicinity

- Bolsover District Council Offices – Buildings (MNT22847)
- Friends Meeting House – Building (MNT25011)
- Limestone Quarries – Monument (MNT15061)
- Map depiction of Limestone Quarries – Event (MNT4026 – L4068)
- Medieval Finger Ring from Mansfield – Event (MNT3994 – L4036)

These assets form part of the wider historic context of the Site.

3. Significance

The listed building derives its significance from its architectural and historic interest. The Civic Centre War Memorial (MNT26416) holds local historic and communal value.

The wider NDAs, including quarry remains and findspots, provide evidence of the area's industrial and earlier historic activity, contributing to the broader historic environment.

4. Contribution of Setting

The Site makes a limited contribution to the setting of the listed building, which is experienced within its immediate street context along Chesterfield Road South.

The Civic Centre War Memorial is located within the Site and derives its setting primarily from its immediate surroundings. The other NDAs have little or no visual presence and do not rely on the Site for their setting.

5. Sensitivity to Change

Sensitivity is low overall. The Site is already developed and does not play a key role in the appreciation of nearby heritage assets.

The war memorial introduces some localised sensitivity within the Site, but this is limited to its immediate setting.

6. Likely Nature of Impact

Development has the potential to affect the immediate setting of the Civic Centre War Memorial and should respond appropriately to its presence. There is unlikely to be any meaningful impact on the setting of the listed building or other NDAs.

Given the level of previous disturbance, archaeological potential is likely to be limited. In accordance with the NPPF, this represents a **low level heritage constraint**.

7. Mitigation and Design Principles

Development should respect the presence and setting of the Civic Centre War Memorial, retaining its prominence and ensuring appropriate treatment of surrounding space. A proportionate archaeological approach may be required if groundworks extend beyond previously disturbed areas.

8. Conclusion

Site 384 has limited relationship to surrounding heritage assets. While the presence of a war memorial within the Site introduces some localised sensitivity, this can be appropriately managed through design.

Overall, the Site presents a **low level heritage constraint**, and development is unlikely to result in harm to heritage significance.



Site and surroundings



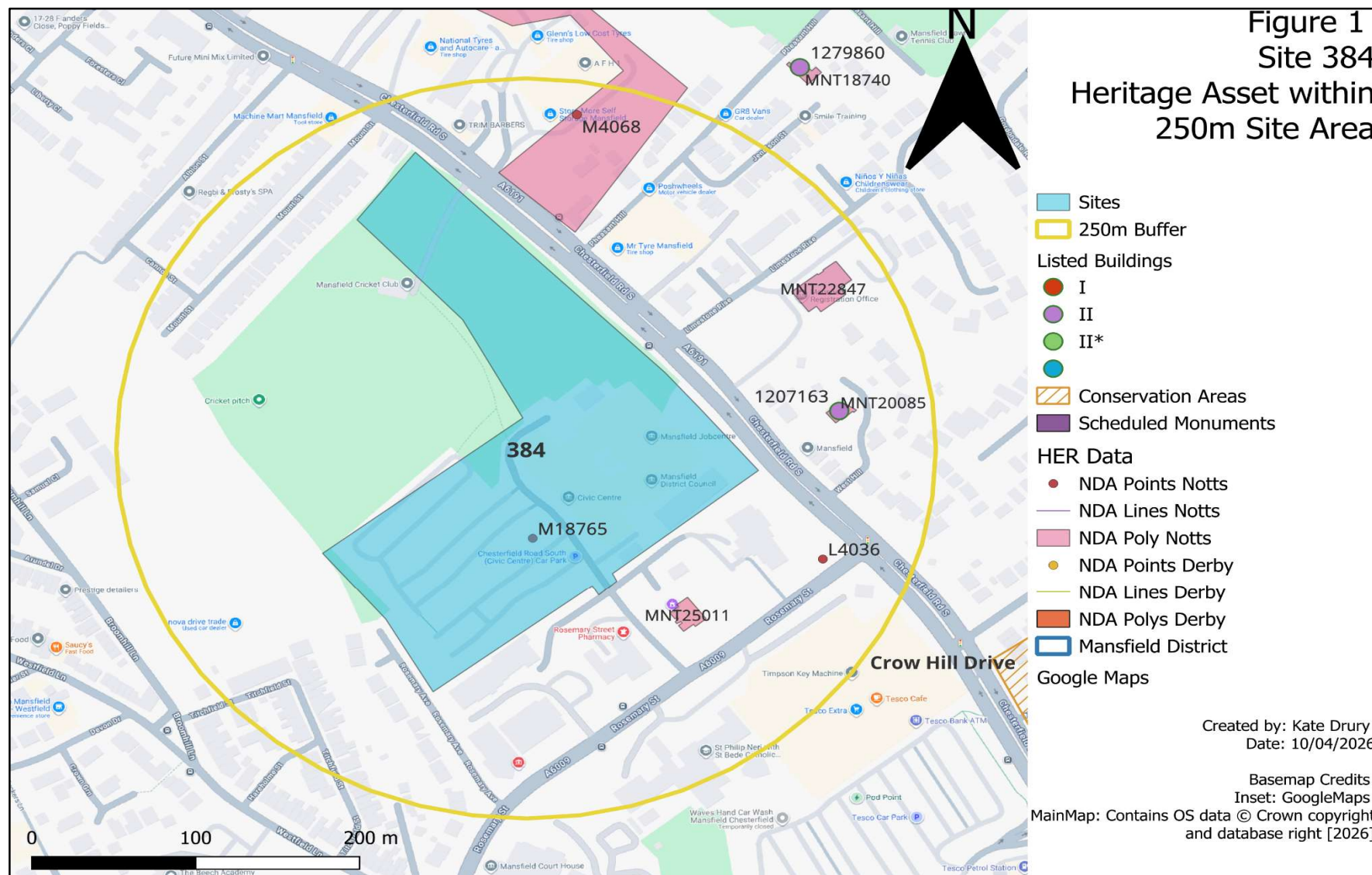
Site and surroundings



The existing civic centre



Existing car park with war memorial



SITE 385 – East of Beck Lane and North of Skegby Lane

1. Site Description and Context

The Site comprises a large parcel of undeveloped agricultural land located to the east of Beck Lane and north of Skegby Lane. It sits on the edge of the built-up area, with residential development to the east and open countryside extending to the west and north.

The Site appears largely undeveloped and is currently in agricultural use, with field boundaries and open land characterising the landscape.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

Due to the size of the Site has the potential to affect the following assets:

Non-designated Assets – Within Site Boundary

- Enclosure and linear features – Event (MNT4046 – L4088)
- Possible mining remains – Event (MNT6994 – L7062)

Non-designated Assets – Immediate Vicinity

- Ashland Farm, Beck Lane – Building (MNT25015)

Non-designated Assets – Wider Vicinity

- Finds from test pitting exercise at Penniment Farm – Event (MNT27918)
- Fishpond – Monument (MNT16977)
- Pond and earthworks – Event (MNT7486 – L7555)
- Possible mining remains – Event (MNT7217 – L7285)

These assets form part of the wider historic context of the Site.

3. Significance

The recorded enclosure and linear features (MNT4046) and possible mining remains (MNT6994) indicate archaeological activity within the Site, likely relating to historic land

use and extractive industries. These remains contribute to the understanding of the area's rural and industrial past, although their significance is likely to be local in nature.

Ashland Farm (MNT25015) has some local historic interest as a surviving rural building within what is now a more transitional landscape.

The wider NDAs, including fishponds, earthworks and findspots, add to the general archaeological potential of the surrounding area.

4. Contribution of Setting

The Site does not make a meaningful contribution to the setting of Ashland Farm, which is experienced in its immediate context along Beck Lane.

The archaeological NDAs within the Site and wider area do not have an appreciable setting in the visual sense, with their significance primarily deriving from below-ground remains rather than intervisibility or landscape context.

5. Sensitivity to Change

The Site has some sensitivity in relation to its archaeological potential, particularly given the presence of recorded features within the Site boundary.

However, there is limited sensitivity in terms of setting, as there are no designated assets and no strong visual or functional relationships between the Site and nearby NDAs.

Overall, sensitivity is considered to be low, primarily relating to potential below-ground remains.

6. Likely Nature of Impact

Development has the potential to result in the disturbance or loss of archaeological remains within the Site, particularly in relation to the recorded enclosure features and possible mining activity.

There is unlikely to be any meaningful impact on the setting of Ashland Farm or other NDAs.

In line with the NPPF, this represents a **low level heritage constraint**, subject to appropriate archaeological investigation and mitigation.

7. Mitigation and Design Principles

A proportionate programme of archaeological assessment will be required, likely including geophysical survey and/or trial trenching to establish the extent and significance of any remains.

Where necessary, mitigation may include preservation in situ or by record.

There are no specific design constraints relating to built heritage or setting.

8. Conclusion

Site 385 is a largely undeveloped greenfield Site with some identified archaeological interest. While there is potential for below-ground remains, there are no designated heritage assets and limited setting relationships.

Subject to appropriate archaeological investigation and mitigation, the Site presents a **low level heritage constraint**, and development would be acceptable in heritage terms.



