

## Heritage Impact Assessment

### Mansfield District Local Plan HELAA - Preferred Options 2013-2033

#### Part B - Site Survey

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Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
<p>Site Reference &amp; grid reference: <u>Site 19</u>, grid ref. 456271, 361718                      Site address: Allotment site at Pump Hollow Road, Forest Town, Mansfield</p>	
A.	<p>Assets which are affected:                      Forest Town colliery village – non-designated heritage asset                      Model housing at Forest Town colliery village – non-designated heritage asset</p> <p>The assessment of the site allocation should be considered under Para. 135 of the NPPF on the basis of the non-designated heritage assets:                      a) Colliery Housing at Forest Town, and                      b) Forest Town Model Colliery Village</p>
B.	<p>Assets not affected, and why: St. Alban’s Church and the Cricket pavilion are too distant and disconnected to the allotments both visually and historically in terms of function, for them to be part of their setting</p>
C.	<p>Archaeological Potential: low, as the land has been cultivated as allotments and terraced as part of the development in the early 20<sup>th</sup> century.</p>
D.	<p>Significance of heritage asset/s – description:                      See detailed description over</p>
E.	<p>Contribution of setting to significance, and contribution of this site:                      The views toward the terraced housing (non-designated heritage assets) from Pump Hollow Road, Newlands Way, across the allotments, enable us to see them in the context of how they were originally designed to be appreciated, as distinct rows of terraced houses connected to the allotments and recreational areas. This is an important part of the ‘garden village’ concept and its significance, as set out in Ebenezer Howard’s principles</p>
F.	<p>Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):                      Complete removal of part of original allotments which are integral to the design of the settlement based on Ebenezer Howard’s garden village principles</p>
G.	<p>Impact on significance:                      The loss of the open space would effectively remove an integral part of its significance, both its socio-economic significance, and its landscape / visual significance, and undermine any potential future conservation area designation. This would devalue the heritage asset – the colliery village - and affect any potential future conservation area designation.                      Although the asset is not designated, the harm would be substantial.</p>

	The harm is high to the setting of the housing, a non-designated heritage asset, with which the allotments held a unified historic function. The design and layout of these can be appreciated from Pump Hollow Road.
H.	Level of Harm: substantial harm to non-designated heritage asset – Forest Town colliery village high harm to setting of colliery housing
I.	Advice on whether mitigation is considered feasible to overcome harm: none feasible in this location
J.	Recommended mitigation to overcome or reduce harm: It is considered that development of the allotments to the east of the settlement, which are contiguous with the new development at Grizedale Close, off Newlands Way, would cause less harm, as this part of the allotments has already been developed.
K.	Possible ways to enhance the heritage asset: re-establish and maintain boundary fences and rental of allotments / social enterprise, community gardens or allotments, etc.
L.	Any further relevant planning policy / SPD: 1998 Local Plan - Policy LT6
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris

## Forest Town Model Colliery Village – Non-designated heritage asset

Forest Town was the third of the Bolsover Colliery Company model villages, with a further three collieries following in Nottinghamshire. The company was founded by Mr Emerson Bainbridge in 1890 after he obtained a lease of the 'top-hard seam' of coal from the Duke of Portland in 1889. The first two villages (New Bolsover and Creswell) fall within Derbyshire, and are both conservation areas in recognition of their special architectural and historic character (all of the buildings in New Bolsover are also listed). They have both received heritage lottery funding over many decades, and New Bolsover has received English Heritage funding before that, from the late 1980s. As a result, these two model villages are largely well-preserved, albeit they have a number of social and economic problems – both sites are local-authority owned housing.

Creswell Model Village, like Forest Town, was designed largely by Percy B. Houfton, cousin to the Bolsover Colliery Company manager J P Houfton, although the records for Forest Town refer to A. F. Houfton<sup>1</sup> being the owner. Creswell, which was designed and built between 1895 and 1905 was brought to the attention of grant-aiding public bodies and a campaign to save the village from further decline culminated in 1999 with the launch of the Townscape Heritage Initiative. The initiative was also incorporated into the Meden Valley Making Places Project, a major project to improve housing conditions in the mining villages along the county boundary between Mansfield and Bolsover. It is not known by this author to what extent Forest Town was included within this project.

Bolsover Colliery Company adopted progressive model village principles for all of its housing. The main influence on this was Ebenezer Howard; his publication "To-morrow: a Peaceful Path to Real Reform" of 1898 was followed by "Garden Cities for To-morrow" published in 1902; although it is said that both directly influenced the Bolsover Colliery Company villages, New Bolsover and Creswell were in fact started before this was published and the principles were being discussed in an international context before Howard published his first book. Howard illustrated his ideas with his "Three Magnets" diagram (showing the different strengths and weakness of a city and country living environment and how the two could be pulled together to create a new community). His ideas were conceived for the context of a capitalist economic system and sought to balance individual and community needs. In a Country setting (one of the three magnets) the critical problems of rural communities were conceived as 'lack of amusement' and 'no public spirit'. These were addressed by the colliery company by creating plentiful opportunities for recreation and social interaction through healthy outdoor activities, incorporating plenty of fresh air – bowling, tennis, football, cricket, gardening and indoors there was billiards, a reading room and an armoury. In Howard's diagram of a garden city (overleaf) the settlement is surrounded by allotments. This was an intermediate zone as access to nature was considered fundamental – garden village settlements were intended to be surrounded by a permanent belt of agricultural land.

### Forest Town

The third colliery, sunk in 1899 on land leased from the Duke of Portland, was officially named Mansfield Colliery but because of its close proximity to a local farm called Crown Farm came to be known by that name, or colloquially as 'Crownie'. Coal was only reached in 1905 and the 'village' at Forest Town was established piecemeal between 1905 and 1911, with the Co-op dated to 1906, the Cricket Pavilion dated to 1908 and the Drill Hall dated 1908-09.

The villages in Bolsover and Creswell are distinctive for their central greens, creating a holistic impression of a village enjoying public open space. At Forest Town, whilst there is no central

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<sup>1</sup> Arthur Frederick Houfton, brother to J. P. Houfton and worked jointly on the construction of Forest Town

green, the layout is nevertheless highly geometric and the provision for public open space was extensive and firmly embedded in the core values of the model village and the garden city movement. Being surrounded by allotments was a core value of Ebenezer Howard's principles. The main entrances to the village, from Pump Hollow Road and Clipstone Road announce emphatically that the core value of public open space provision and access to nature is at the heart of the village. Stepped terraces of open space commence at Clipstone Road with the Institute framed by its tennis courts and bowling green, and then step down along Pump Hollow Road to a cricket oval, with a cricket pavilion at the western end (cf. aerial view of Forest Town c 1930 - NTGM016770), and then step down further to a recreation ground, and the final step, on a slope, is the colliers allotments. Further allotments were provided to the east of the colliery housing, but these were not stepped and are now largely hidden from view; half of them have been built upon in recent decades. Provision of vegetables, to supplement the miners' diet, and activities such as pigeon fancying was encouraged on the allotments amongst the company's workforce to provide recreation.

The amount of open space evident, including the cricket ground, recreation ground, for football and games, tennis courts, Institute (rebuilt), bowling green (expanded) and allotments was very progressive for its day. By 1985 a second Bowling Green had been established to the east along with tennis courts and children's playground, where they still survive.

The model village incorporates all of the elements required to be self-sufficient. It is less distinct than its sister village at Creswell in Derbyshire, which is more typical of the garden village movement, with a number of different house types – Creswell was actually called Model Village on early Ordnance Survey plans. At Forest Town Main Avenue runs down the hill, off which are nine separate avenues running perpendicular to it. There are 36 houses in each avenue, split by the main avenue. The housing at Forest Town follows a systematic form of terraces, with no variation in the detail and most of the houses have been rendered, with the consequent loss of detail, moulded arched windows, etc. Interestingly, many of the same moulded brick details and segmental arched windows found in Creswell were used at Forest Town, suggesting a common designer / source of materials. The plan form at Forest Town is unusual as it adopts a traditional form of terraced housing, using communal back alleys and picket-fenced front gardens, as with New Bolsover Model Village, but limitations on space and the hilly nature of the environment seem to have prevented a more typical 'garden village' layout.

Although it is recorded that the architect Percy B. Houfton was responsible for the design of the housing, there are no drawings of the first phase of the terraced housing in the Nottingham archives. Many original drawings were destroyed during the closure of the British Coal offices. Drawings for the Drill Hall, Co-operative Stores and Cricket Pavilion, all designed by P.B. Houfton, however, do survive and all three buildings still stand, in various states of preservation.

Forest Town as a complete 'model' village is a non-designated heritage asset. In fact neither the Historic Environment Record nor the Local Heritage Assets list identifies (or recognises) the collective value of the whole of the village, which is an important heritage asset in its own right, in historical, social and architectural terms. This is marked on the accompanying map to show its original extent. The later terraced development of George Street and the northern terraced frontages to Clipstone Road are recorded in the archives, designed by Frank Cook, Architect, Mansfield, but are not of special interest.

At present the HER record identifies a few separate elements, of which only the Kingsway Hall (formerly the Drill Hall) is a listed building. However, the Church of St. Alban, designed by the architect Louis Ambler, who also designed the parsonage to its rear, is a 'Local Heritage Asset' dating from 1911. Also designed by Percy B. Houfton (see plate overleaf) is the cricket pavilion and the Co-operative Society stores, although they are both too altered to be of listable quality, but are nevertheless important parts of the whole complex.

Publications

Pauline Marples – “Forest Town - The Village that grew out of Coal”

Professor John Beckett and Dr Denise Amos - “The Coal Industry in Nottinghamshire”

Philip Riden, “Bolsover Colliery Company”, VCH, 2007

Archive drawings include:

Nottingham Record Office Reference DC/MW 3/2/1

Frank Cook, Architect, Mansfield – drawing for Ten Houses, Forest Town for Mr A F Houfton, undated tracings

Drawing for 20 houses, junction of New Street and Clipstone `Road

Frank Cook, Architect

Proposed new store at Forest Town for the Mansfield and Sutton Co-operative Society Ltd., drawing has a date on the apex of the gable, 1906, signed Percy B. Houfton Architect

New Parsonage, Forest Town, Mansfield Woodhouse, Louis B Ambler, Architect, 1911

Proposed Cricket Pavilion at Forest Town for Messrs The Bolsover Colliery Company Ltd,

Percy B Houfton Architect, printed onto Velography – and dated with 1909 backstamp