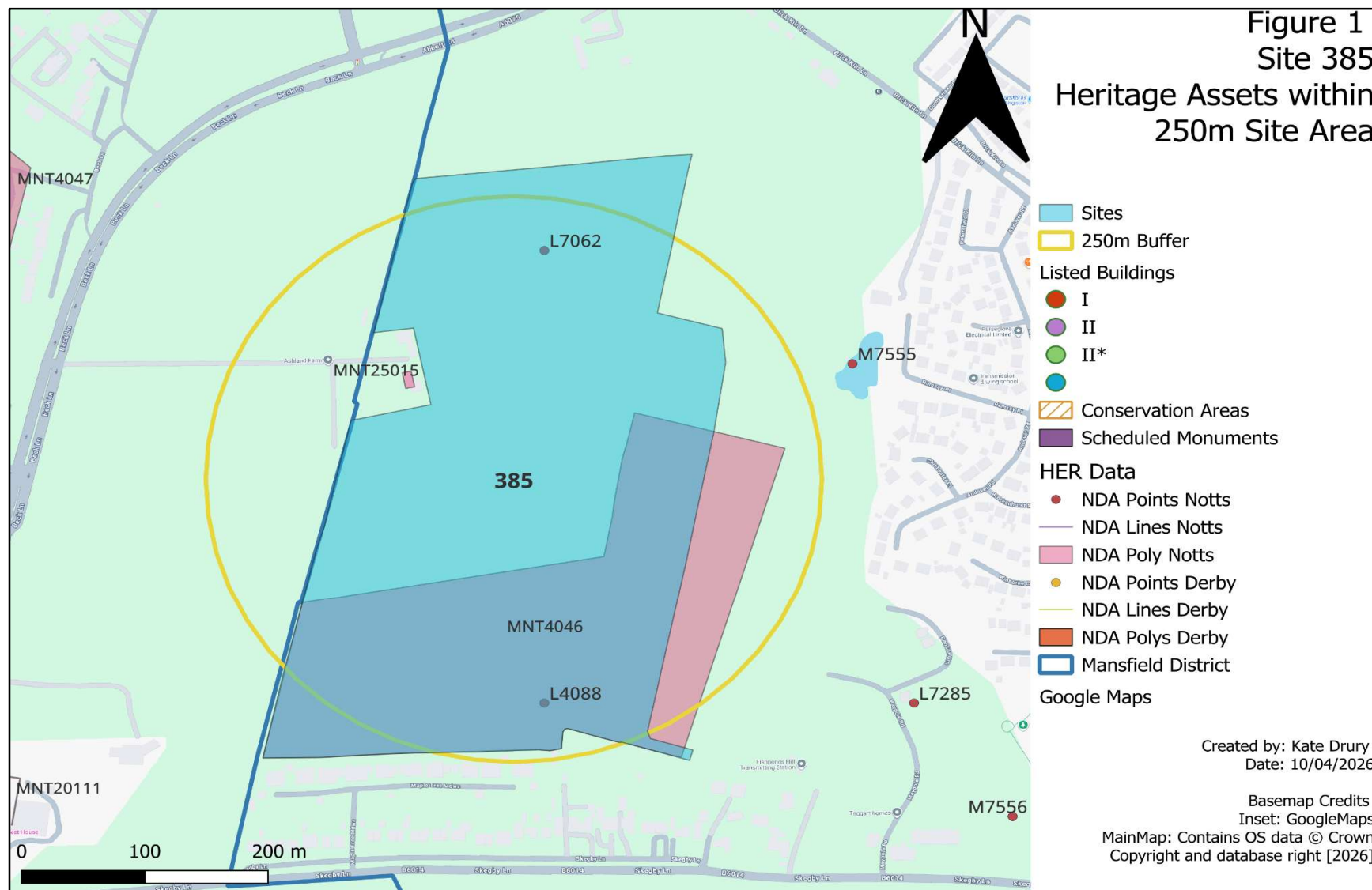
View to the Site



View to the Site



View to the Site



SITE 386 – Land at Woburn Lane, Pleasley

1. Site Description and Context

The Site comprises a small parcel of land located to the north of Chesterfield Road North, adjacent to Farmilo Primary School and Nursery. The surrounding area is predominantly residential, with educational and community uses nearby, and open land extending further north.

The Site itself appears to be undeveloped grassed land associated with the school setting, forming part of a transitional edge between built development and more open land.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The size of the Site has the potential to affect the following assets:

Non-designated Assets – Immediate Vicinity

- Pleasley Hill Colliery Housing – Building (MNT25509)
- Field system and enclosure predating current system – Event (MNT27224)
- Ridge and furrow – Event (MNT27227)
- Arrowhead from Pleasley Hill School – Event (MNT5284 – L5343)

These assets form part of the wider historic context of the Site.

3. Significance

The identified NDAs are primarily archaeological in nature and reflect evidence of earlier land use in the area, including prehistoric activity (arrowhead findspot), agricultural practices (ridge and furrow), and historic field systems.

Pleasley Hill Colliery Housing (MNT25509) has some local historic interest, illustrating the area's industrial and residential development linked to mining activity.

Overall, these assets contribute to a general understanding of the historic landscape, but are considered to be of local significance.

4. Contribution of Setting

The Site does not form a key part of the setting of the identified NDAs. The arrowhead findspot and other archaeological features do not rely on setting for their significance, being primarily evidential.

Similarly, there is limited intervisibility or functional relationship between the Site and Pleasley Hill Colliery Housing, with modern development and the school Site intervening.

5. Sensitivity to Change

The Site has low sensitivity in terms of built heritage and setting, as there are no designated assets and limited relationships with nearby NDAs.

There is some limited sensitivity associated with potential below-ground archaeological remains, particularly given the evidence for historic field systems and earlier activity in the wider area.

Overall sensitivity is considered to be low.

6. Likely Nature of Impact

Development has the potential to result in the disturbance or loss of archaeological remains within the Site, particularly in relation to the recorded enclosure features and possible mining activity.

There is unlikely to be any meaningful impact on the setting of Ashland Farm or other NDAs.

In line with the NPPF, this represents a **low level heritage constraint**, subject to appropriate archaeological investigation and mitigation.

7. Mitigation and Design Principles

A proportionate programme of archaeological assessment may be required, depending on the scale of development, potentially including desk-based assessment and, if necessary, targeted field evaluation.

No specific mitigation is required in relation to setting or built heritage.

8. Conclusion

Site 386 is a small, undeveloped parcel of land within a predominantly residential area, with limited heritage constraints.

While there is some archaeological interest in the wider area, there are no designated assets and no significant setting relationships.

Subject to appropriate and proportionate archaeological investigation, the Site presents a **low level heritage constraint**, and development would be acceptable in heritage terms.



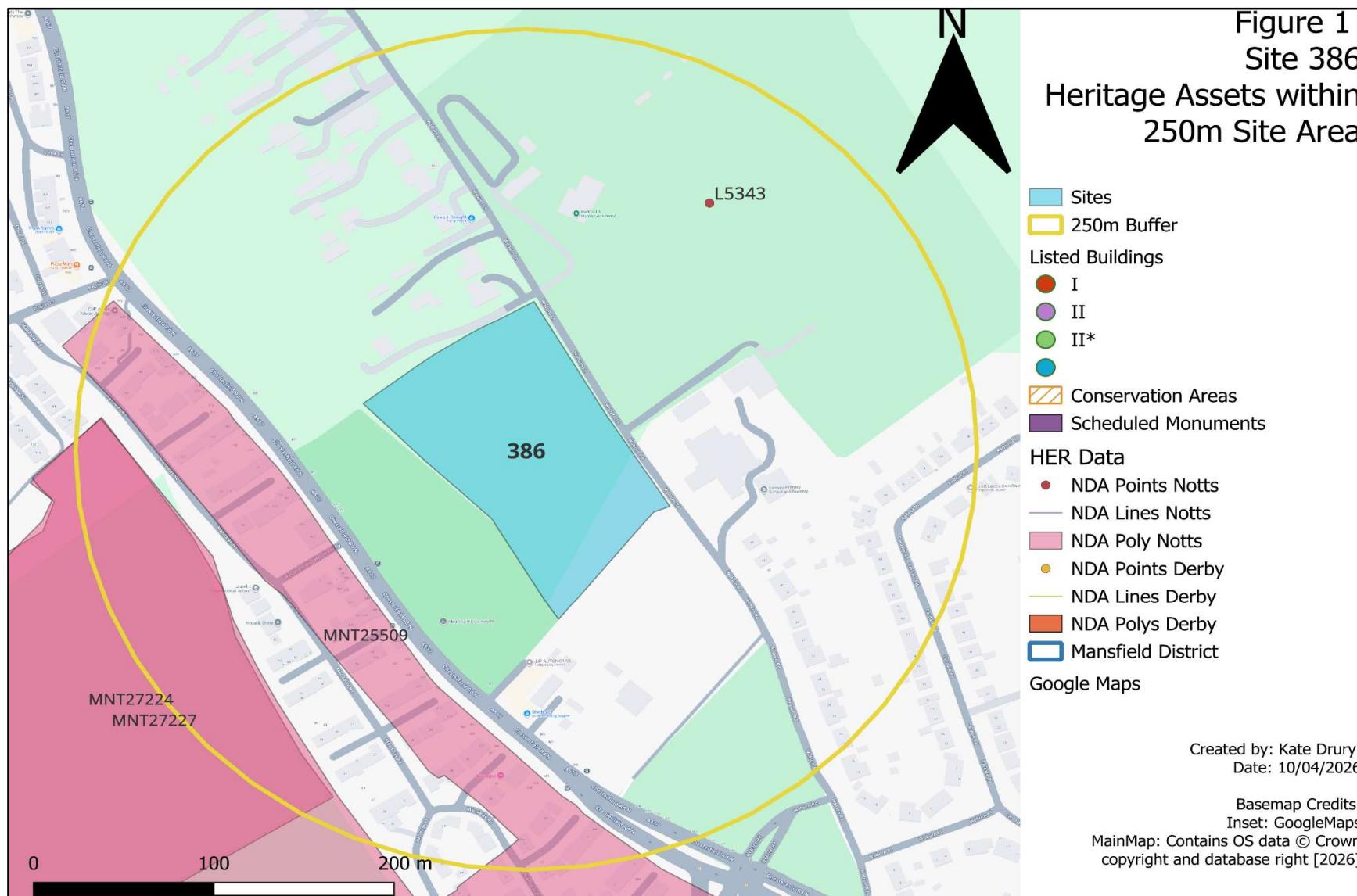
View of the Site



Existing boundary



View of the Site



SITE 387 – Land North of Vale Road, Former Community Centre

1. Site Description and Context

The Site comprises a parcel of land located within a predominantly residential area to the north-west of Mansfield town centre, centred around Vale Road and surrounding streets. It is currently occupied by a mix of open space and community use, enclosed by established suburban housing.

The surrounding area is characterised by mid to late twentieth century residential development, forming a consistent urban grain. The Site lies within a heavily developed suburban context, with limited visible evidence of earlier landscape or industrial activity.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Non-Designated Assets (Immediate)

- M7568 – Quarry with lime kiln
- L7569 – Limestone quarry with lime kilns

These assets form part of the wider historic context of the Site.

3. Significance

The significance of the identified heritage assets derives from their historic and evidential value as former quarrying and lime production Sites, reflecting the industrial use of local limestone resources.

However, this significance is limited. There is no clear evidence that these features survive above ground, and their presence is primarily understood through historic records rather than physical remains. As such, their value is largely archaeological and does not contribute meaningfully to the present-day character of the Site.

4. Contribution of Setting

The Site makes little to no contribution to the setting of the identified heritage assets. The former quarrying and lime kiln activity is no longer legible within the landscape, and there are no visible features that define a relationship between the Site and these historic uses.

The surrounding residential development has substantially altered the historic landscape, removing any meaningful spatial or visual connection to the former industrial activity. There is no intervisibility or identifiable setting relationship, and the Site is experienced entirely within a modern suburban context.

5. Sensitivity to Change

Sensitivity to change is low. The Site is located within a fully developed residential area and does not retain features that contribute to the understanding of the historic assets.

Any sensitivity that does exist relates to potential below-ground remains, rather than standing fabric or landscape character. As a result, the Site has a high capacity to accommodate change.

6. Likely Nature of Impact

Development at the Site has limited potential to affect the significance of heritage assets. The principal consideration is the possibility of disturbing below ground archaeological remains associated with former quarrying and lime production.

However, given the apparent absence of extant features and the degree of previous ground disturbance, the Site is considered to be subject to a **low level of heritage constraint**. Impacts are likely to be minimal and localised.

7. Mitigation and Design Principles

Development can proceed with limited heritage constraint, but consideration should be given to the potential for below-ground remains. Proportionate archaeological investigation may be appropriate where significant ground disturbance is proposed.

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

8. Conclusion

Site 387 is located within a heavily developed suburban area, where the historic quarrying activity identified as non-designated heritage assets is no longer evident within the landscape.

Overall, the Site presents a **low level heritage constraint**, and development is likely to be acceptable in principle, with only limited consideration required in relation to potential archaeological remains.



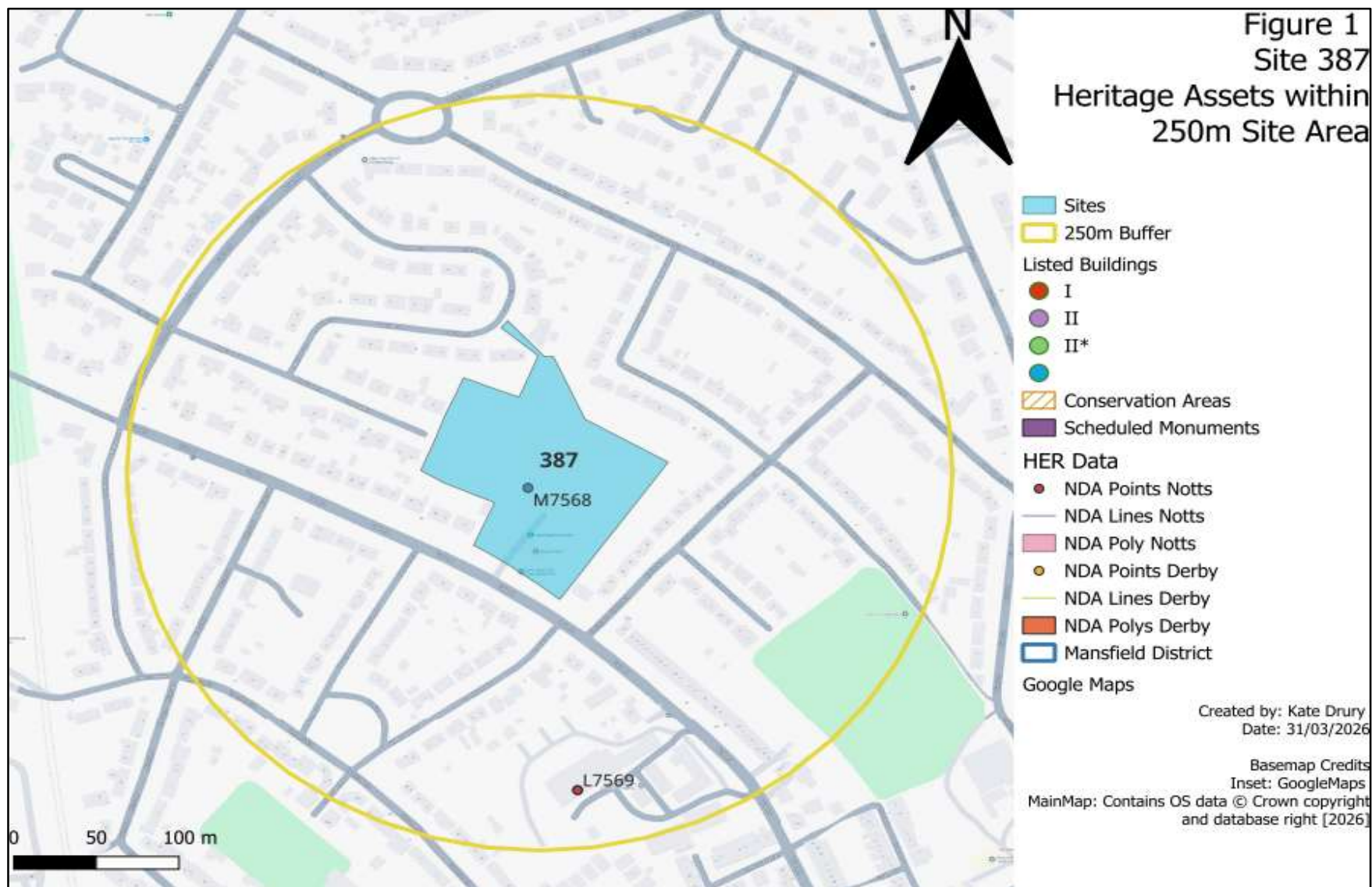
View from the south of the Site



View from the south of the Site



View from the south of the Site



SITE 393 – Garage/Filling Station, Church Street

1. Site Description and Context

The Site is located to the east of Church Street within Church Warsop, positioned within an established residential area with nearby community uses including Meden School. The surrounding townscape is mixed, with modern housing interspersed with older buildings along Church Street.

The Site is currently occupied by a garage/filling station, comprising hardstanding, forecourt areas and associated structures. As such, it represents previously developed land within the urban area.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The size of the Site has the potential to affect the following assets:

Conservation Area – Immediate Vicinity

- Market Warsop Conservation Area
- Church Warsop Conservation Area

Listed Buildings – Immediate Vicinity (Grade II)

- Number 16 and Adjoining Malthouse (NHLE: 1251902)
- 18 Church Street (NHLE: 1261108)

There are multiple NDAs within the 250m buffer, the majority of which are within the Market Warsop Conservation Area, including buildings (both extant and demolished), findspots and historic activity associated with development of Market and Church Warsop. These are considered in the assessment below.

These assets form part of the wider historic context of the Site.

3. Significance

The nearby listed buildings on Church Street derive their significance from their architectural and historic interest, representing survivals of earlier settlement and local industry.

The Conservation Areas reflect the historic core of Warsop and Church Warsop, with significance derived from the character of the street pattern, historic buildings, and the relationship with the River Meden.