Drill Hall at Forest Town, drawing by Percy B Houfton, dated February 1908

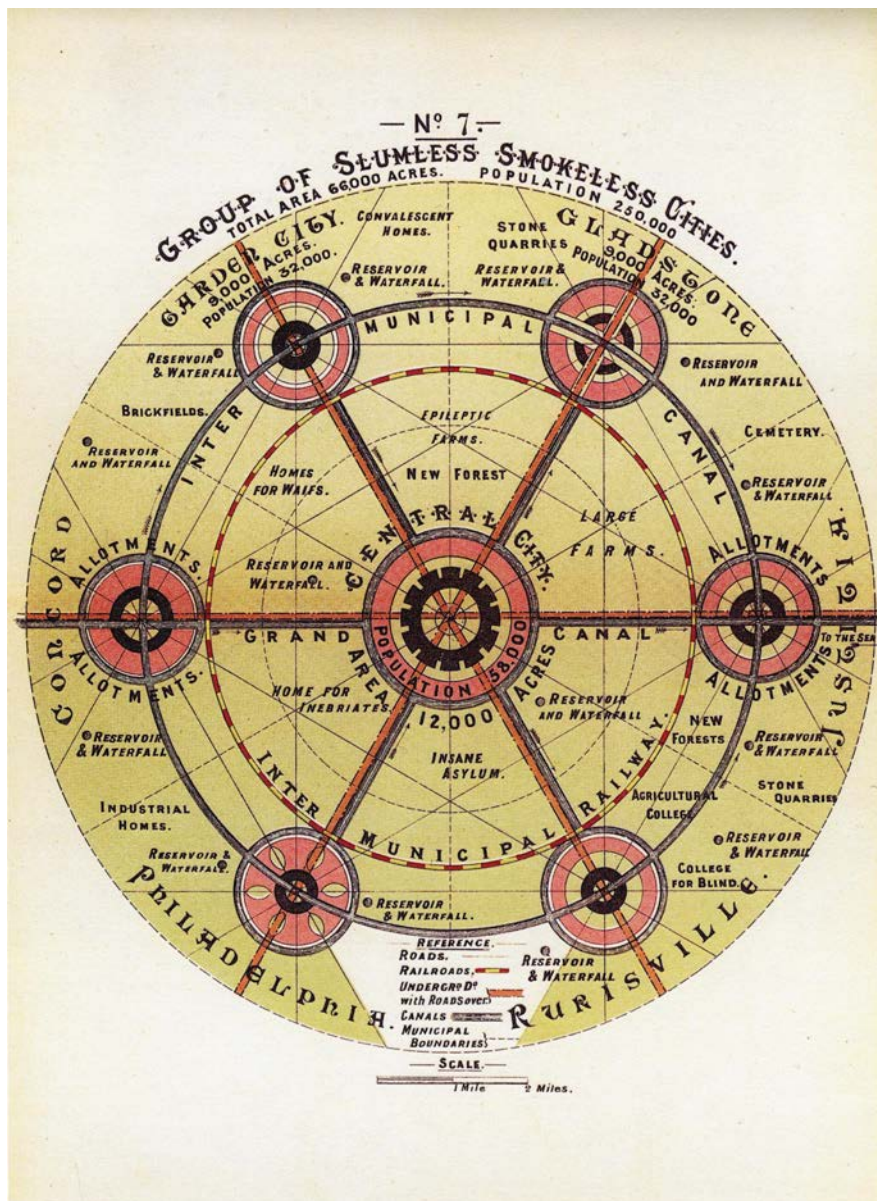
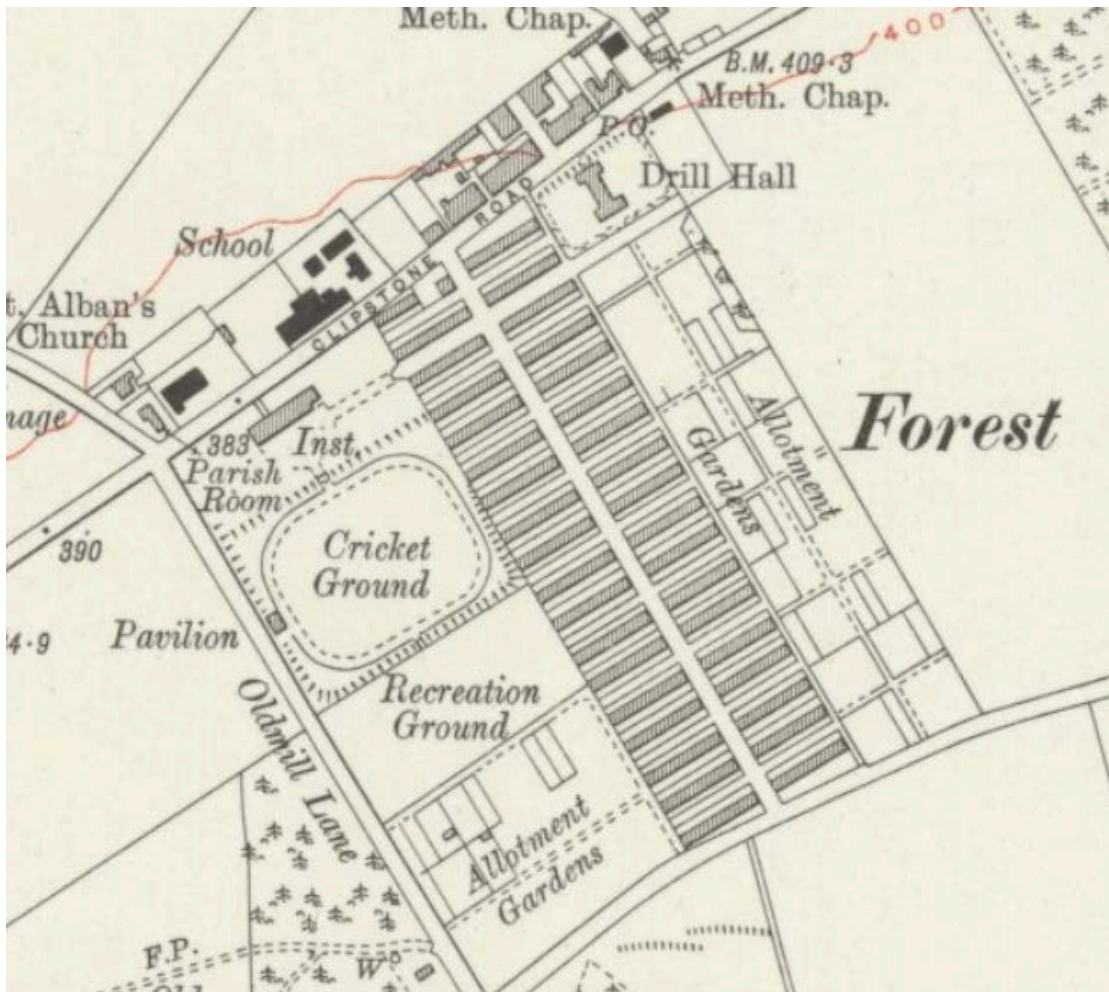


Diagram No. 7  
from Ebenezer  
Howard's  
"Tomorrow – A  
Peaceful Path to  
Real Reform"

The allotments  
encircle the outer  
built-up zones



6-inch Ordnance Survey map of 1914 showing the layout of Forest Town with its main elements



The current extended Co-op stores at Forest Town, February 2018



*Views of the terraced 'avenues' across the allotments. The name 'avenue' suggests a high quality, suburban, semi-rural setting.*





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Mansfield and Sutton Co-operative Society Ltd. Store - Houghton (Architect)

Kings Way Hall (Drill Hall) - Houghton (Architect)

Bowling Green

Church of Saint Alban - Ambler (Architect)

Parsonage - Ambler (Architect)

Allotments

Site of Institute and Tennis Courts

Bolsover Colliery Company Model Housing

Bowling Green

Cricket Ground

Pump Hollow Road

Cricket Pavilion - Houfton (Architect)

19

Newlands Road

Recreation Ground

Allotments

**Legend**

HELAA Site

Forest Town Model Village

Non-Designated Heritage Asset

Listed Building

Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
<p>Site Reference &amp; grid reference: <b>Site 28</b> grid ref. 452800, 362542                      Site address: Debdale Lane, Emerald Close</p>	
A.	Assets which are affected: none
B.	<p>Assets not affected, and why:                      (See detailed description for Site 29)</p> <p>Debdale Hall (grade II listed building) and its associated landscaped grounds. The hall was designed in two main phases with associated gardens, plantations and shrubberies and a small parkland lawn to the east; the first phase contained a triangular pedimented roughly square plan building dating from circa 1730-50, overlooking the parkland lawn to the north-east. There are no indications that this house had an outlook that was designed to face south beyond the immediate gardens although there is sloping lawn / open space shown on the Tithe map between the hall and the road, which may have enabled a glimpse of the hall from the road (although there is a steep change in gradient).</p> <p>The hall was designed to be discovered following a long carriage drive and is largely secluded within its private gardens, as designed. It seems likely that much of the road was excavated out from the local bedrock, perhaps in association with localised quarrying. The landscaping was positively enhanced to remove all sense of the road from the main approach to the hall, which was via a pair of sloping carriage drives at either end of the grounds. The approach to the Hall from the west, was through open countryside, and framed by small quarries and ancillary buildings which may have been established at around the time that the road was constructed through the valley. On the north side of the lane were a row of cottages, named as Debdale Cottages on the second edition OS map on 1899.</p> <p>An exchange agreement dated 1652 describes “the Precession Meere which parts Mansfield and Mansfield Woodhouse” and “following the mere over Debdale and over the Rough to Pleasley Gate” (157 DD/P/17/135). This suggest a boggy area of ground, a mere, which must have been drained / culverted in order to construct the formal road through Debdale.</p>
C.	<p>Archaeological Potential:</p> <p>The site is a field, with no history of development. It adjoins an area that was quarried for building stone. There are no recorded finds on the site but there are finds in the immediate fields such as:</p> <p>L7051 – Mounds, probably the remains of former bell pit shaft mounds. 2 features, 11-20m in diameter</p> <p>L7561 – Rock face shown S of Debdale Lane - probably a quarry. Also a circular structure</p> <p>M7382 – windmill site</p> <p>L5347 - Stone axehead, unpolished, found in Debdale Lane, Mansfield.</p> <p>ENT 2587 - Casual Find in Debdale Lane, Mansfield</p> <p>As with other northern areas of Mansfield Woodhouse, the presence of Neolithic to Bronze Age remains cannot be discounted and an archaeological evaluation, in consultation with the County Archaeologist, would be appropriate on land which has never been developed.</p>
D.	Significance of heritage asset/s – description:

	Debdale Hall is a small country house set within its own extensive gardens, landscaped plantations and shrubberies.
E.	<p>Contribution of setting to significance, and contribution of this site:</p> <p>The setting of Debdale Hall is primarily its landscaped grounds and gardens, its largely private spaces around the buildings, including its ancillary structures.</p> <p>Allocation site 28 is located to the west of the landscaped grounds to the Hall and to the west of several small quarries. It is contiguous with housing with which it shares similar topographical characteristics. There is neither intervisibility between Debdale Hall and this site, nor evidence of any historic designed relationship; the Hall is remote and detached hidden within its own private gardens. This site is detached from former landscaped grounds to the south of Debdale Lane and as an approach to the hall has no bearing on its significance.</p>
F.	<p>Description of Impact:</p> <p>None on the setting of Debdale Hall</p>
G.	Impact on significance: None
H.	Level of Harm: None
I.	Advice on whether mitigation is considered feasible to overcome harm: N/A
J.	<p>Recommended mitigation to overcome or reduce harm:</p> <p>An archaeological evaluation should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology</p>
K.	Possible ways to enhance the heritage asset
L.	Any further relevant planning policy / SPD:
	<p>Date: 25<sup>th</sup> March 2018</p> <p>Surveyor: M Morris</p>



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Debdale Hall

28

Debdale Lane

**Legend**

 HELAA Site

 Garden Parkland and Designed Landscape  
Non-Designated Heritage Asset

 Listed Building

Pro-Forma Survey Sheet

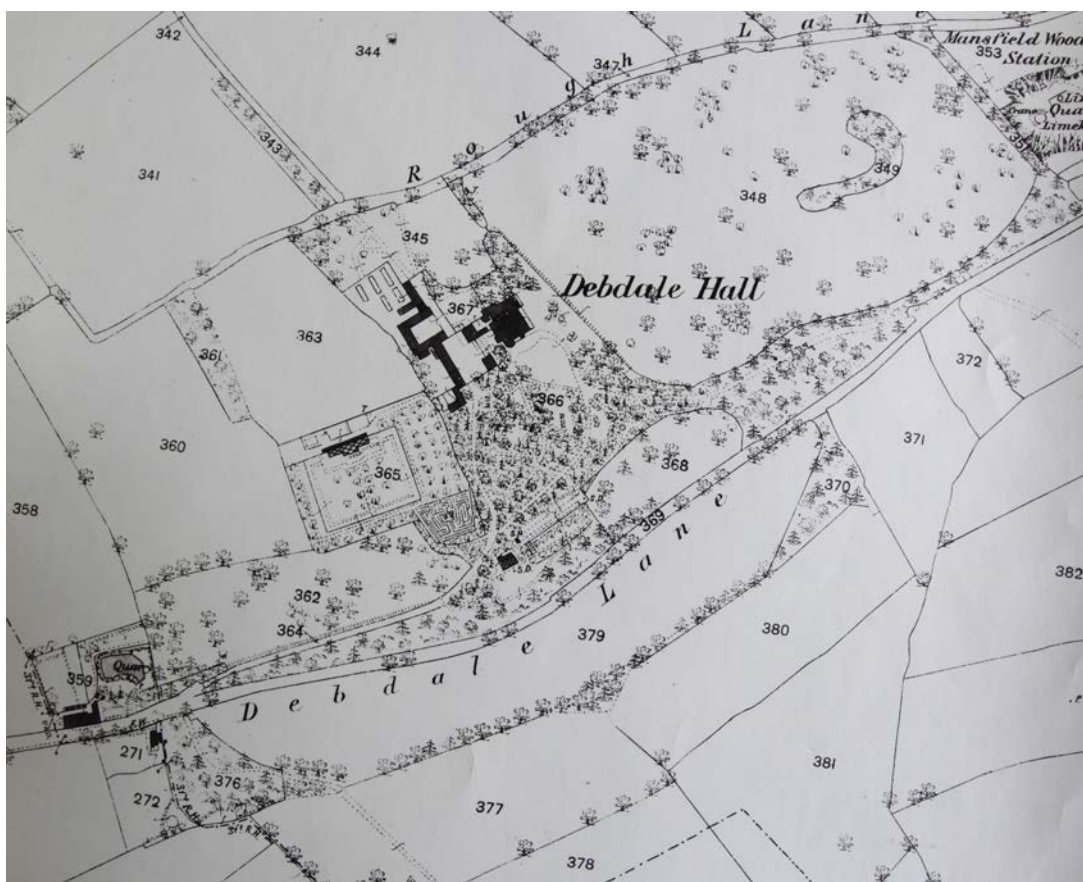
<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Site 29</b> grid ref. 453195, 362597 Site address: Sherwood Rise	
A.	<p>Assets which are affected:</p> <p>Non-designated heritage asset – former landscaped grounds opposite Debdale Hall, now completely detached from the Hall. The allocation site is contiguous with the southern boundary of the former landscaping associated with Debdale Hall. This landscaping, and the setting, has changed.</p> <p>The assessment of the site allocation should be considered under Para. 135 of the NPPF on the basis of the non-designated heritage asset.</p>
B.	<p>Assets not affected, and why:</p> <p>(1) Queen Elizabeth’s Academy (non-designated heritage asset – local heritage asset). The site is located to the rear of the former grammar school. There is no physical and visual association between the main historic part of the Grammar School and this site.</p> <p>(2) Debdale Hall (grade II listed building) and its associated landscaped grounds. The hall was designed in two main phases with associated gardens, plantations and shrubberies and a small parkland lawn to the east; the first phase built by the Coke family contained a triangular pedimented roughly square plan building dating from circa 1730-50, overlooking the parkland lawn to the north-east. There are no indications that this house had an outlook that was designed to face south beyond the immediate gardens although there is sloping lawn / open space shown on the Tithe map between the hall and the road, which may have enabled a glimpse of the hall from the road (although there is a steep change in gradient).</p> <p>The Tithe map of 1844, illustrates in detail the landscaping around the hall and the long strip of open land to the south of Debdale Lane, edged with perimeter plantations and clumps. The sense of the landscaped parkland straddling the road, through which the public road travels, appears to be a deliberate device to enhance the status of the hall, suggesting its presence without revealing it. There may have been a glimpse of the hall from one vantage point along the road (field parcel no. 847), but this was later removed. There is no evidence that there was a reciprocal relationship, or that the hall was designed to look south across the road.</p> <p>Perimeter plantations, as shown on the Tithe map, are fairly typical of the late Regency period, with occasional breaks or ‘bursts’. A later 19<sup>th</sup> century extension to the Hall containing a canted bay-frontage on the southern elevation was designed to overlook an intimate lawn and the rhododendron planting may have been added at the same time.</p> <p>By the mid 19<sup>th</sup> century, and probably before that in the mid to late 18<sup>th</sup> century, the Hall was completely visually separated from the main road, a major highway. It is still enclosed with shrubberies, including dense plantation of yew and rhododendron, in a style which is typical of the mid 19<sup>th</sup> century. The hall was designed to be discovered following long carriage drives to the east and west. There is no natural water course following this valley and it is possible that much of the road was excavated out from the local bedrock, in association with localised quarrying. An exchange agreement dated 1652 refers to the “Precession Meere which parts Mansfield and Mansfield Woodhouse... following the mere over Debdale and over the rough to Pleasley Gate” (ref. 157 DD / P/ 17/ 135). The ‘Rough’ is named as the road running north of Debdale Hall, which no longer exists. The suggestion from this reference is that the land was boggy and the geological map (BGS) shows no alluvial deposits along the bottom of the valley, which is mainly Cadeby Formation (known as magnesian limestone).</p>