The NDAs within the wider area contribute to the understanding of the historic development of the settlement, including evidence of earlier activity and phased growth.

4. Contribution of Setting

The Site makes a limited contribution to the setting of the identified listed buildings, which are primarily experienced within the immediate streetscape of Church Street.

While the Site falls within the wider setting of the Conservation Areas, it does not form a key component of their significance.

There are multiple NDAs within the Conservation Areas and the 250m buffer that contribute to the overall historic environment, including a range of locally listed buildings and archaeological records, although the Site itself does not play a direct role in their setting.

5. Sensitivity to Change

The Site has low sensitivity due to its location within the wider setting of designated heritage assets.

However, the existing developed nature of the Site as a garage/filling station reduces its sensitivity to change, as redevelopment presents an opportunity to enhance the character and appearance of the Site in a way that better reflects the surrounding townscape.

Sensitivity is therefore primarily related to design rather than the principle of development.

6. Likely Nature of Impact

Redevelopment of the Site is unlikely to result in significant harm to the setting of nearby listed buildings or the Conservation Areas, particularly where proposals represent an improvement over the existing garage use.

There is potential for minor changes to the character of the area, although these can be managed through good design.

7. Mitigation and Design Principles

Development should respond positively to the surrounding townscape, ensuring appropriate scale, massing and materials that reflect the character of Church Street.

Redevelopment should seek to enhance the Site's contribution to the area, replacing the existing utilitarian garage structures with a more sympathetic form of development.

A proportionate archaeological approach may be required, depending on the nature of proposals.

8. Conclusion

Site 393 comprises a previously developed garage/filling station within an established urban area, in proximity to listed buildings and Conservation Areas.

While there are heritage assets in the vicinity, the Site makes only a limited contribution to their setting, and its current use detracts from local character.

Redevelopment therefore presents an opportunity for enhancement, and overall the Site presents a **low level heritage constraint**, subject to appropriate design and mitigation.



Existing Site



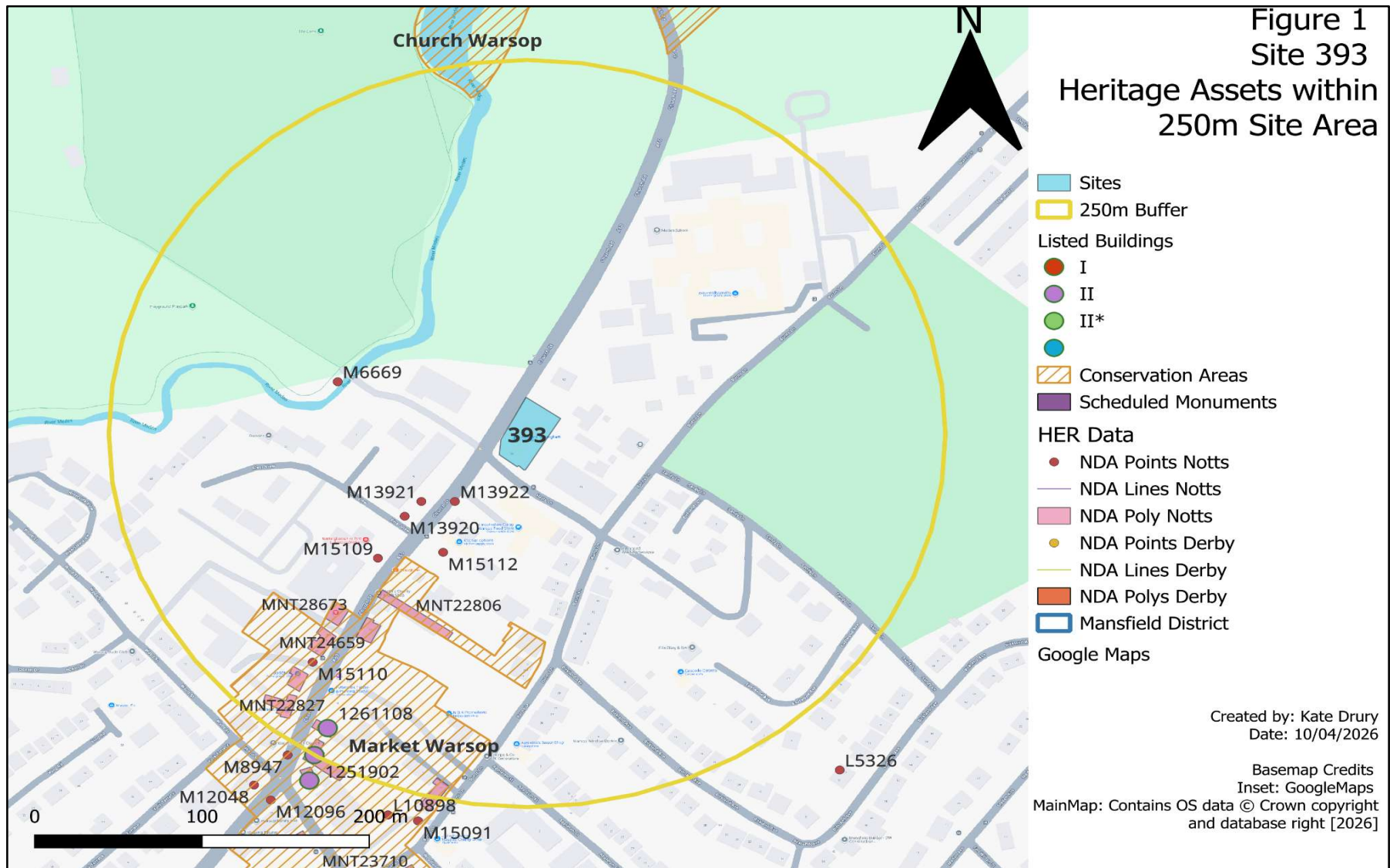
Existing Site



Existing Site



Existing Site



SITE 394 – Land off Vale Road

1. Site Description and Context

The Site is located off Vale Road within a predominantly residential area of Mansfield Woodhouse. It is surrounded by established housing, with local open space and community uses nearby and is currently in use as the Mansfield District Council facility.

The Site currently comprises several buildings within a compound. The wider townscape is suburban in character and small pockets of open space.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The size of the Site has the potential to affect the following assets:

Conservation Area – Immediate Vicinity

- Mansfield Woodhouse Conservation Area

Non-Designated Assets – Within Site

- Limestone Quarry with lime kilns – Monument (MNT17010)
- Map depiction of quarry with lime kilns – Event (MNT7500 – L7569)

Non-Designated Assets – Immediate Vicinity

- Quarry with lime kiln – Monument (MNT17009)
- Map depiction of quarry with lime kiln – Event (MNT7499 – L7568)

There are multiple NDAs within the 250m buffer, the majority of which are within the Market Warsop Conservation Area, including buildings (both extant and demolished), findspots and historic activity associated with development of Market and Church Warsop. These are considered in the assessment below.

These assets form part of the wider historic context of the Site.

3. Significance

The limestone quarry and associated lime kiln remains (MNT17010) represent evidence of historic industrial activity within the area, likely linked to local construction and agricultural practices. These features contribute to an understanding of the industrial heritage of Mansfield Woodhouse, although their significance is considered to be local.

The additional quarry-related NDAs within the surrounding area reinforce this historic pattern of extraction and processing activity.

The Mansfield Woodhouse Conservation Area derives its significance from the historic core of the settlement, including its street pattern, historic buildings and long-term development.

4. Contribution of Setting

The Site does not form a key part of the setting of the Mansfield Woodhouse Conservation Area. It is separated from the historic core by intervening residential development, and there is limited intervisibility or historic relationship between the Site and the Conservation Area.

The archaeological NDAs within and around the Site do not rely on setting for their significance, which is primarily evidential and below-ground in nature.

5. Sensitivity to Change

The Site has low sensitivity in terms of built heritage and setting.

However, there is some sensitivity associated with the presence of archaeological remains within the Site, particularly relating to the former quarry and lime kiln activity.

6. Likely Nature of Impact

Development of the Site has the potential to result in the disturbance or loss of archaeological remains associated with the former quarry and lime kiln activity.

There would be no meaningful impact on the setting of the Mansfield Woodhouse Conservation Area due to distance, intervening development and lack of visual or functional relationship.

7. Mitigation and Design Principles

A proportionate programme of archaeological investigation will be required, potentially including desk-based assessment and field evaluation to establish the extent and survival of quarry-related remains.

Where necessary, mitigation may include preservation by record.

There are no specific design constraints relating to setting or built heritage.

8. Conclusion

Site 394 is located within an established residential area and contains evidence of former quarrying and lime kiln activity.

While this gives rise to some archaeological interest, there are no designated assets within the Site and limited setting relationships with the nearby Conservation Area.

Subject to appropriate archaeological investigation and mitigation, the Site presents a **low level heritage constraint**, and development would be acceptable in heritage terms.



View of the Site



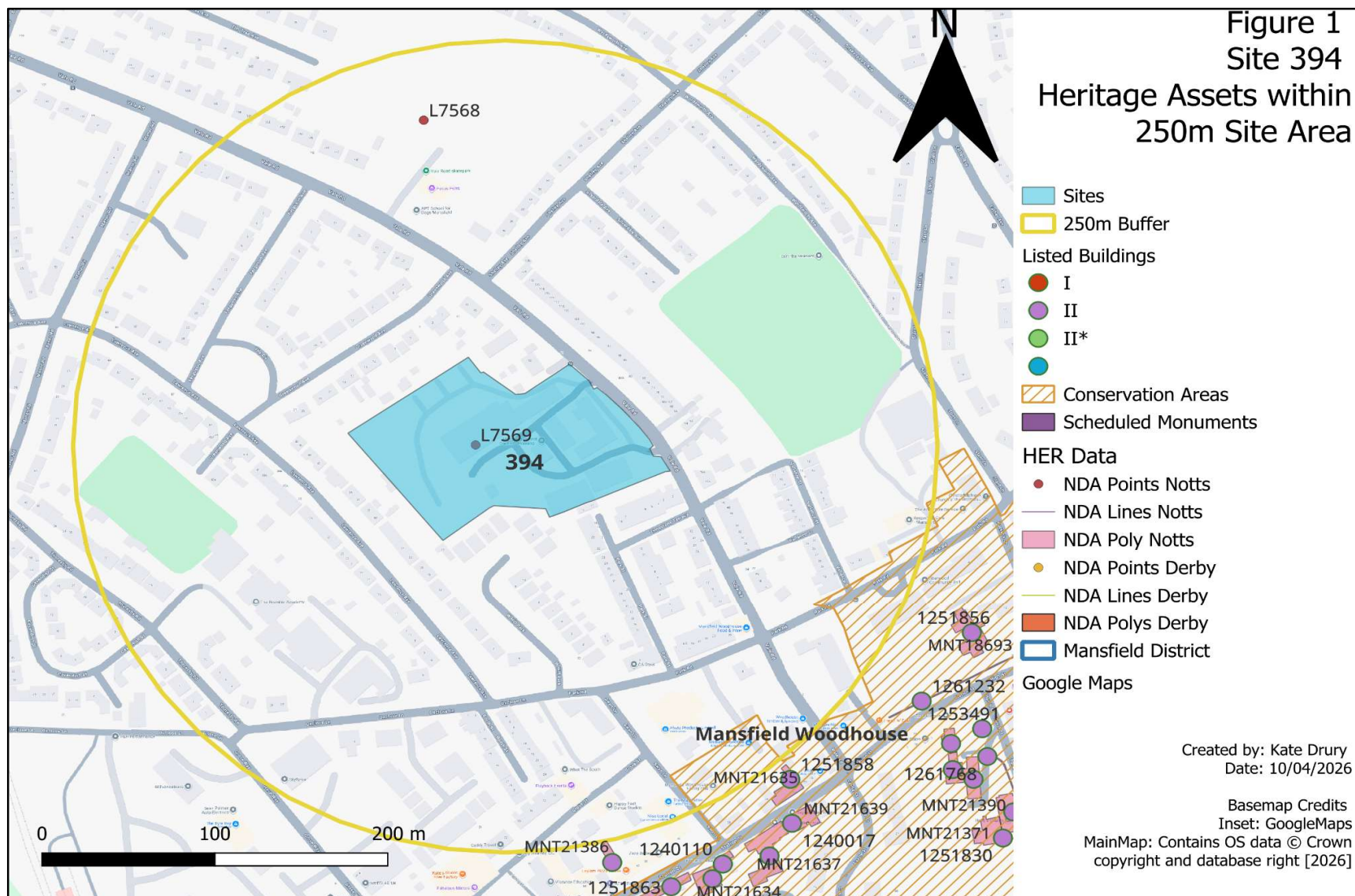
View of the Site



View of the Site



View of the Site



SITE 395 – Toothill Lane Car Park (south)

1. Site Description and Context

The Site comprises an existing surface-level car park located to the north of Church Street, occupying an elevated position within Mansfield town centre. The Site is open in character, with extensive hardstanding and minimal built form, and is defined by its visibility within the surrounding townscape.

Topographically, the Site sits on higher ground relative to Church Street and the surrounding Conservation Area. This elevated position allows for clear and expansive views across the town centre, including direct visual connections towards the Church of St Peter and St Paul and across the wider historic core.

The Site forms part of a transitional area between the more tightly enclosed historic streets of Church Street and the more open, modernised areas to the north. However, its elevated position means that it is visually prominent and highly perceptible within both immediate and longer-range views.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Conservation Areas:

- Located within Bridge Street Conservation Area

Listed Buildings – Immediate and Wider Setting:

- Church of St Peter and St Paul (Grade I, NHLE: 1214166) – prominent in views to the south
- Associated boundary wall and gates (Grade II, NHLE: 1288704)
- St Peter's House (Grade II*, NHLE: 1213928) – c.23m southeast

Other Listed Buildings

There is a high concentration of Grade II listed buildings within the surrounding area (see Figure 1), particularly along Church Street and within the wider Conservation Area. Due to the elevated nature of the Site and the relative drop in ground levels towards the

historic core, many of these assets have the potential to be affected through intervisibility and wider townscape relationships.

These assets contribute collectively to the significance of the Conservation Area through their architectural quality, group value, and role within the historic street pattern.

3. Significance

The Site lies within the historic core of Mansfield, where significance is derived from the survival of historic street patterns, the concentration of listed buildings, and the presence of landmark structures.

The Church of St Peter and St Paul is of exceptional significance as a Grade I listed building and a key landmark within the town, forming a focal point in both local and wider views. Its prominence is reinforced by the surrounding topography, which allows it to be seen from elevated positions such as the application Site.

St Peter's House, as a Grade II* listed building, is also of high significance, contributing both architecturally and historically to the character of the area.

The wider group of Grade II listed buildings contributes to the architectural cohesion and historic legibility of the town centre, reinforcing the character of the Conservation Area.

4. Contribution of Setting

The contribution of setting in this location is strongly influenced by both **topography and visibility**.

At an intimate level, the Site is less directly experienced as part of the enclosed street frontage seen along Church Street. However, its elevated position means that it forms a backdrop to views from lower-lying parts of the Conservation Area.

At a contextual level, the Site contributes to the wider townscape by virtue of its openness and elevation. It allows for visual permeability across the town centre and enables clear views towards key heritage assets, particularly the Church of St Peter and St Paul.

At a wider level, the Site plays a significant role in how heritage assets are experienced across Mansfield. The elevated vantage point means that development on the Site has the potential to appear in the background of multiple views, particularly those looking northwards from Church Street and the surrounding historic core.

The setting of the Church of St Peter and St Paul is especially sensitive in this regard. Its landmark quality relies not only on its architectural form but also on its visual prominence within the skyline. The current open character of the Site allows the church spire to remain clearly visible and legible within the townscape.

Similarly, St Peter's House and the surrounding listed buildings derive part of their significance from their relationship with the wider townscape, which includes views across and beyond the immediate street context.

5. Sensitivity to Change

The Site is considered to have a **very high sensitivity to change**, driven by its elevated position, its visibility within key views, and its relationship with high-value heritage assets, including a Grade I and a Grade II* listed building.

Unlike more enclosed Sites, where impacts may be limited to immediate surroundings, development here has the potential to influence a much wider area due to intervisibility and topography.

However, the Site is currently of limited heritage value in itself, comprising a modern car park with no intrinsic architectural or historic significance. As such, there is some capacity for change, provided that development is carefully controlled and designed to respond appropriately to its sensitive context.

6. Likely Nature of Impact

Development at this Site has the potential to result in both beneficial and adverse impacts, depending on its scale, massing and design.

Given the Site's elevated position, there is a clear risk that poorly considered development could dominate or compete with the skyline, particularly in relation to the Church of St Peter and St Paul. This could reduce the visual prominence of the church and harm its significance as a landmark within the town.

There is also potential for cumulative impact on the wider group of listed buildings within the Conservation Area, particularly where development appears as a backdrop within key views or interrupts established visual relationships.

Conversely, well-designed development that responds sensitively to the Site's topography and visibility could integrate successfully within the townscape. Lower or carefully articulated forms may be able to accommodate development without adversely affecting key views or the prominence of heritage assets.

The openness of the Site means that any development will represent a noticeable change, and as such, the quality of design will be critical in determining the overall impact.

7. Mitigation and Design Principles

Development proposals for this Site must be led by a clear understanding of the Site's elevated position and its relationship with key heritage assets.

Particular attention should be given to height and massing, ensuring that development does not compete with or obscure views of the Church of St Peter and St Paul. Building heights should be carefully controlled, and consideration should be given to stepping development or breaking up massing to reduce visual impact.

The design should respond to the wider townscape context, drawing on appropriate materials and architectural language whilst remaining subordinate to key heritage assets. Rooflines, silhouettes and skyline impact should be carefully considered, as these will be particularly prominent from lower vantage points.

Views into, across and out of the Site should be assessed as part of any proposal, with the aim of maintaining or enhancing visual connections where possible.

Overall, development should seek to integrate into the townscape in a manner that preserves the prominence of heritage assets and respects the existing hierarchy within the skyline.

8. Conclusion

Site 395 is a highly sensitive location within Mansfield town centre due to its elevated position and its relationship with key heritage assets, including the Grade I listed Church of St Peter and St Paul and the Grade II* listed St Peter's House.