	<p>The landscaping was positively enhanced to remove all sense of the public road from the main entrance drives to the Hall, which were via a pair of sloping carriage drives at either end of the grounds. The approach to the Hall from the west, was through open countryside, and framed to the north and south by small quarries and ancillary buildings which may have been established at around the time that the road was cut through the valley. On the north side of the lane were a row of cottages, named as Debdale Cottages on the second edition OS map on 1899.</p> <p>The main road is still raised on an embankment where it runs past the Hall grounds. To the south side of the road there is a long strip of land, running following the 'valley', which was embellished with some mixed planting – it appears to have been purposely planted as a foil to the main entrance to the hall, within the same ownership. It seems likely that in travelling past Debdale Hall a traveller would have had a sense of passing through a private estate, even if they could not see the Hall itself, and this may have been the deliberate intention of enhancing the planting around the southern side of the valley; i.e. to suggest a large private estate.</p> <p>The first edition Ordnance Survey map of 1879 clearly shows mixed tree planting and clumping - a combination of conifers and deciduous trees - indicating continuity with the landscaped grounds of the Hall. By this date the small quarry to the south side of Debdale Lane has also been enhanced with mixed planting. This arrangement is first clearly shown on Sanderson's map of 1835.</p> <p>By the date of the second edition OS map, dated 1899, the field boundary along the southern edge of the valley along the 120-metre contours had been removed and there is no evidence for the large trees lining the hedge. There is no real sense now of any positive landscaping on this southern side of the A6075, as much of the original formal tree and shrub planting has been swept away. An intermittent fence and hedgerow and slightly meagre self-set small native trees now fall along the southern edge of the valley, but few of the scale of the former parkland trees.</p> <p>The ancillary listed buildings were all designed to service the main Hall. Their relationship is with the hall and its gardens, rather than a wider designed relationship.</p>
C.	<p>Archaeological Potential:</p> <p>The site is a field, with no history of development. There are no recorded finds on the site but there are HER entries in the immediate fields such as:</p> <p>L7051 – Mounds, probably the remains of former bell pit shaft mounds. 2 features, 11-20m in diameter</p> <p>L7561 – Rock face shown S of Debdale Lane - probably a quarry. Also a circular structure</p> <p>M7382 – windmill site</p> <p>L5347 - Stone axehead, unpolished, found in Debdale Lane, Mansfield.</p> <p>ENT 2587 - Casual Find in Debdale Lane, Mansfield</p> <p>As with other northern areas of Mansfield Woodhouse, the presence of Neolithic to Bronze Age remains cannot be discounted and an archaeological evaluation, in consultation with the County Archaeologist, would be appropriate on land which has never been developed.</p>
D.	<p>Significance of heritage asset/s – description:</p> <p>Debdale Hall is a small country house set within its own extensive gardens, landscaped plantations and shrubberies. This relationship is well-preserved, with some loss of significance from redevelopment within the grounds and loss of structural planting.</p> <p>The landscaped grounds to the south side of Debdale Lane once held a much closer historic relationship with the hall. The setting has changed with the loss of mature</p>

	parkland trees and mixed planting in clumps. However, the site has evidential value and is still part of the wider experience of approaches to the Hall, although it is no longer directly part of the setting of the Hall.
E.	<p>Contribution of setting to significance, and contribution of this site:</p> <p>The setting of Debdale Hall is its landscaped grounds and gardens, its largely private spaces around the buildings, including its ancillary structures.</p> <p>Despite the historic associations between Debdale Hall and the land to the south of Debdale Lane, there is little physical evidence now for the plantations and clumps.</p> <p>Allocation site 29 is located to the immediate south of the public footpath which follows the southern edge of the valley. There is no intervisibility between Debdale Hall and this site, no views of the Hall even during winter months, and no evidence of a historic designed relationship; the Hall is remote and detached hidden within its own private gardens.</p> <p>Housing located along the northern edge of the site allocation, however, has the potential to be highly prominent in views along Debdale Lane, and will affect to a certain extent how the hall was first promoted and enjoyed.</p>
F.	<p>Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):</p> <p>None on the setting of Debdale Hall but an indirect impact on the former landscaped grounds to the south of Debdale Lane.</p>
G.	Impact on significance: No impact on the significance of Debdale Hall
H.	<p>Level of Harm:</p> <p>Potential minor harm to the setting of the former landscaped grounds (non-designated heritage asset)</p>
I.	Advice on whether mitigation is considered feasible to overcome harm: Yes
J.	<p>Recommended mitigation to overcome or reduce harm:</p> <p>Location of housing so that houses do not crown the ridge, so that gardens are located close to the public footpath and avoidance of tall panel fencing.</p> <p>An archaeological evaluation should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology</p>
K.	<p>Possible ways to enhance the heritage asset:</p> <p>Restoration of tree planting with hardwoods and conifers along the southern boundary of the valley, with mixed planting, to reflect the character of the planting to the Hall grounds. This would also help to screen new development from Debdale Lane.</p>
L.	Any further relevant planning policy / SPD:
	<p>Date: 25<sup>th</sup> March 2018</p> <p>Surveyor: M Morris</p>



Sanderson's map of 1835 (*Twenty Miles Around Mansfield*) showing the landscaping around Debdale Hall, along Debdale Lane and the parkland lawn to the east



First edition Ordnance Survey map of 1879 (1:2500); the depiction of mixed planting with conifers planted along the southern perimeter of the valley was intended to suggest a continuation of the landscaped parkland and perimeter plantations around Debdale Hall.





*Ordnance Survey map of 1899 – the planted boundary to the valley and hedgeline or fence has been removed by this date, with only the outer clumps and a central clump remaining*

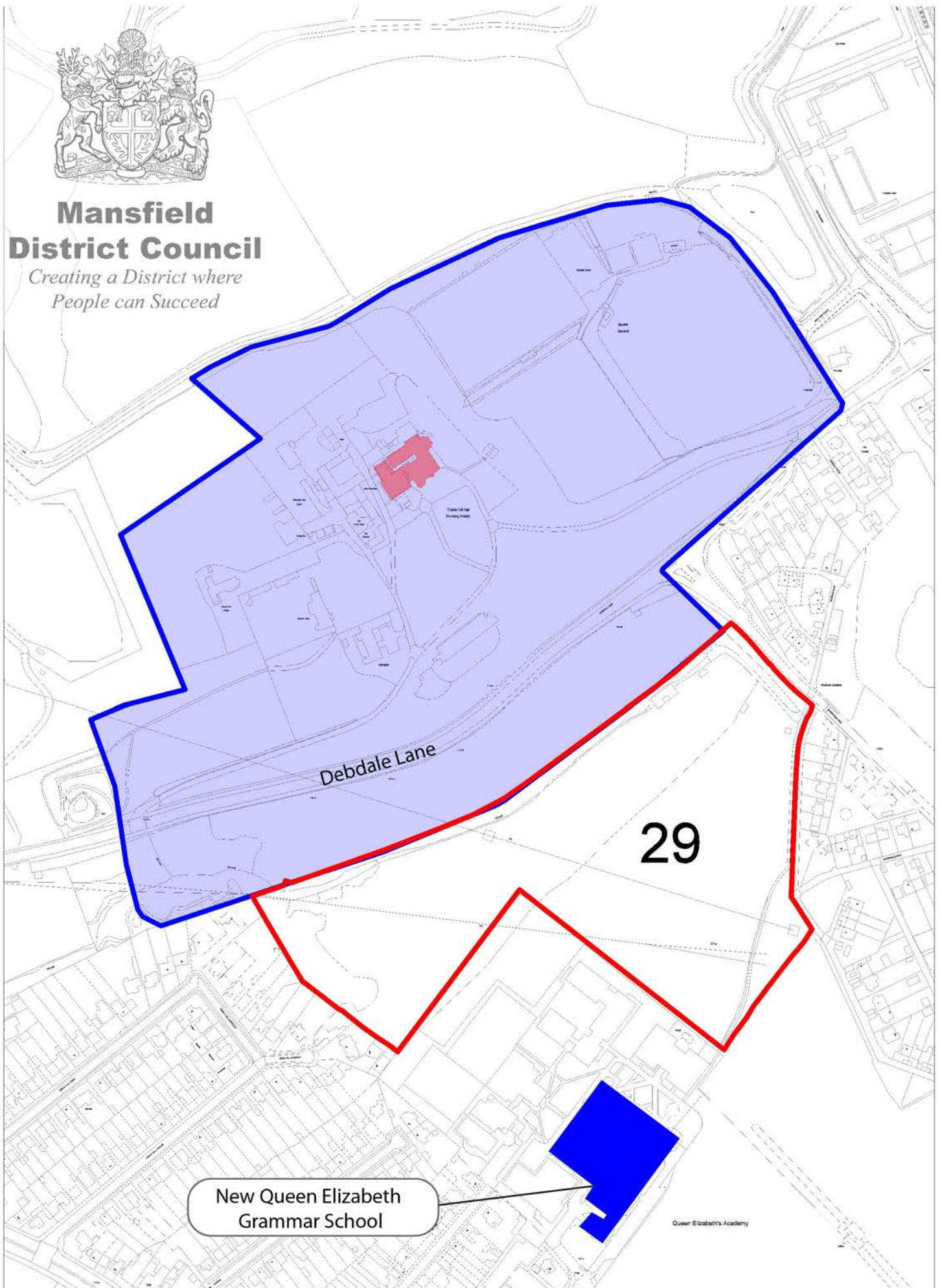


*View from the public footpath which skirts the southern edge of the valley overlooking Debdale Lane; the perimeter plantation trees and mixed planting have been removed since 1900 allowing clear views across to the grounds of Debdale Hall. There is little sense now of the mixed planting and its historic purpose*



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## Legend

- HELAA Site
- Garden Parkland & Designed Landscape
- Non-Designated Heritage Asset
- Listed Building

Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Site 33</b> , grid ref. 455830, 368814 Site address: The Wooden PH (formerly Church Warsop Miners Welfare) and Bowling Green, Wood Lane, Church Warsop	
A.	Assets which are affected: none
B.	<p>Assets not affected, and why:</p> <p>The Grade I listed St. Peter and St. Paul's Church at Church Warsop sits on a slight knoll at around 60 metres AOD, 1 kilometre to the east of the allocation site. The western approach to the church was relatively isolated until the development of the colliery settlement at Church Warsop in the 1930s.</p> <p>Church Warsop Conservation Area lies to the east of the allocation site and surrounds the church, with the boundary of the conservation area encompassing Old Hall Farm. The agricultural setting of the conservation area is preserved to the south of Bishops Walk, with a single large field opposite the colliery housing. The proposed allocation site lies within a triangle of land bounded by an old lane now a footpath (Gypsy Lane). Most of the land within the 'triangle' has been developed; it is remote and detached from the conservation area, lying beyond its setting.</p> <p>The HELAA allocation site sits at 65-68 metres AOD. The underlying topography and the position of this site in relation the church means that it is not experienced as part of the setting of the church and does not fall within any meaningful views from any public approaches to the church. The HELAA allocation site sits on rising land which continues with built development to the north, so the impact of any additional housing will be set against a backdrop of existing housing and will be contiguous with it. The linear pattern of existing housing lying north of the B6031 (Bishop's Walk) demonstrates the relationship of housing to views of the church. The scale of houses along the north side of Bishop's Walk reveals that these houses, which lie close to the church do not impact negatively on its setting. Therefore, the proposed housing development, which is proposed at the western extremity of the settlement, provided that it is of a commensurate scale, and building heights are limited to 2.5 storeys (max.) should have no impact on the setting of the church.</p> <p>The former Church Warsop Miners Welfare was built circa 1930, and first appears on the 1938 revision OS map. Despite its relatively recent date, it is extensively altered and extended and could <u>not</u> be reasonably considered a non-designated heritage asset.</p>
C.	<p>Archaeological Potential: Low, previously developed land and area flattened and re-landscaped for the bowling green.</p> <p>The following HER entry is inconclusive and relates to an earthwork in the adjoining field. L6668 – Irregular earthwork in field to west of site, scarp and dip. No recorded features.</p>
D.	Significance of heritage asset/s – description: Miners Welfare - low, extensively altered
E.	Contribution of setting to significance, and contribution of this site: N/A
F.	Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects): None
G.	Impact on significance: N/A
H.	Level of Harm: None
I.	Advice on whether mitigation is considered feasible to overcome harm:
J.	Recommended mitigation to overcome or reduce harm:

K.	Possible ways to enhance the heritage asset
L.	Any further relevant planning policy / SPD: None
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris



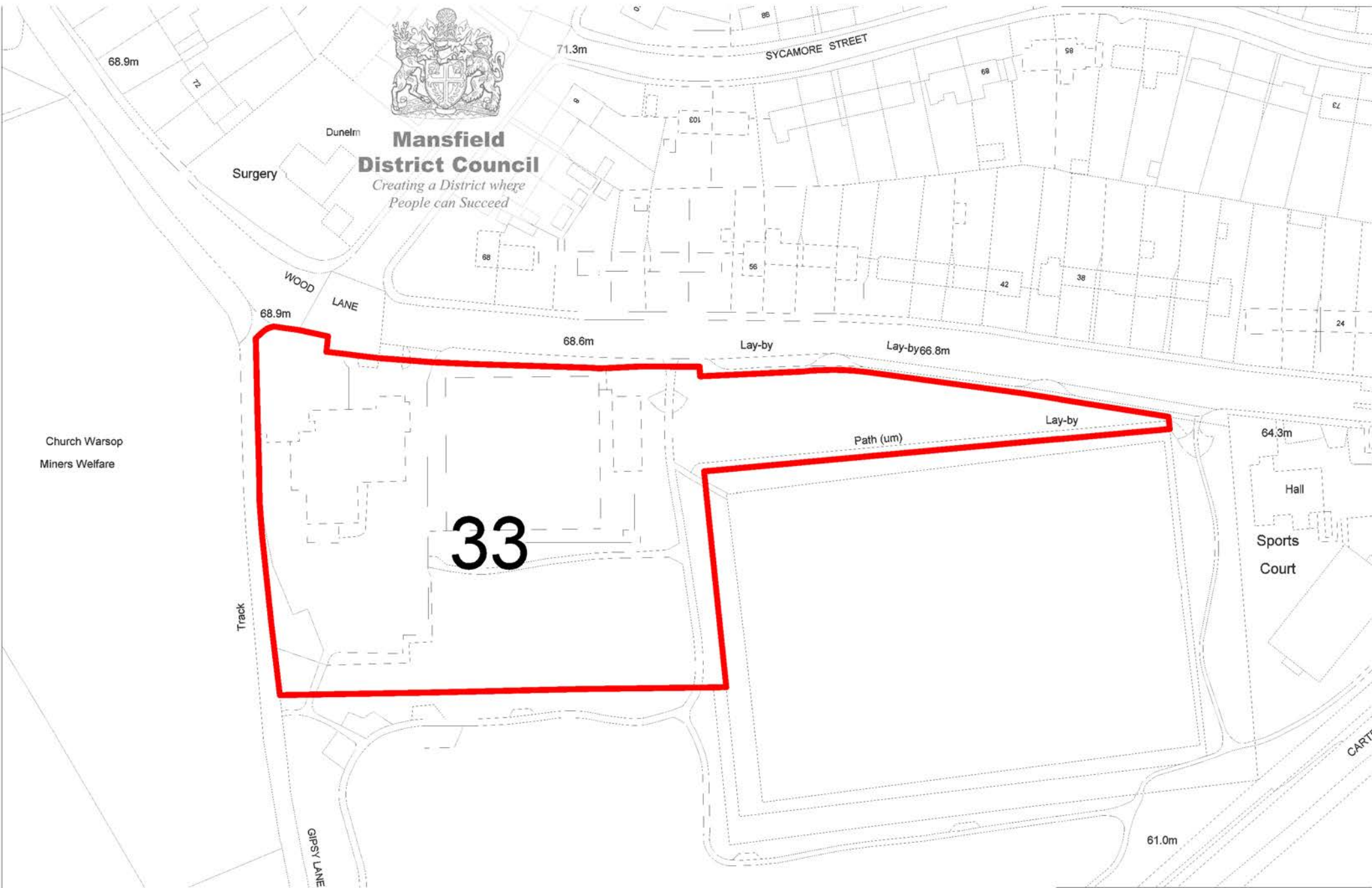
*View of St. Peter and St. Paul's church at Church Warsop showing its slight elevation, on a knoll. The housing at Bishops Walk to the far left of the image has no impact on the setting of the church. The allocation site lies to the west of this housing is not visible in conjunction with the church from this direction.*



*Former Miners Welfare at Church Warsop.*



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**Legend**

 HELAA Site

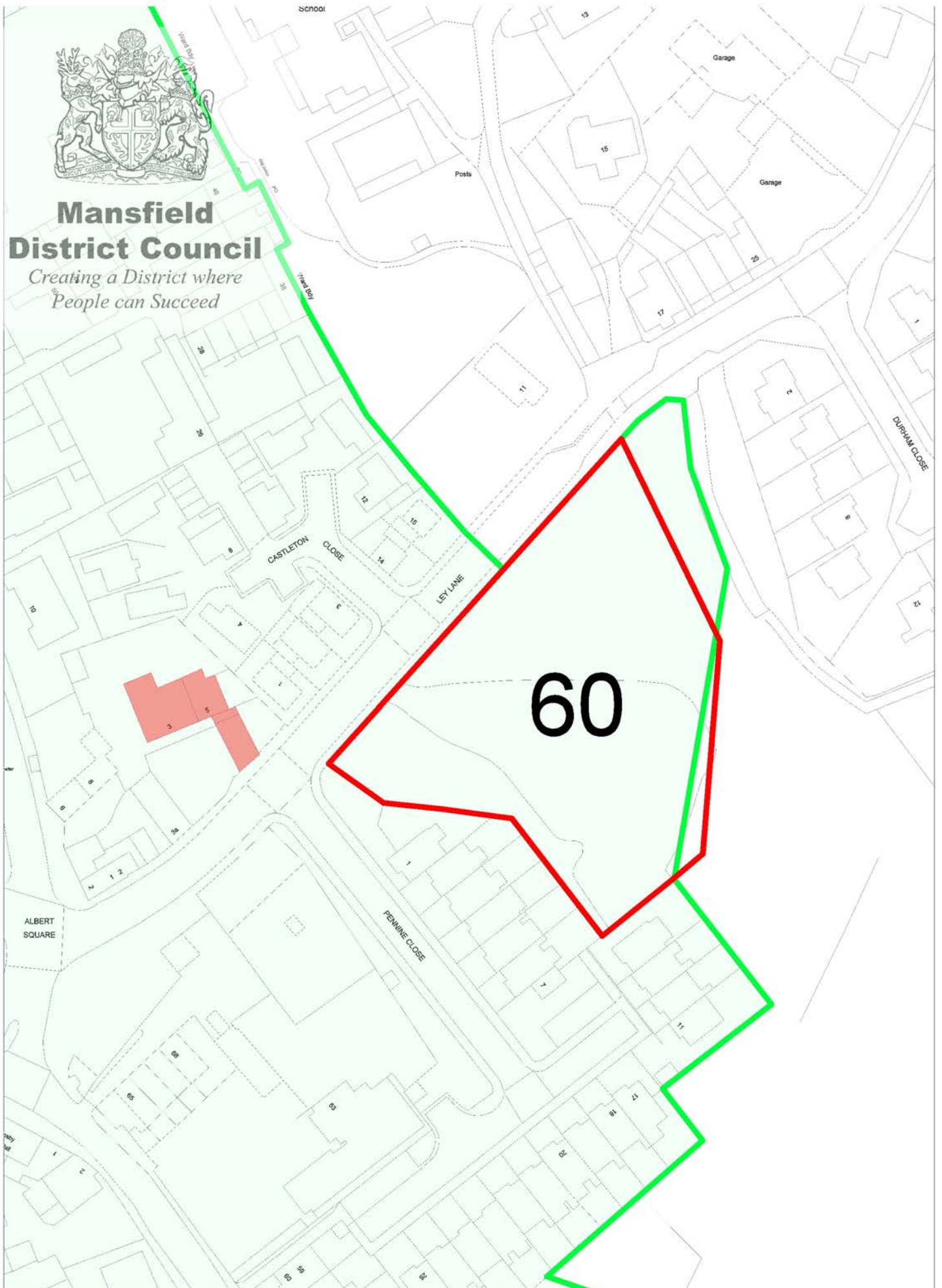
Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
<p>Site Reference &amp; grid reference: <b>Site 60</b> – Ley Lane – grid ref. 454434, 363594            Site address: Ley Lane, Mansfield Woodhouse</p>	
A.	<p>Assets which are affected:            Mansfield Woodhouse Conservation Area            No 3. And adjoining Barn Ley Lane, – grade II listed building</p>
B.	<p>Assets not affected, and why:            Listed buildings located on adjoining streets are unrelated to the site and it does not fall within their setting, which is related to their part in the medieval town plan and built frontage.</p>
C.	<p>Archaeological Potential:            Because of the proximity to the medieval crofts and tofts of Mansfield Woodhouse, an archaeological watching brief would be appropriate.            The HER records the site of a mill on this site, but there is no evidence of a mill at the time of the Tithe award and no structures evident on the tithe map or Sanderson map. There are no above-ground features and the building was recorded as demolished ca. 1964.            (HER no. L4053 - Flour mill. A rectangular building, 90ft long, 15ft wide and 28ft high. 2 storeys, stone. Originally driven by a gas engine. Due for demolition in near future - 02/07/1964.)            This mill does not appear on 1916 OS map (1:2500) or the 1957 1:2500 scale map, so we consider that this is incorrectly attributed or a different location.            The Tithe map illustrates the plot and records in the award: Plot no. 122 – Orchard and Croft (in one), Plot no. 121 – House, Buildings and Yard</p>
D.	<p>Significance of heritage asset/s – description:  <u>Mansfield Woodhouse Conservation Area:</u>            This site lies within Mansfield Woodhouse Conservation Area. The conservation area includes this open space, on the perimeter of the designated area, and it is identified in the appraisal as important green space. The conservation area appraisal states, “Beyond to the east is an area of open ground where the boundary of the Conservation Area eastwards ends before extending north. This ground provides a break between the older central core and later development on the edges of the settlement.” We could find only modern sheltered housing to the west of the open space, suggesting that this statement no longer applies. The modern developments of Castleton Close (to the north), Durham Close (to the east) and Pennine Close (to the west) make no specific contribution to the character of the conservation area and isolate the open space (site) further from the origins of the settlement. The space does not contain many trees and no longer has the character of an orchard; it has lost its enclosed boundary wall to the street. It is contiguous with further green space to the south, outside the conservation area boundary.  <u>Number 3 Ley Lane</u> is a grade II listed early C17 farmhouse with adjoining barn with C19 alterations constructed of coursed squared limestone rubble and C20 pantiled roof. At its front the garden is enclosed by a high stonewall which bounds Ley Lane.            The listed farmhouse and adjoining barn are part of the built-up frontage to the settlement,</p>

	located on one of the crofts. The relationship between these buildings (a former farm) and Ley Lane is typical of 17 <sup>th</sup> century village farmsteads, with the agricultural holding located detached in field parcels (strips) within the former open field and a small croft behind the farm within the village. The open space opposite the listed building, on the south side of Ley Lane, makes no specific contribution to its significance.
E.	<p>Contribution of setting to significance, and contribution of this site:</p> <p>Despite the plan in the character appraisal showing the site as an important open space, it is considered that the site makes a negligible contribution to the character of the conservation area as an open space. The adjoining plot to the west contains twentieth century sheltered housing so the statement about coalescence of new and old is redundant. There is no physical or visual relationship between this open site and the housing to the west or east. Whilst there are views through the open site to the south, there are no historic buildings in these outward views, no landmarks and no distinct natural features. There are also no specific public views in the opposite direction looking towards Ley Lane or any landmark buildings along Ley Lane. There is no identifiable value to the site itself, as it is an area of leveled 'waste' ground, without a built-up frontage and without trees, which has no semblance of its former character in the 19<sup>th</sup> century as an enclosed orchard.</p>
F.	<p>Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):</p> <p>Negligible impact on the character of the conservation area, apart from change of use of land from open space to housing; it is noted that the cumulative impact of modern housing along this side of the street may lead to a future re-drawing of the conservation area boundary. The pattern of development should respect the underlying historic development form to the street, so that it does not create a discordant impact, adopting the dominant pattern of built-up frontage with magnesian limestone buildings and boundary walls, long narrow plots, houses and house plots running perpendicular to the main frontage with private space to the rear.</p>
G.	Impact on significance: Negligible
H.	Level of Harm: Negligible
I.	<p>Advice on whether mitigation is considered feasible to overcome harm:</p> <p>The scale and form of new development should be carefully considered to avoid a negative impact.</p>
J.	<p>Recommended mitigation to overcome or reduce harm:</p> <p>The pattern of new development should respect the underlying historic development form to the street, so that it does not create a discordant impact, adopting the dominant pattern of built-up frontage with long narrow plots, magnesian limestone frontage of two-storey buildings, with house plots running perpendicular to the main frontage.</p> <p>An archaeological evaluation should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology</p>
K.	Possible ways to enhance the heritage asset: N/A
L.	Any further relevant planning policy / SPD: N/A
	<p>Date: 20<sup>th</sup> March 2018</p> <p>Surveyor: M Morris</p>