The Site plays an important role in the wider setting of these assets, particularly through its contribution to views and skyline relationships. As such, development has the potential to result in significant impacts if not carefully managed.

Whilst the Site itself is of low/nil intrinsic heritage value, its context requires a cautious and design-led approach. Subject to appropriate control of scale, massing and design, the Site may be capable of accommodating development. However, any proposal must ensure that the significance of heritage assets is preserved, particularly in relation to their visual prominence and wider townscape setting.



View of the Site showing church spire in the background



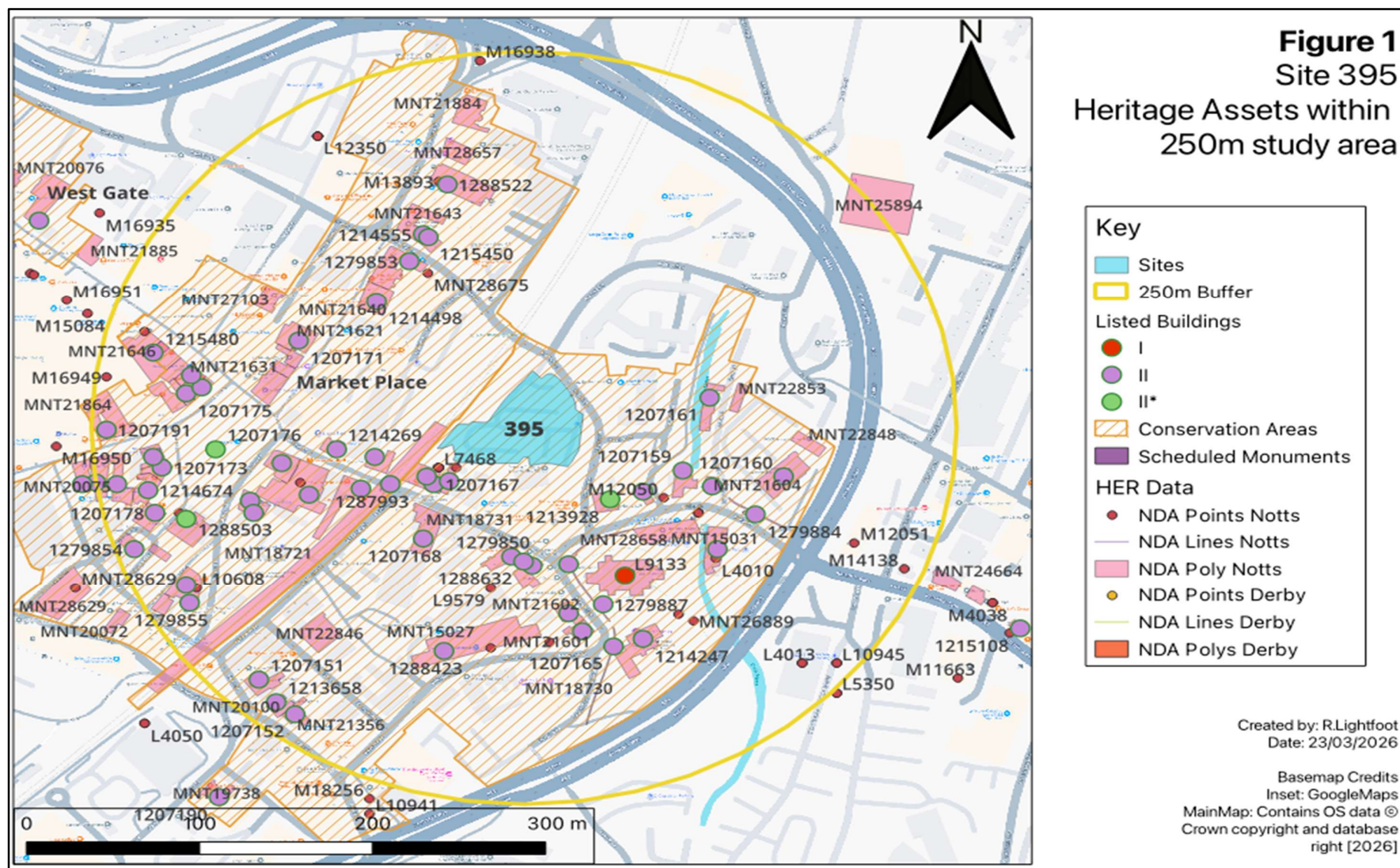
View of viaduct from the existing exit from the Site



Rear of Site looking towards Gll* LB © Google



View of viaduct leading towards the Site



SITE 398 – Land opposite 47 Bainbridge Road, Warsop

1. Site Description and Context

The Site is located within an established residential area of Market Warsop, centred around Bainbridge Road and Longden Terrace. The surrounding area is characterised by dense terraced housing, with small areas of open space and local facilities nearby.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The size of the Site has the potential to affect the following assets:

Conservation Area – Immediate Vicinity

- Market Warsop Conservation Area

Non-Designated Assets – Immediate Vicinity

- 44 Sherwood Street – Building (MNT22837)

These assets form part of the wider historic context of the Site.

3. Significance

The Market Warsop Conservation Area derives its significance from the historic core of the settlement, including its street pattern, traditional buildings and evidence of its historic development.

44 Sherwood Street (MNT22837) is of local interest as a non-designated heritage asset, contributing to the character and historic fabric of the area.

These assets collectively contribute to the understanding of the evolution of Market Warsop as a historic settlement.

4. Contribution of Setting

The Site makes a negligible contribution to the setting of the Market Warsop Conservation Area. It is physically and visually separated from the core of the Conservation Area by intervening streets and dense residential development.

Similarly, there is no meaningful relationship between the Site and 44 Sherwood Street, with substantial intervening built form limiting any intervisibility or historic association.

5. Sensitivity to Change

The Site has low sensitivity to change in heritage terms.

This reflects its location within a heavily developed urban area, the absence of heritage assets within the Site itself, and the presence of substantial intervening built form between the Site and nearby assets.

6. Likely Nature of Impact

Development of the Site is unlikely to result in any meaningful impact on the setting of the Market Warsop Conservation Area or nearby non-designated heritage assets.

Given the existing urban context, any change would be consistent with the established character of the area.

In line with the NPPF, this represents a **low level heritage constraint**, with no harm anticipated to designated or non-designated heritage assets.

7. Mitigation and Design Principles

No specific mitigation measures are required in heritage terms.

Development should continue to reflect the prevailing character of the surrounding residential area in terms of scale, layout and materials.

8. Conclusion

Site 398 is located within a densely developed residential with no heritage assets within the Site and limited relationship to those in the surrounding area.

Overall, the Site presents a **low level heritage constraint**, and development would be acceptable in heritage terms.



View of the Site



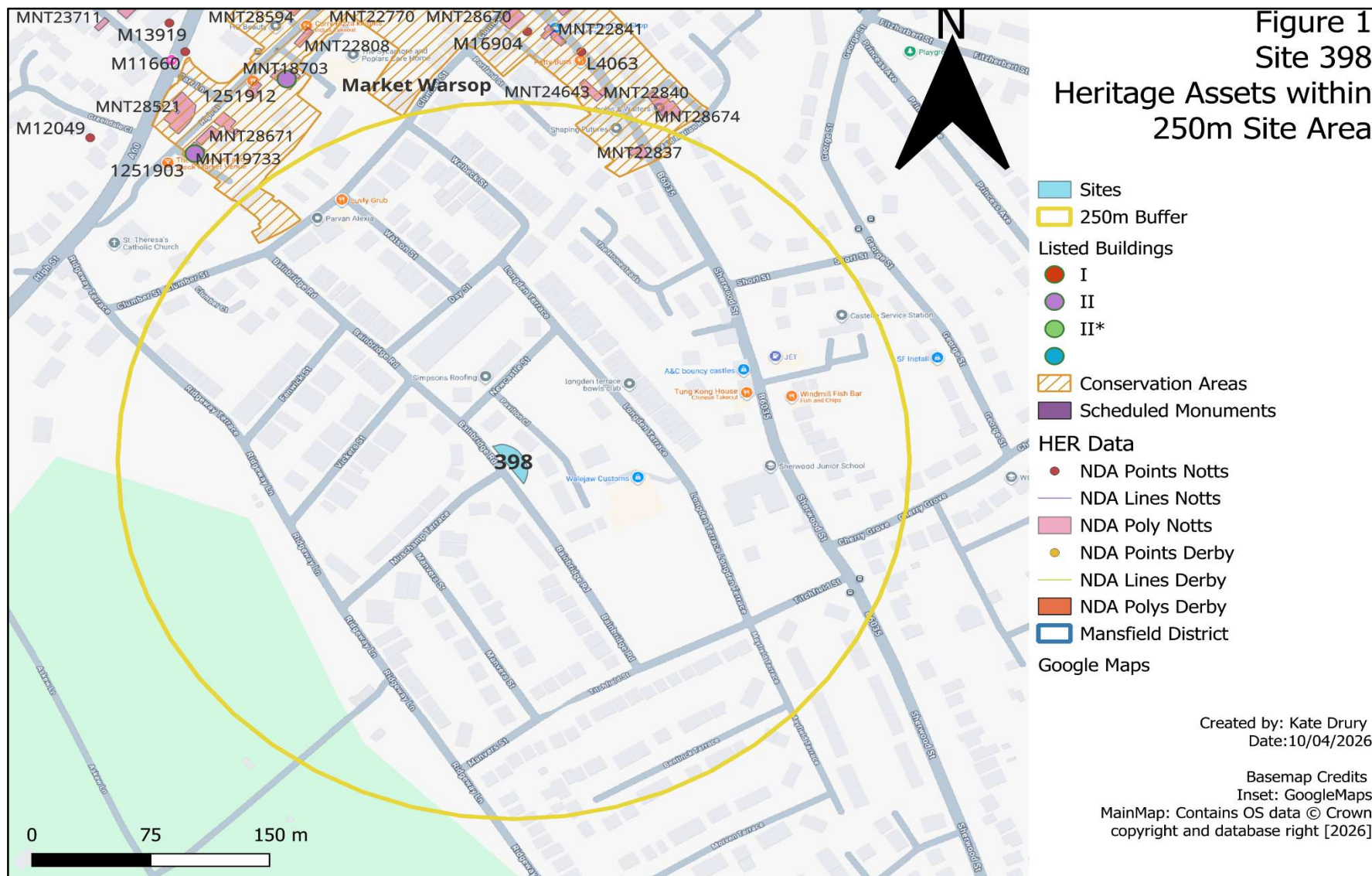
View of the Site



View of the Site



View of the Site



SITE 401 – Land at Lindley Street

1. Site Description and Context

The Site comprises a former warehouse within a dense urban area to the west of Mansfield town centre, close to Westfield Lane and Wood Street. It is enclosed by established residential and commercial development and sits within a strongly urban townscape.

The Site is identified for redevelopment and is already separated from the most sensitive historic areas by intervening built form, roads and modern development.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site has the potential to affect the following assets:

Conservation Area – Immediate Vicinity

- West Gate Conservation Area
- Crow Hill Drive Conservation Area

Listed buildings and designated assets – Immediate Vicinity (Grade II*)

- Innisdoon and attached Garden Wall and Gate Piers (NHLE: 1207176)

Listed buildings and designated assets – Immediate Vicinity (Grade II)

- WALL AND GATE PIERS TO CHURCHYARD OF ST JOHN THE EVANGELIST (NHLE: 1207189)
- 93, 95 AND 97, WEST GATE (NHLE: 1207199)
- WESTFIELD FOLK HOUSE YOUTH CENTRE (NHLE: 1207200)
- WESTGATE HOUSE AND ADJOINING COACH HOUSE AND BOUNDARY WALLS (NHLE: 1214021)
- CHURCH OF ST PHILIP NERI AND ATTACHED PRESBYTERY (NHLE: 1214155)
- 40, ST JOHN STREET (NHLE: 1215126)
- CHURCH OF ST JOHN THE EVANGELIST (NHLE: 1215129)
- 89-91, West Gate (NHLE: 1215677)
- 37, 38 AND 39, ST JOHN STREET (NHLE: 1279861)
- BOUNDARY WALL AND GATES AT CHURCH OF ST PHILIP NERI (NHLE: 1279886)

It is noted that there are also numerous NDAs within the buffer, the majority of which are within or adjacent to the Conservation Areas. These NDAs include locally listed buildings, monuments, historic structures and archaeological events. These are considered in the assessment below.

These assets form part of the wider historic context of the Site.

3. Significance

The West Gate and Crow Hill Drive Conservation Areas derive their significance from their historic townscape character, architectural quality and contribution to Mansfield's historic development. The listed buildings within them add further architectural and historic interest, while the wider group of NDAs contributes to the layered character of the historic environment.

4. Contribution of Setting

The Site makes a limited contribution to the setting of the surrounding Conservation Areas and listed buildings. Their significance is primarily experienced within their own streets, plots and immediate townscape, rather than in relation to this Site.

Intervening buildings, road infrastructure and the Site's already developed urban character substantially weaken any visual or spatial relationship.

5. Sensitivity to Change

Sensitivity to change is low. Although the Site lies within the wider urban setting of designated and non-designated heritage assets, it does not form an important part of their significance or appreciation.

Its current developed condition and location within a heavily altered townscape indicate a clear capacity for change.

6. Likely Nature of Impact

Redevelopment may alter the immediate townscape but is unlikely to result in meaningful harm to the setting or significance of the surrounding Conservation Areas, listed buildings or NDAs. The principal consideration will be ensuring that new development responds appropriately to its urban context.

In accordance with the NPPF, the Site is therefore subject to a **low level of heritage constraint**.

7. Mitigation and Design Principles

Redevelopment should respond to the surrounding urban grain, with appropriate scale, massing and materials. Particular care should be taken to ensure that new development sits comfortably within local street views and does not introduce visually discordant form.

8. Conclusion

Site 401 is a previously former warehouse with a limited and indirect relationship to nearby Conservation Areas, listed buildings and NDAs. While heritage assets are present within the wider buffer, the Site does not make a meaningful contribution to their setting.

Overall, the Site presents a **low level heritage constraint**, and redevelopment is likely to be acceptable in principle.



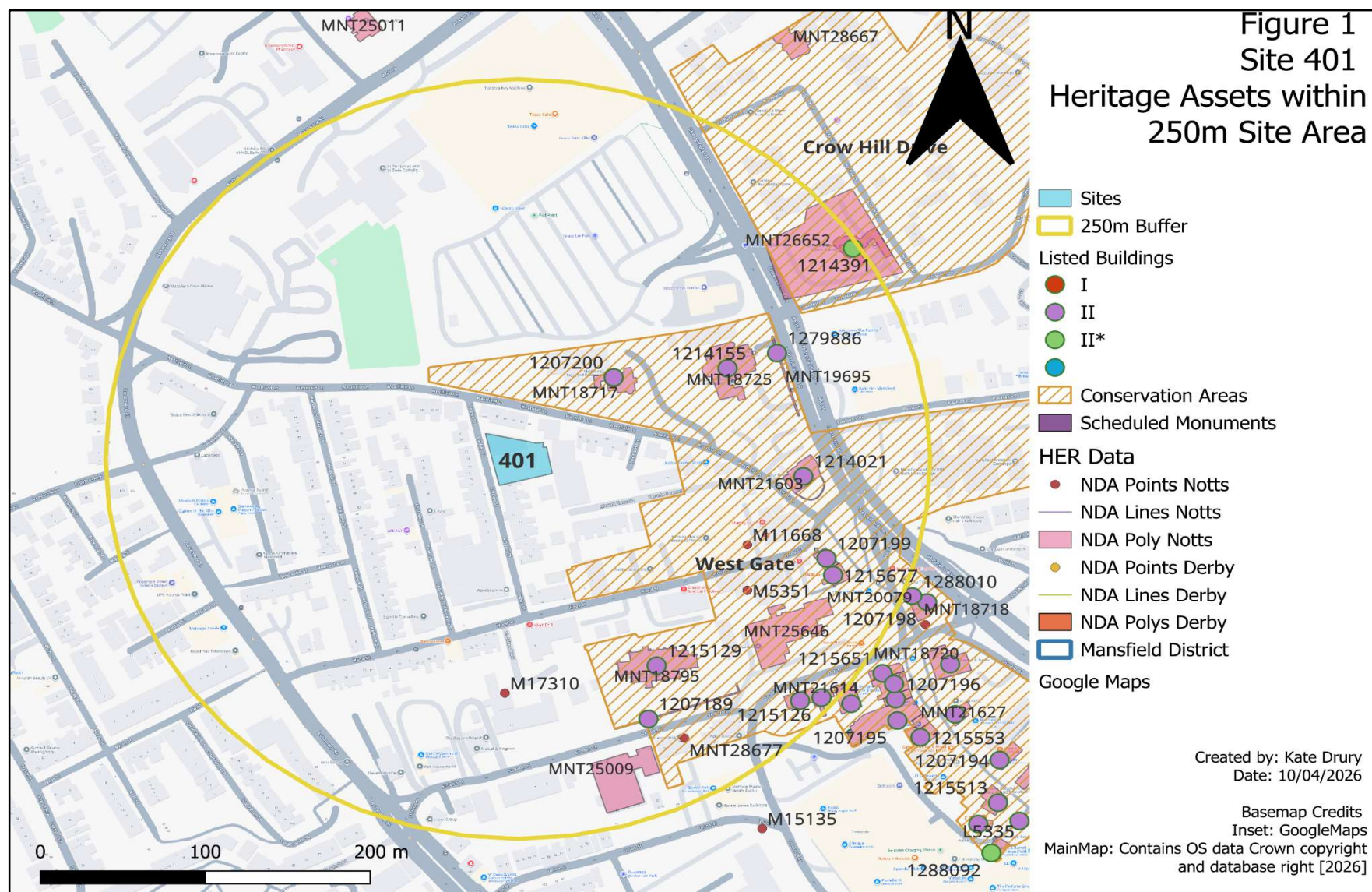
View of the Site



View of the Site



View of the Site



SITE 403 – Land at Warren Farm

1. Site Description and Context

The Site comprises a large area of open agricultural land located to the north of Forest Town, extending across fields associated with Warren Farm and the River Maun corridor. It is characterised by expansive arable land, with limited built form and a strong sense of openness.