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**Legend**

 HELAA Site

 Conservation Area

 Listed Building

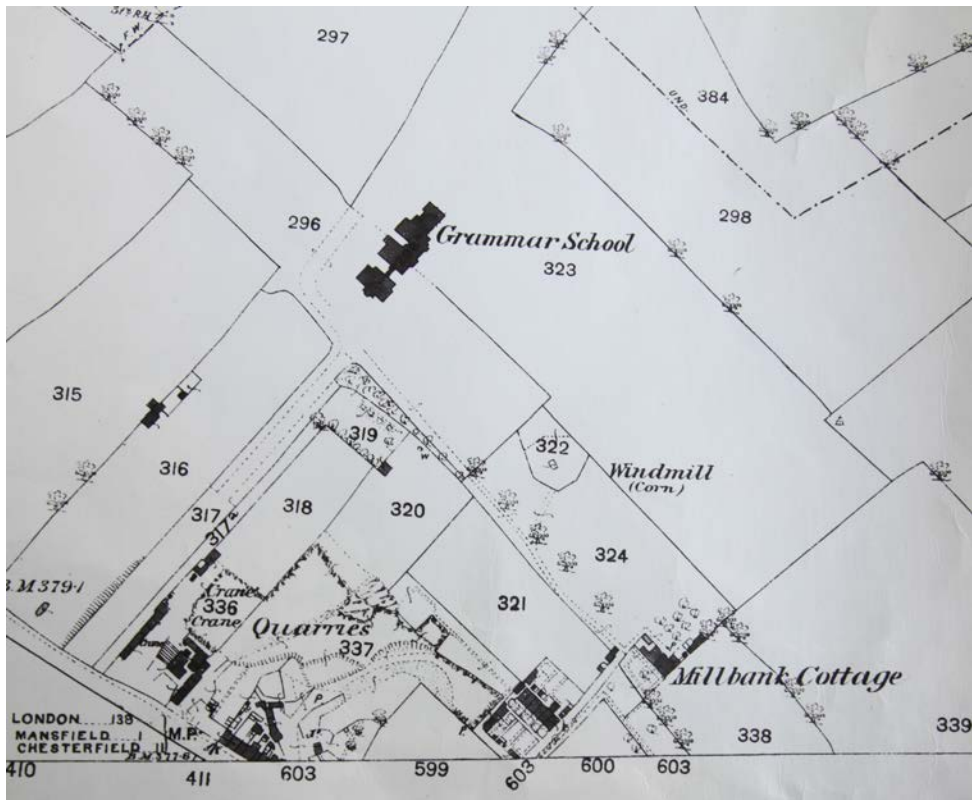


Pro-Forma Survey Sheet

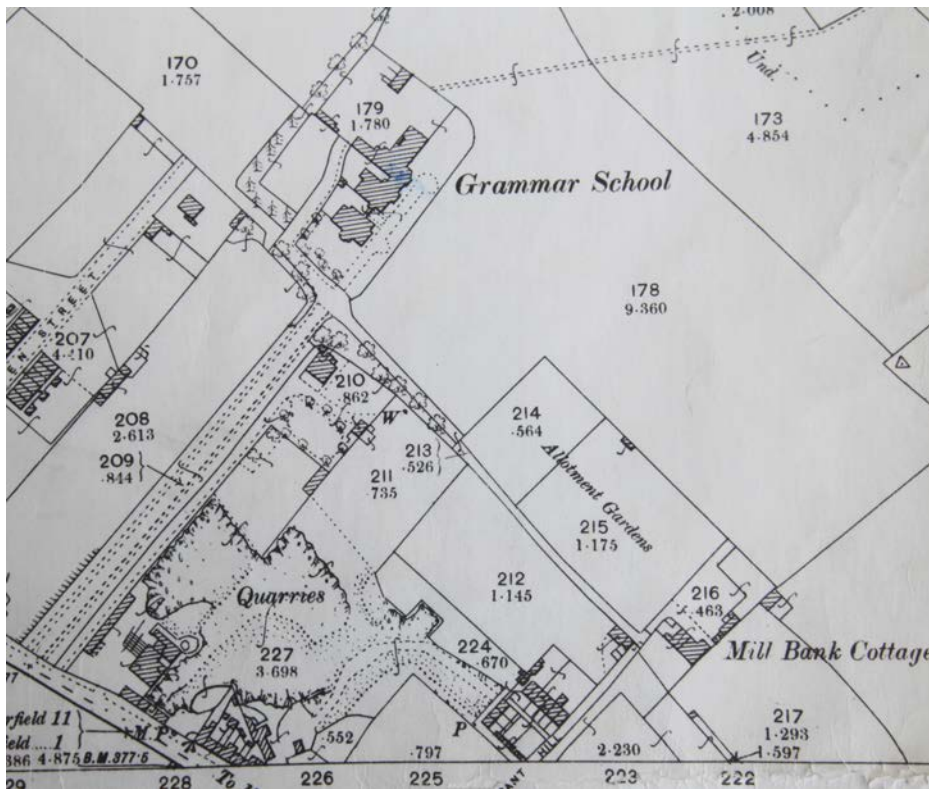
<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
<p>Site Reference &amp; grid reference: <b>Site 64</b>, grid ref. 453463, 362369            Site address: Pheasant Hill and Highfield Close, off Chesterfield Road, Mansfield</p>	
A.	<p>Assets which are affected:</p> <p>The assessment of the site allocation should be considered under Paras. 134 and 135 of the NPPF on the basis of the heritage assets:</p> <p>Local Heritage Asset – New Queen Elizabeth Grammar School (HER reference M 17318)            The cricket pavilion is a separate Local Heritage Asset            Mill Bank Cottage and adjoining boundary wall – para. 134</p>
B.	<p>Assets not affected, and why:</p> <p>Debdale Hall and grounds – the site is remote from the Hall and its grounds and there is no relationship from which either can be experienced. See description and detailed assessment of Debdale Hall under allocation site 29.</p>
C.	<p>Archaeological Potential:</p> <p>The main part of the site is former field, with no history of development. There are no recorded finds on the site but there are finds such as a Neolithic axe head at Debdale Lane (HER L5347). As with other northern areas of Mansfield Woodhouse, the presence of Neolithic to Bronze Age remains cannot be discounted and an archaeological evaluation, in consultation with the County Archaeologist, would be appropriate on land which has never been developed.</p>
D.	<p>Significance of heritage asset/s – description:</p> <p>The new grammar school (still in use as Queen Elizabeth’s Academy) is recorded in Pevsner as being designed by Giles and Gough of London, and built in 1875. It is recorded with the main hall to the north-east and the headmaster’s house at the south-west, as we still see it today from the south on the 1879 OS map. As the school had just been erected by the date of the map, there is little in the way of landscaped grounds at this date. However, it is notable that the school was built on the highest point of land, from which it has an imposing presence. Whilst the school is not a country house, it still has many of the late Gothic Revival attributes of a country house; a strong, punctuated outline, although it has lost its dramatic chimneys and bellcote. The architects also designed Colfe Grammar School (Lewisham) and the Cavendish building at Homerton College, Cambridge. The buildings are pink sandstone with buff dressings, in a typical late Victorian muscular Gothic, late Jacobean in influence, the long elevation to the south-east has a strong rhythm of contrasting eaves heights, enlivened by gable dormers, prominent gables and bay windows. It was clearly designed to be an imposing elevation facing south-east from which side and from the playing fields where its full design can still be appreciated.</p> <p>The Thoroton Society have published the following extract from William Horner Groves, 1894 description:</p> <p>“The Boys' Grammar School is a handsome structure on the Chesterfield Road, and was erected in 1877 to replace older premises, which were quite inadequate to the requirements of the time. The total cost was £ 10,000. The foundation stone was laid by Mr. William Gething, Chairman of the Board of Governors, on the 4th of April, 1877, the foundation stone bearing this simple inscription:—“This stone was laid on the 4th of April, 1877, by William Gething, Chairman of the Board of Governors of this School.” The architects were Messrs. Giles and Gough, of London, and the contractors Messrs. A. and J. Pattinson, of Rushington, near Sleaford. The school was opened on Wednesday, April 24th, 1878, by Lord Belper, Lord Lieutenant of the County; Lord Galway and the</p>

	<p>governors of the school being amongst those present on the occasion. The first and present head-master is the Rev. E. Johnson, M.A., late second master of Christ's College, Finchley. The school provides accommodation for 150 scholars, a certain number of whom are admitted free under Brunt's and Thompson's Charity Scheme. There is a commercial as well as a classical side, and a number of boarders are taken under the immediate supervision of the head-master.”</p> <p>A small pavilion had been created on the cricket ground by 1916 - The present cricket pavilion was established on this footprint by 1957 (OS map), although it has been comprehensively repaired. The County Council records that the pavilion was built as a memorial to Old Elizabethans who fell in the Great War. The honorary architects were Messrs Cook, Howard and Lane. The pavilion was opened on 19 September 1928 by Field Marshall the Rt. Hon. Viscount Allenby GCB GCMG and dedicated by the Rev. Canon Spencer H Elliott MA. A copy of the order of service, which includes the names of 31 scholars who died and the dates they attended the school, is held in Nottinghamshire Archives (ref. S/BX117/157). The building is of moderate significance for its historic associations. It has been extensively repaired and remodelled over the years with loss of original fabric and significance.</p> <p>Millbank Cottage is a former mill house, now house, and adjoining boundary wall. c1820, with C19 and C20 alterations. It was built to serve the windmill, which has been demolished, so it has lost this historical association. The cottage is south-west facing and retains its original relationship to its cottage garden.</p>
E.	<p>Contribution of setting to significance, and contribution of this site:</p> <p>The school is still approached from the same direction as when it was first built, off Chesterfield Road. Its open aspect to the south-east has changed with the removal of a former windmill, later allotments and the enlargement of the playing fields. The setting has been enhanced, to reflect the status of the school buildings. By 1957 the area as we see it today had become established and reinforced by planting more trees along the northern boundary with the cricket pavilion, although the hedge has been removed and the land to the north amalgamated into the school's grounds. The pavilion to the side of the cricket field has also changed and is now a large and dramatic neo-Gothic structure, silhouetted against the sky. A row of mature trees which fall along the alignment of the cricket field also appear on the 1875 OS, but have been enhanced and formalised as a single avenue.</p> <p>The aspect of the main part of the school to the south-east is not directly affected by the development on allocation site 64, but it will form an imposing presence in views from the school and in views looking from the original approach drive and front elevation to the school, where this housing will be a major feature in the view, and there will be a loss of significance as a result.</p> <p>The alteration to the setting of the cricket pavilion will transform the setting of this non-designated heritage asset, so that its landmark character will be subsumed within a backdrop of housing.</p> <p>Millbank Cottage (listed grade II) relates to its cottage garden, which is on the south-west facing slope. Its relationship to the former windmill has been lost and its setting permanently altered, in this respect. It is surrounded by coursed magnesian limestone boundary walls, a large part of these boundary walls were erected when the windmill was demolished.</p>
F.	<p>Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):</p> <p>The alignment of the allocation site falls along a former field boundary which is now contained within the experience of the setting of the school and the pavilion. Even though</p>

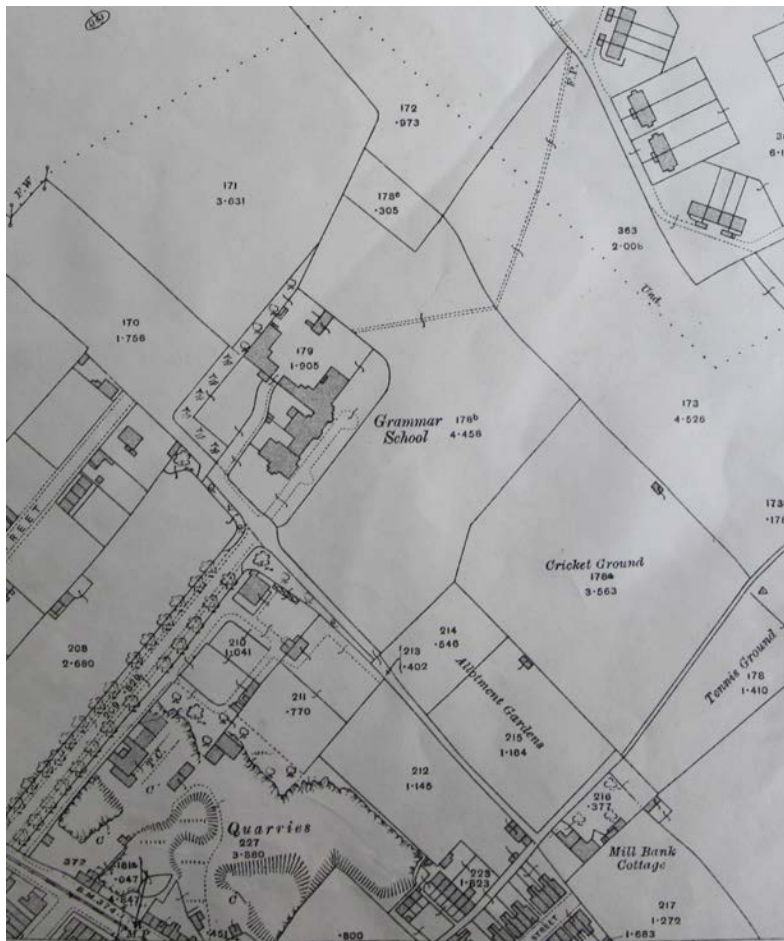
	<p>the original grounds of the school did not contain this field, the grounds have been enhanced over the years, by piecemeal alterations, so that they are now a more formal setting for the long principal elevation of the Grammar School. The development of housing within this field will affect the setting of the school. However, the land falls away significantly to the north dropping from the 120-metre contour, along the line of the field boundary down to 115 metres and there are opportunities to consider opportunities for mitigation.</p> <p>The new access drive to the development site will involve the demolition or alteration of the boundary all to the west side of the access lane. The full implications of the impact on Millbank Cottage are not known, but there is no reason why the access road cannot be designed to be sympathetic to the listed building, with coursed limestone boundary walls.</p>
G.	<p>Impact on significance:</p> <p>Loss of openness and sense of isolation and prestige of original school, in its original setting.</p>
H.	<p>Level of Harm:</p> <p>Moderate harm, with pockets of high harm closest to the school buildings, to the significance of Queen Elizabeth's Academy as a landmark High Victorian prestigious building, to an area which has historically enhanced the setting of the school in conjunction with the cricket pavilion.</p> <p>Moderate harm to the significance of the cricket pavilion</p> <p>Negligible harm to Millbank Cottage, with provision for mitigation in the form of appropriate landscaping.</p>
I.	<p>Advice on whether mitigation is considered feasible to overcome harm:</p> <p>Yes, but this will depend on the amount of development within the red line area, the location of the housing in the vicinity of the southern boundary along the 120 metre contour, the extent to which this can be drawn away from the boundary so that the land closest to the school grounds contain gardens and the degree of mitigation from planting and screening, avoiding unsightly boarded fencing and the details of the access drive opposite Millbank Cottage.</p>
J.	<p>Recommended mitigation to overcome or reduce harm:</p> <p>Hedgerow planting and a dense buffer of shrub planting and domestic gardens along the boundary with the school would reduce the harm from housing overlooking the site and the open aspect of the site, as seen from the grammar school.</p> <p>An archaeological evaluation should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology</p>
K.	<p>Possible ways to enhance the heritage asset: None</p>
L.	<p>Any further relevant planning policy / SPD:</p>
	<p>Date: 20<sup>th</sup> March 2018</p> <p>Surveyor: M Morris</p>



1879 Ordnance Survey map showing the Grammar School, two years after it had been completed, with the site of the windmill to the south. The drive from Chesterfield Road remains to this day.