The surrounding context is transitional, with residential development to the south and open countryside to the north. A small cluster of buildings associated with Warren Farm lies within the northern part of the Site, and the wider landscape includes water features and woodland associated with the river corridor.

2. Heritage Assets Identified

Heritage assets have been identified through a combination of GIS analysis, Historic Environment Record (HER) data, and on-Site verification.

The identification process has been undertaken on a proportionate basis, focusing on those assets which have a meaningful relationship with the Site. Where heritage assets are not intervisible with the Site, or where their relationship is demonstrably limited by intervening built form or townscape, they have been scoped out of detailed consideration unless there is evidence of a wider historical, associative or contextual relationship.

The relationship between the Site and surrounding heritage assets is illustrated on Figure 1. This mapping has informed both the identification of relevant assets and the scoping of those with limited or no meaningful relationship to the Site.

In some cases, heritage assets identified within the National Heritage List for England (NHLE) are also recorded within the HER. Where this occurs, the designation recorded on the NHLE has been taken as the primary reference, reflecting its higher status.

The Site is affected by the following heritage assets:

Listed Buildings – Immediate (Grade II):

- Warren Farmhouse (NHLE: 1261350)

Non-Designated Heritage Assets (NDAs)

- MNT18680 (Warren Farmhouse) [Historic Farmstead]

Scheduled Monument (located approximately 50m from the Site boundary)

- Beeston Lodge (NHLE: 1006386)

These assets are experienced within an open rural landscape, where significance is derived from their relationship with surrounding agricultural land and the wider landscape context.

3. Significance

Warren Farmhouse is of historic and architectural interest as a traditional farmhouse of Georgian origin, reflecting the agricultural development of the area. Its significance lies in its age, form and materials, as well as its historic function within a wider farmstead setting.

The associated non-designated heritage asset (MNT18680) reinforces this significance, representing the evolution of the farmstead and its continued use into the modern period.

The adjacent Scheduled Monument is of high evidential and archaeological significance, representing nationally important heritage interest with statutory protection. Its significance is particularly sensitive to changes within its immediate setting, including the introduction of development within its surrounding landscape. Its value lies in its evidential and archaeological interest, contributing to an understanding of the historic use of the area over a longer timescale.

4. Contribution of Setting

The Site makes a clear contribution to the setting of Warren Farmhouse through its open agricultural character, which reflects the historic function of the farmstead and its relationship with the surrounding landholding. The farmhouse is experienced within this wider rural context, and the openness of the Site allows its setting to be appreciated.

There is also a degree of intervisibility between the Site and the adjacent Scheduled Monument, due to the open nature of the landscape and the absence of substantial screening. The open and undeveloped character of the Site forms part of the wider landscape setting of the Scheduled Monument, contributing to its legibility and spatial context. The proximity of the Site (c.50m) means that this relationship is more immediate and sensitive.

5. Sensitivity to Change

Sensitivity to change is moderate. Sensitivity arises from the proximity to the Scheduled Monument and the role of the Site in maintaining openness and avoiding visual encroachment into its setting.

The open character of the Site is also relevant to the setting of both Warren Farmhouse and the adjacent Scheduled Monument, particularly in terms of maintaining a rural context and avoiding visual intrusion.

However, the landscape is relatively expansive and not highly enclosed, which provides some capacity for change where development is carefully controlled and does not encroach upon the most sensitive areas of setting.

6. Likely Nature of Impact

Development has potential to result in harm to the setting of the Scheduled Monument through encroachment into its immediate landscape context, reduction in openness and interruption of key views.

The principal risk relates to the setting of the Scheduled Monument, where development could reduce intervisibility, interrupt key views or diminish the ability to appreciate the monument within its wider landscape context. There is also potential for impacts on the

setting of Warren Farmhouse, particularly where development affects its agricultural context.

There is also potential for archaeological impacts associated with development within proximity to the Scheduled Monument, particularly in relation to previously unrecorded below-ground remains.

The Site is therefore considered to be subject to a **medium level of heritage constraint**, with impacts dependent on the scale, siting and visual prominence of development.

7. Mitigation and Design Principles

Any development of the Site should be informed by its historic context and respond positively to the surrounding townscape.

In particular, development should be carefully located to avoid visually sensitive areas, particularly in relation to the setting of the Scheduled Monument and Warren Farmhouse.

A degree of openness should be retained across the Site, and development should avoid prominent ridgelines or positions that would interrupt key views. Landscaping should be used to integrate development into the wider landscape, and layout should respond to the existing landform and character of the area.

A design-led approach will be essential to ensure that development preserves, and where possible enhances, the significance of heritage assets.

A programme of archaeological assessment and, where required, field evaluation will be necessary to establish the extent of any below-ground remains. Development should be set back from the Scheduled Monument, with an appropriate buffer to preserve its setting and avoid visual or spatial encroachment.

8. Conclusion

Site 403 lies within an open landscape that contributes to the setting of Warren Farmhouse and, more significantly, to the adjacent Scheduled Monument.

The Site plays a meaningful role in maintaining the openness and legibility of this setting, particularly through its contribution to views and spatial relationships. The Site presents a **medium level heritage constraint**, and development may be acceptable in principle, provided that it is sensitively designed to retain openness and avoid adverse impacts on the setting of heritage assets.



View from the South of the Site



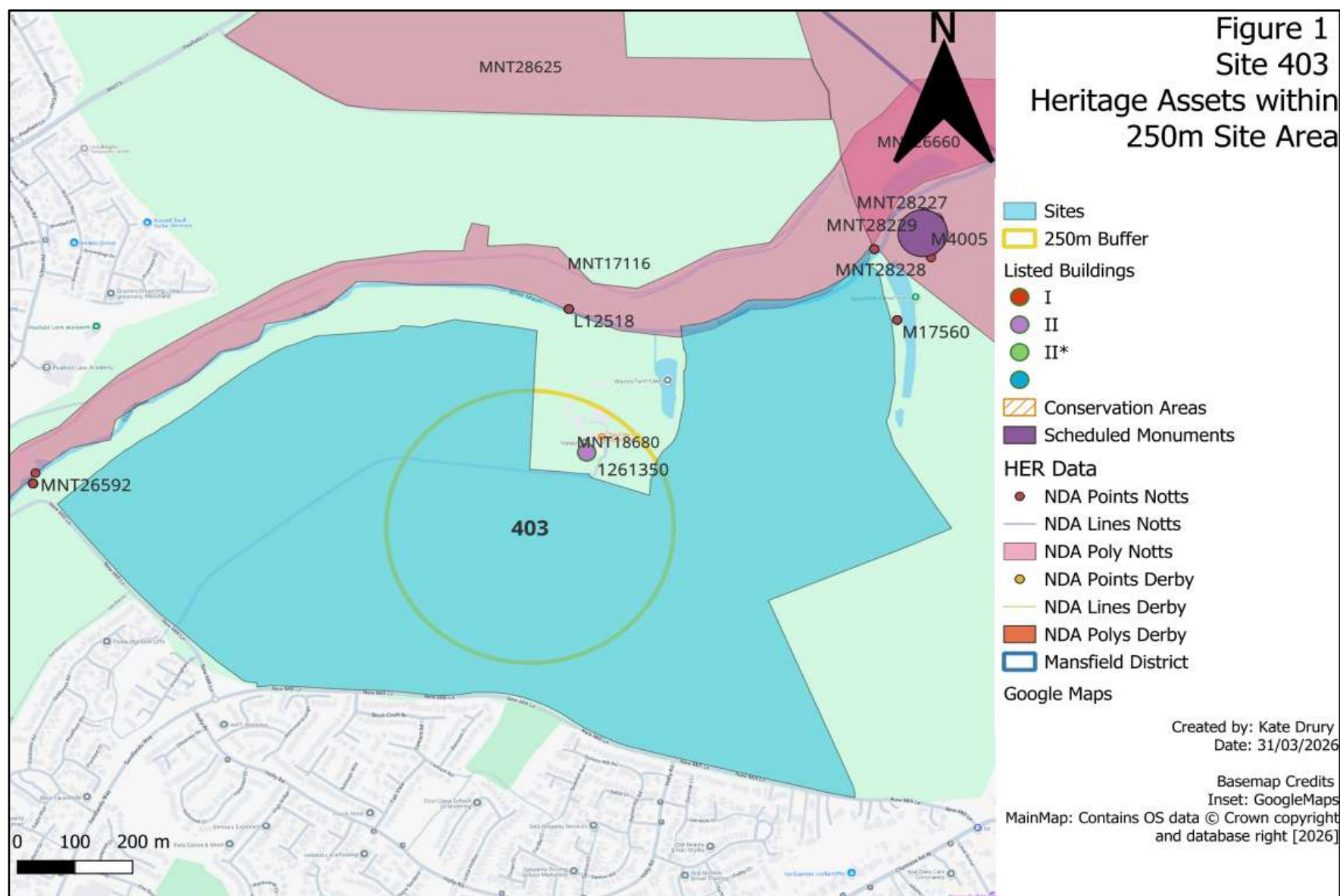
View from the North internally of the Site



View from the West of the Site



View of the Site internally



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