Ordnance Survey map of 1899 showing allotment gardens replacing the windmill and a slightly more defined and formalised landscaping layout, with playing fields to the east



The 1916 Ordnance Survey plan shows a cricket pavilion, the predecessor to the present cricket pavilion, on the northern edge of the cricket ground. Housing has started to be built to the north of the school site.



The original design of the building of 1877 is clearly evident from this view, which falls along the original approach to the school. Although the building has been extended many times, the original architectural form to this elevation has changed little.



*Queen Elizabeth's Academy, as seen from the cricket ground. The scale of the building and its impressive original design can be clearly appreciated from this side of the playing fields it was designed to overlook. Extensions to the right have been highly sympathetic to this elevation, providing architectural balance.*



*The cricket pavilion is a large and imposing building, making a bold statement. There has been considerable loss of original fabric but the form and massing is still as originally designed by architects Messrs Cook, Howard and Lane.*

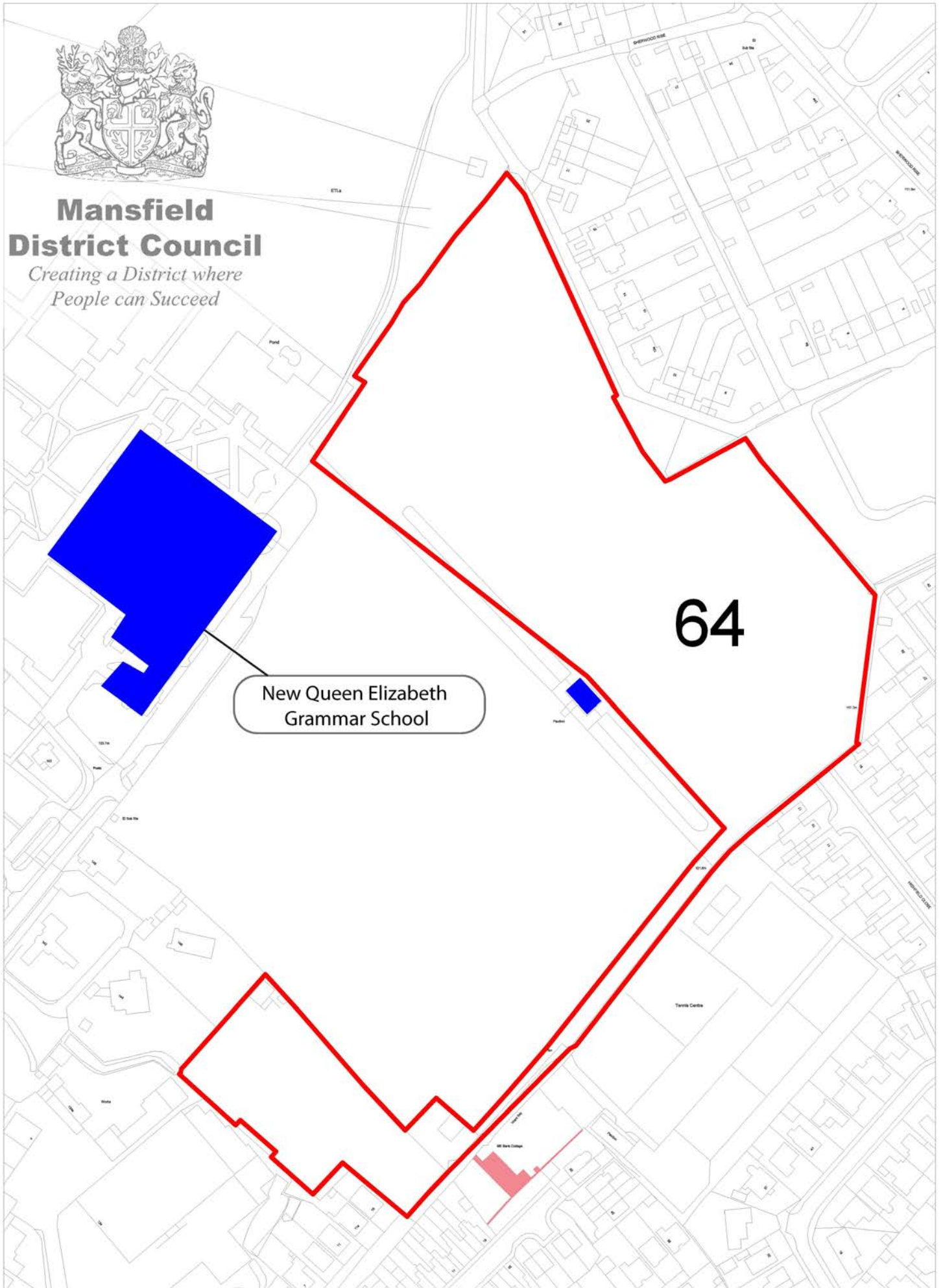


*The setting of the cricket pavilion has been enhanced by formalising the original hedgerow trees into a spacious single avenue. The landmark character of the pavilion is clear from this direction and distance.*



# Mansfield District Council

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New Queen Elizabeth  
Grammar School

64

## Legend

 HELAA Site

 Non-Designated Heritage Asset

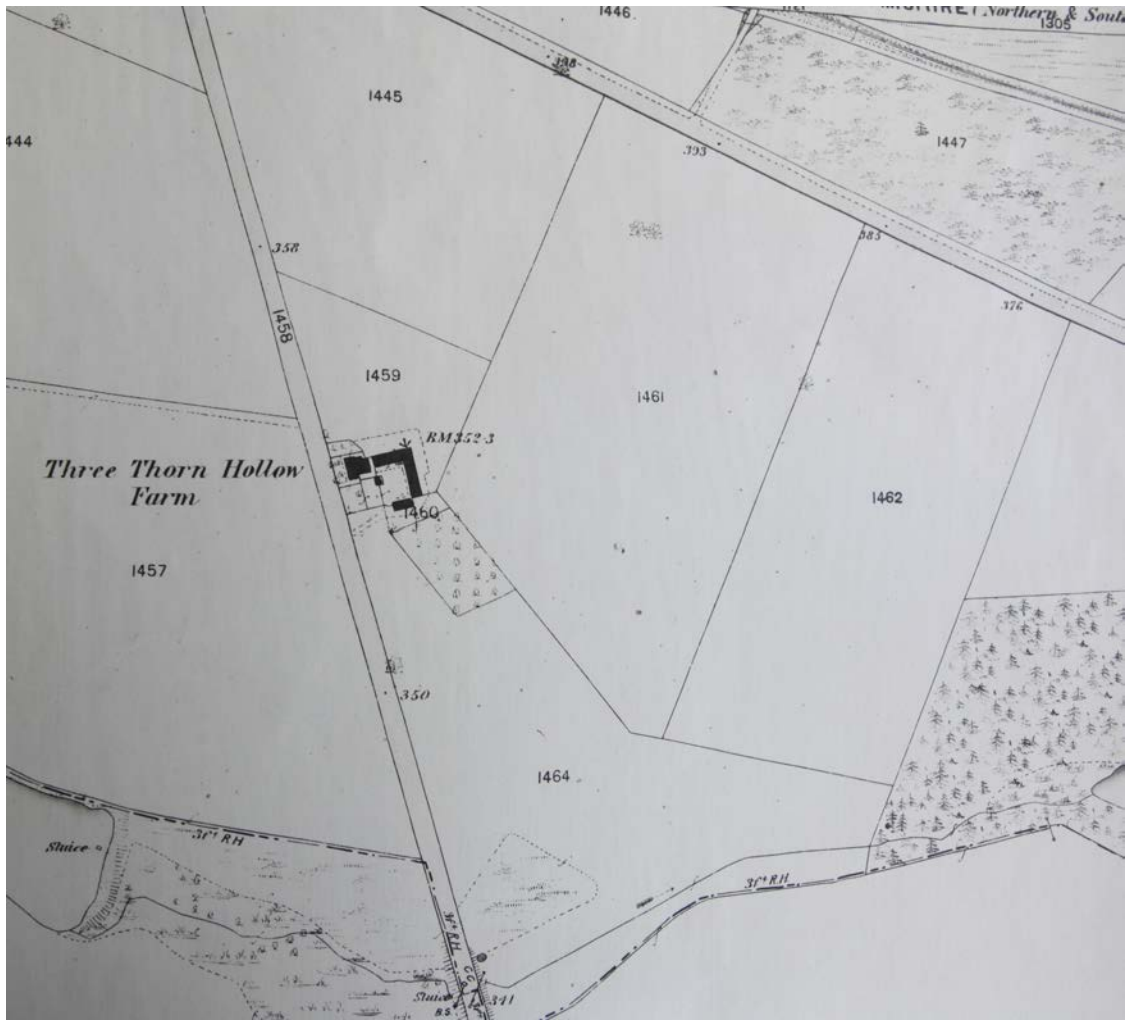
 Listed Building



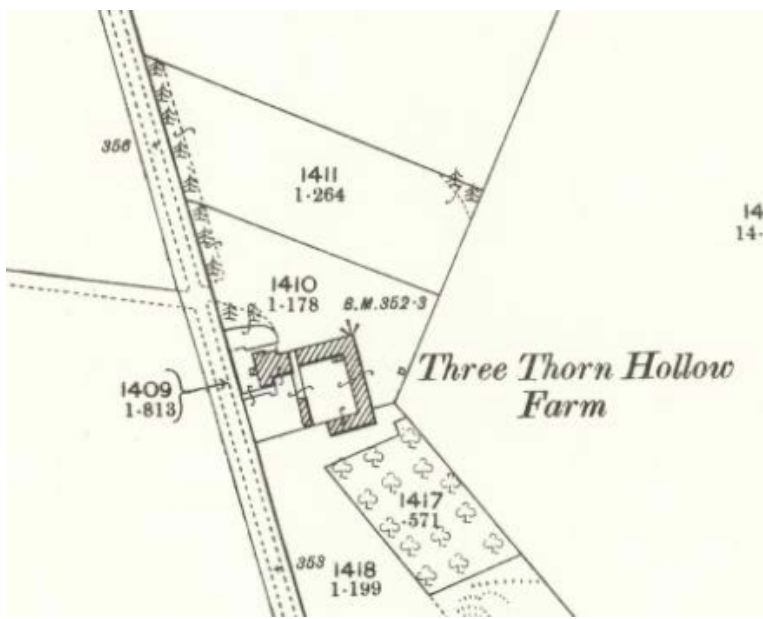
Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
<p>Site Reference &amp; grid reference: <b>Site 73</b>, grid ref. 457840, 358608</p> <p>Site address: Three Thorn Hollow Farm, Blidworth Lane, Rainworth</p> <p>The site lies to the north of the boundary between Mansfield and the parish of Lindhurst, which lies within Newark and Sherwood District</p>	
A.	<p>Assets which are affected:</p> <p>The assessment of the site allocation should be considered under Para. 135 of the NPPF on the basis of the non-designated heritage assets:</p> <p>Three Thorn Hollow Farm – Local Heritage Asset (a non-designated heritage asset)</p> <p>Three Thorn Hollow Farm complex – non-designated heritage asset</p>
B.	<p>Assets not affected, and why:</p> <p>Fountain Dale Moat – the distance from the monument, the lack of intervisibility and the lack of strong evidence for an associational relationship with the moated site and the watercourses along the Foulevil Brook – conclude that the site does not fall within the setting of the monument.</p>
C.	<p>Archaeological Potential:</p> <p>This site lies to the immediate north of the district boundary with the parish of Lindhurst (Lyndhurst), which as a distinct parish owned by the Duke of Portland. There is a map dated 1770 of the whole estate, located at Welbeck Abbey (not seen). The description of the map suggests that it entails 30 closes and is bounded by the parish boundary with Mansfield to the north and the river to the south. The evidence on site includes a large complex pattern of waterworks, which runs into Rainworth Water and appears to feed the moated site of Fountain Dale.</p> <p>"Lindhurst-on-the-Forest is situated 2½ miles south-east of Mansfield, and is an extra-parochial liberty of 740 acres, bounded on the north and south by two small streams, which unite at its eastern extremity, and form the Rainworth-water, near two extensive fox covers. It was anciently part of Harlow Wood, but has been cleared and cultivated by its owner, the Duke of Portland.." [WHITE's "Directory of Nottinghamshire," 1853</p> <p>Lindhurst Wind Farm Archaeological Watching Brief, Wessex Archaeology pub. March 2010</p> <p>Land at Lindhurst Farm – prepared for The Lindhurst Group, by Pre-Construct Archaeological Services Ltd, Feb 2015 (DR HER ref. 2128 and 2129) – south side of the A617 and Lindhurst Farm. Planning reference: 2010/0089/ST. Archaeological trial trenching in this area revealed three pits and a scatter of prehistoric flints were recovered from the topsoil.</p> <p>Lindhurst Wood first documented in 1274 (Crook 1981, 78) was described in the 14<sup>th</sup> century as "the chief wood of Sherwood".</p> <p>Foulevil Brook - earthwork traces of dams survive in the valley of the Brook (Mansfield Ashfield Regeneration Route, Environmental Statement vol. 2, part 2- working paper on Cultural Heritage, October 1999 - ref. HER doc. 787).</p> <p>Recommended archaeological watching brief to be tied to any application – full details to be confirmed by a member of the ClfA</p>
D.	<p>Significance of heritage asset/s – description:</p> <p>Lindhurst was sold to the Duke of Portland in the 18<sup>th</sup> century and remained heavily forested. The fields were created in the mid 19<sup>th</sup> century or thereabouts (White 1853). The probability is that the watercourses and series of lakes and ponds, including Walker's Pond and Bradder's Pond, flowing along the Foulevil were created, dammed and manipulated by the Duke of Portland. The full extent of the significance of these features is not fully understood or researched and has not been included in any field evaluation by</p>

	<p>archaeological contractors.</p> <p>Three Thorn Hollow appears on the 1835 Sanderson map by name only, without field boundaries – the land was not enclosed. The farm and the associated farmbuildings were built as a unified farm complex during the mid 19<sup>th</sup> century, at a time when there was a large increase in the amount of cattle farming. However, the presence of a large hay-barn, at a late date, suggests mainly arable farming in this location. The only positive 19<sup>th</sup> century record found is the 1885 Post Office Directory when a farmer with the surname Lamin is named at Three Thorn Hollows.</p> <p>The farm complex is built of coursed magnesian limestone with a courtyard of buildings comprising a tall hay barn, with off-set brick-arched former opposing threshing doors for wagons, adjoining enclosed crop storage on two levels, byre or stable, shelter shed and a detached later byre or implement shed. The complex with its courtyard appears to be complete, as designed and laid out in the 1860s or thereabouts, as seen on the 1880 OS map, now converted into housing. The main farmhouse is built in magnesian limestone with a former slate roof (now concrete tiles) and former sash windows (now uPVC). It has a small porch with pointed arched doorway and lancet windows which appears to be contemporary and coeval with a small bay window to the south elevation.</p>
E.	<p>Contribution of setting to significance, and contribution of this site:</p> <p>The farmland surrounding the farm was enclosed and turned into productive arable land and at the same time this farmstead appears to have been built. The field parcels are not shown on the Sanderson 1835 map, indicating late enclosure of former Sherwood Forest land. The relationship of the farmland to the farm complex is enhanced by the rising ground to the north, against which this farm is seen in views from Blidworth Lane. The presence of tall Scots pine along the road frontage and within the hedgerow to the north also suggests a fashionable form of plantation screening and windbreak of the 19<sup>th</sup> century or thereabouts. The farmland here forms an important part of the original setting of the farm. Whilst there has been a loss of field boundaries to the east and south, the northern field boundaries (hedgerows) remain intact, as seen on the 1880 OS map.</p>
F.	<p>Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):</p> <p>High visual impact with development surrounding the farm complex to all sides, removal of its associated farmland and its nature as an isolated farmstead. This will be compounded because of the topography with new housing forming a backdrop to views of the farmstead.</p>
G.	<p>Impact on significance: Loss of original setting and harm to complete and distinct farm group, removal of landscape character type</p>
H.	<p>Level of Harm:</p> <p>High level of harm to the setting of non-designated heritage assets</p>
I.	<p>Advice on whether mitigation is considered feasible to overcome harm: No</p>
J.	<p>Recommended mitigation to overcome or reduce harm:</p> <p>Reduce harm by preserving the existing garden and paddock, with its Scots pine trees and the hedgerow boundaries. Large-scale plantation screening would create a further intrusive element in the landscape and would not reduce harm.</p> <p>An archaeological evaluation should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology</p>
K.	<p>Possible ways to enhance the heritage asset: None</p>
L.	<p>Any further relevant planning policy / SPD:</p>
	<p>Date: 20<sup>th</sup> March 2018 Surveyor: M Morris</p>



1880 first edition Ordnance Survey map (Sheet XXVIII.6 West) showing the farm complex as it largely survives today. The later brick shed forming the west side of the foldyard was added later and appears on the 1900 OS map.



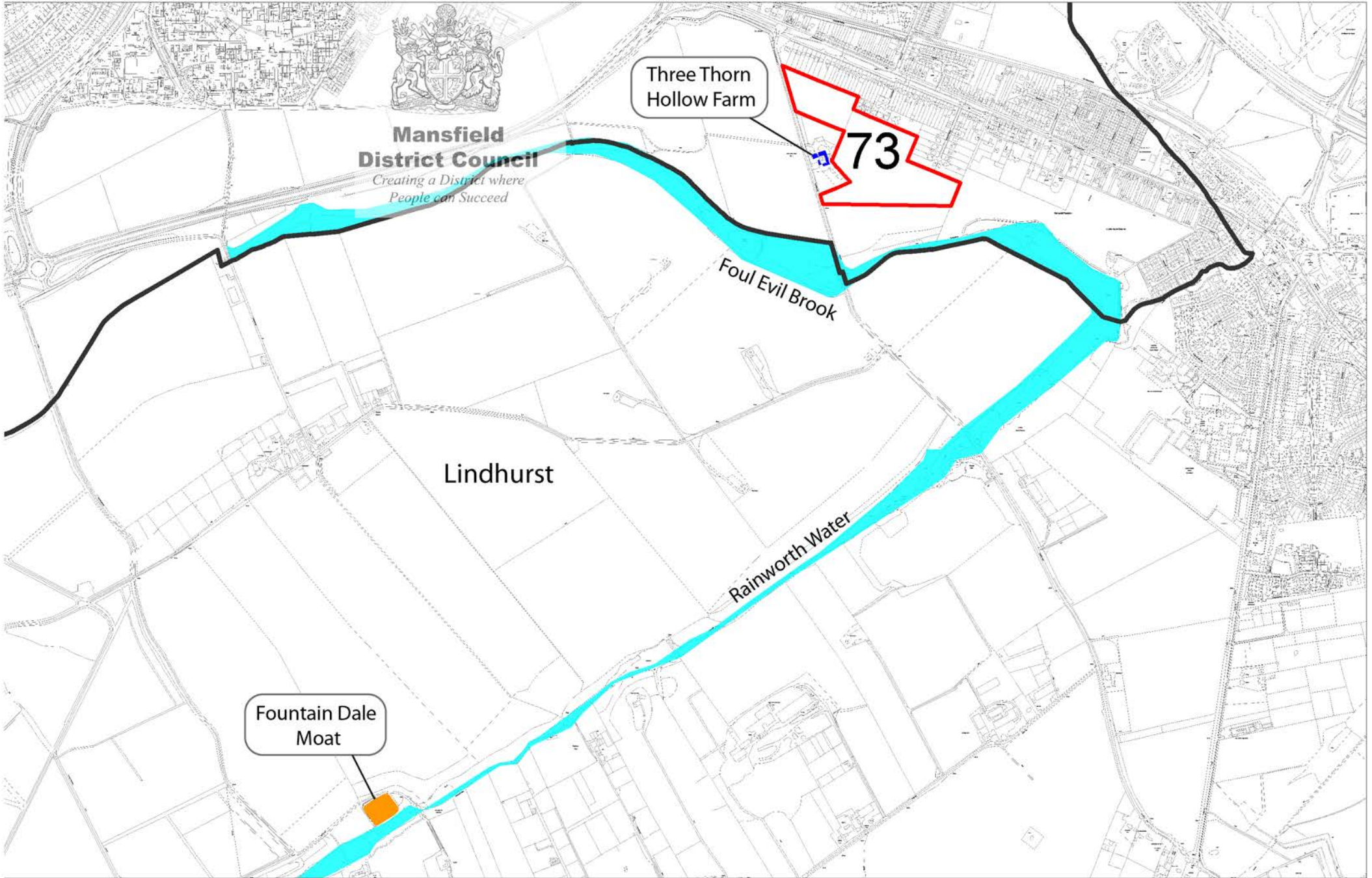
Ordnance Survey map of 1900 showing the row of conifers (Scots line) running along Blidworth Lane, and the farm complex as surviving today



*View of Three horn Hollow farm from the north looking through its shelter belt of Scots pine towards the threshing barn*



*Three Thorn Hollow Farm – complete complex of intact purpose-built farmhouse, threshing barn and farm buildings of ca. 1860 designed to support a small arable farm*



**Legend**

-  HELAA Site
-  Non-Designated Heritage Asset
-  Scheduled Monument
-  Watercourse

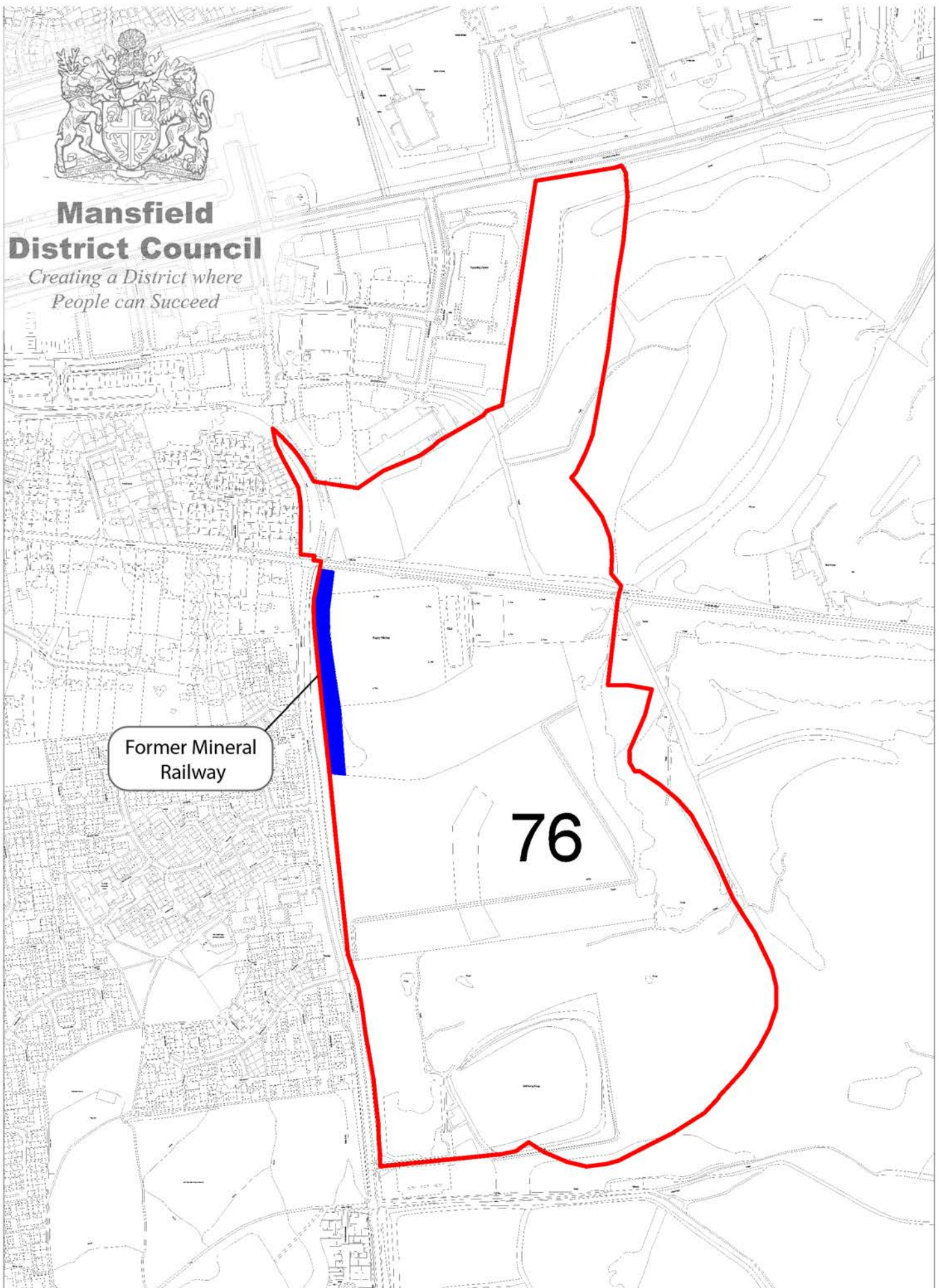
Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: Site <u>76 Jubilee Way</u> , grid ref. Site address: Land to east of Jubilee Way North, at Mansfield Rugby Club, Golf Course and near former Mansfield Colliery	
A.	Assets which are affected: None
B.	Assets not affected, and why: Mansfield Colliery was razed to the ground and the site has been replaced by industrial buildings. Some remains, such as the Pithead Baths, are now surrounded by other buildings and have no relationship with the wider countryside. Former agricultural land associated with a farmstead on the site of the rugby pitch was also razed to the ground.
C.	Archaeological Potential: Large areas of the site both to the north and south of Eaking Road have been disturbed by earth moving, including the Rugby Pitch and Mansfield Colliery, and significant earth moving has taken place around the extended golf course. A Watching Brief at Ratcher Hill Quarry extension undertaken in 2006 found no features or finds (ref. ENT3777).  It is considered that there is limited archaeological potential and this would be contained on land at the 125 metres contours upwards. A focused archaeological watching brief would be appropriate in this instance.  The route of a mineral railway is preserved along the western boundary of the site, within a wooded buffer and has some industrial archaeological interest, although not identified as an undesignated heritage asset, and significantly truncated.
D.	Significance of heritage asset/s – description: None, the section of mineral railway is a fragment
E.	Contribution of setting to significance, and contribution of this site: N/A
F.	Description of Impact: None
G.	Impact on significance: N/A
H.	Level of Harm: None
I.	Advice on whether mitigation is considered feasible to overcome harm: N/A
J.	Recommended mitigation to overcome or reduce harm: It is recommended that the former mineral railway line be preserved and enhanced as a feature of the development  A focused watching brief should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology
K.	Possible ways to enhance the heritage asset
L.	Any further relevant planning policy / SPD
	Date: 15 <sup>th</sup> February 2018 Surveyor: M Morris



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Former Mineral  
Railway

76

## Legend

 HELAA Site

 Non-Designated Heritage Asset

Pro-Forma Survey Sheet

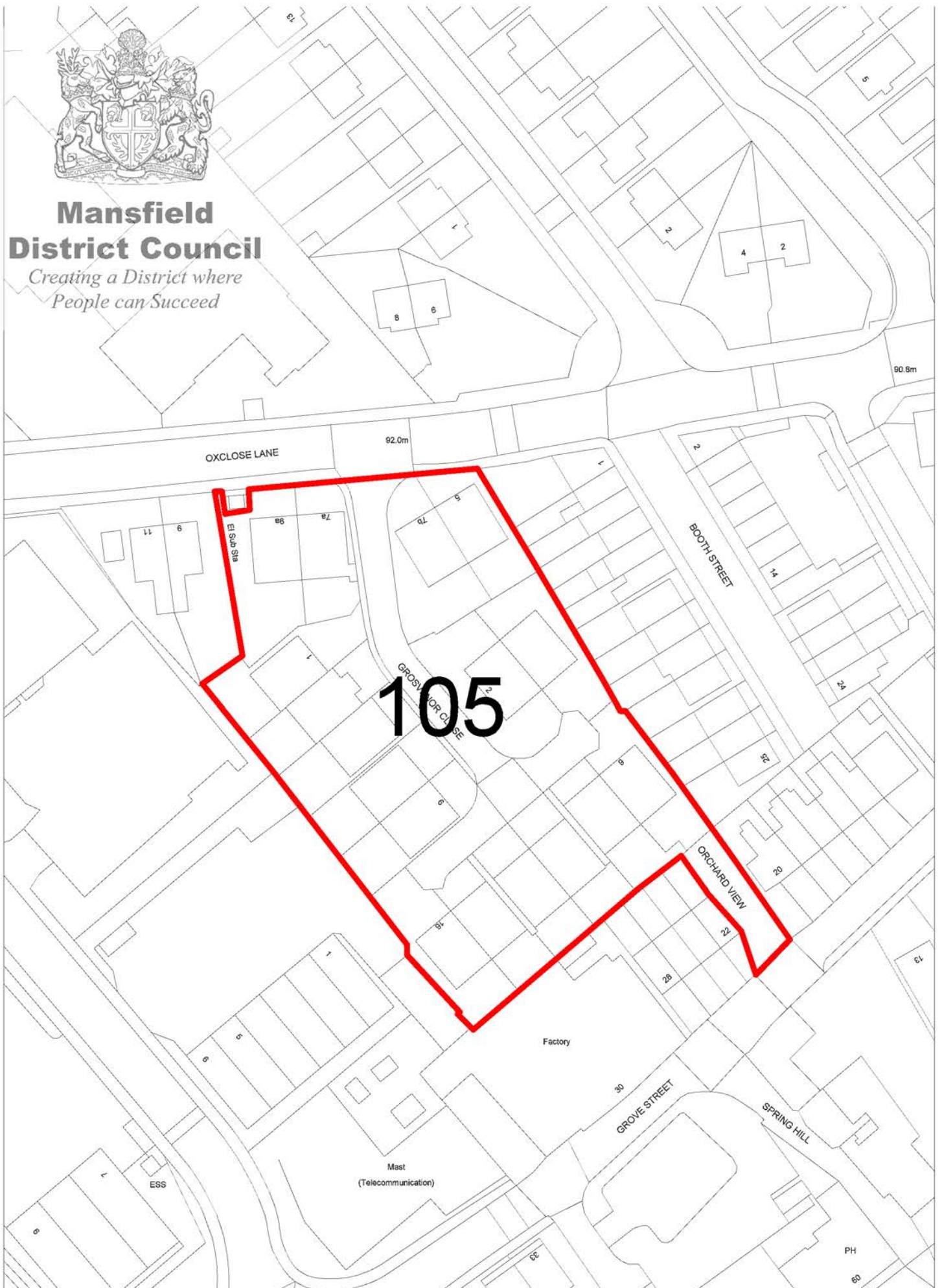
<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Site 105</b> , grid ref. 453664, 363350 Site address: Land at Oxclose Lane, Mansfield Woodhouse	
A.	Assets which are affected: none The site has been developed as Grosvenor Close
B.	Assets not affected, and why: There is no physical or visual relationship with the conservation area which is a street removed and which at this point has a primary frontage to the south side of Station Street.
C.	Archaeological Potential: The site lies to the north of the medieval settlement within an area of former open field. No local HER records were identified during the search. Oxclose Lane is a well-defined historic route illustrated on the Sanderson map. It cuts across the earlier field system, indicating it probably post-dates the enclosure of the fields. The early crofts and tofts of the settlement have merged with the former open field strips and this site appears to be part of the former open field, as distinct from a village croft. It is clearly visible on the Sanderson map of 1835. The site is located within a dense built-up area; by 1879 the land had changed from field to allotment gardens supporting a long row of one-up-one-down workers cottages.
D.	Significance of heritage asset/s – description: None affected
E.	Contribution of setting to significance, and contribution of this site: N/A
F.	Description of Impact: None
G.	Impact on significance: N/A
H.	Level of Harm: None
I.	Advice on whether mitigation is considered feasible to overcome harm: N/A
J.	Recommended mitigation to overcome or reduce harm: N/A
K.	Possible ways to enhance the heritage asset
L.	Any further relevant planning policy / SPD:
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris





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## Legend

 HELAA Site

Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
<p>Site Reference &amp; grid reference: <b>Site 127</b>, grid ref. 453543, 361050            Site address: Former Bus station site, Stockwell Gate, Mansfield</p>	
A.	<p>Assets which are affected:</p> <p>The assessment of the site allocation should be considered under Paras. 134 and 135 of the NPPF on the basis of the heritage assets:</p> <p>Listed Building – 53-57 Stockwell Gate (grade II) – para. 134            Non-designated heritage asset - The Wheatsheaf PH, No, 47 Stockwell Gate – para. 135</p>
B.	<p>Assets not affected, and why:</p> <p>The level of alteration of the multi-storey car park and associated shops to Stockwell Gate have divorced the historic part of the town to the east, including Mill Walk, with the Old Parsonage and the Meeting House at Quaker Way, from this part of the town, so that there is no visual connection.</p>
C.	<p>Archaeological Potential:</p> <p>The site of the bus station was formerly occupied by a chapel - HER M11665 – former Methodist Chapel, built in 1791 and demolished in c.1974 (RCHME Inventory of Non Conformist Chapels and Meeting Houses, p.159)</p> <p>The site of the bus station has completely destroyed all evidence of the chapel, which was located on the Stockwell Gate frontage. The significant changes in land level, with the bus station located on a large level platform, has changed the topography of the site, so that it is no longer related to its historic levels.</p> <p>The majority of the site to the north of the chapel was a large area of open space, garden or paddock, as shown on the 1835 Sanderson map. There is no evidence of a burial ground here but the 1879 large scale Town Plan shows two very small areas used as burial grounds. Subsequent comprehensive development of the land to the north and east of the Baptist Chapel is recorded in 1917 (OS map). See map regression.</p>
D.	<p>Significance of heritage asset/s – description:</p> <p>53-57 Stockwell Gate (grade II) – the list description describes this as a mid 18<sup>th</sup> century row of houses and shops with later alterations. The building is a three-storey row of town-houses, with moulded eaves, raised quoins and square-faced mullioned windows. It probably dates from the second half of the 18<sup>th</sup> century. It is a relatively tall building now, as there have been many buildings demolished along Stockwell Gate and this building is now relatively isolated, whereas it was built as part of a developed frontage. Although the shopfronts have been considerably altered, the row contains enough of its original form to be relatively easy to restore its historic character, with some investment.</p> <p>The Wheatsheaf PH, No. 47 Stockwell Gate. The list of inns recorded along Stockwell Gate in the 1832 Directory included 10 pubs but the Wheatsheaf is not named, suggesting that it had changed its name. The building comprises two phases, a mid 18<sup>th</sup> century three-storey town-house, probably originally of two bays of which the western bay has been removed. The square-faced mullioned windows survive to the upper floors; to this was attached a purpose-built inn dating from the 1830s or thereabouts, in stucco (now rendered). Original sash windows have been replaced in uPVC but there is otherwise little alteration since c1830 and sufficient original fabric surviving for the building to be classified as a non-designated heritage asset.</p>
E.	<p>Contribution of setting to significance, and contribution of this site:</p>

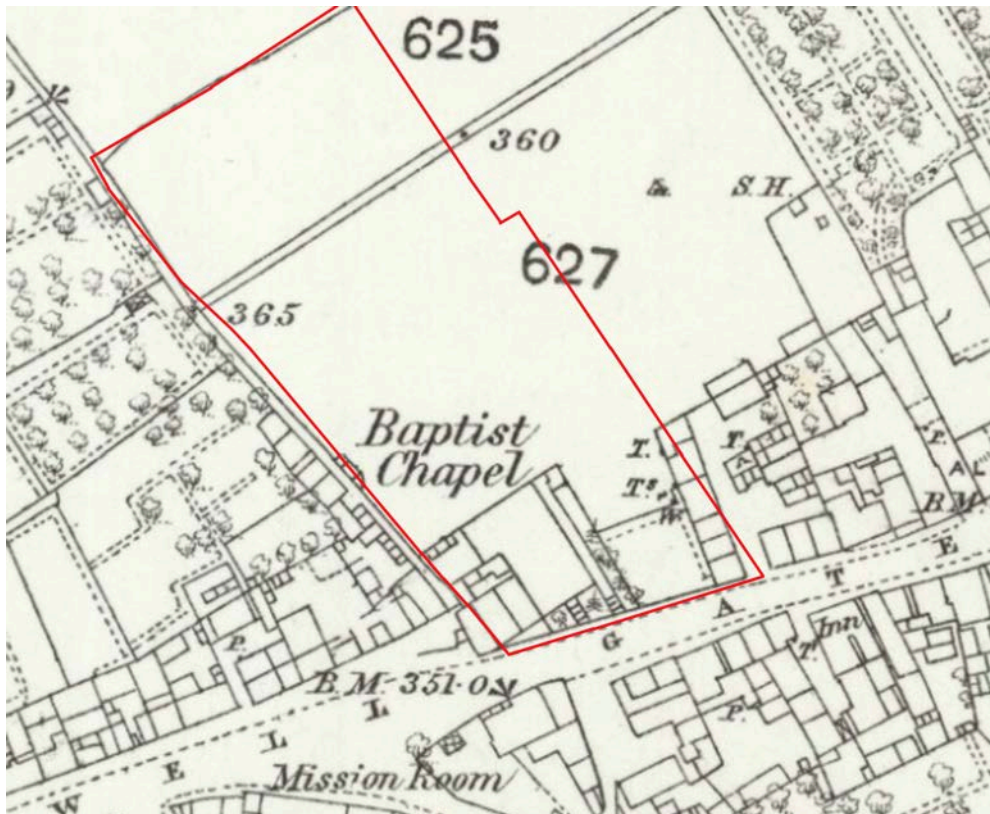
	<p>The listed building is framed to either side by historic buildings of 19<sup>th</sup> century date, which are considerably altered. The built-up frontage, however, is distinctive, with a strongly demarcated building line. The allocation site and its ramped access paths and stepped arrangement is a distracting element of the streetscape, with a large amount of clutter and street furniture; the extensive handrails and street furniture are an eyesore and harm the setting of the listed building. The allocation site currently permits views across to the listed building but these are coincidental and not designed views and make no contribution to significance; i.e. there is no reason why the frontage should not be built up.</p> <p>The setting of the Wheatsheaf pub is also harmed by the large development of the multi-storey car park and associated shops, which are completely out-of-scale. Both buildings cumulatively form part of an early range of developed frontage from the historic core of Mansfield. There is scope for considerable enhancement.</p>
F.	<p>Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):</p> <p>The impact of new development will depend entirely upon its form, massing, location and materials; the relative height of the bus terminal site where it abuts Stockwell Gate is problematic and the scale of new development compared with the scale of the existing listed building and traditional buildings in its vicinity could cause a high degree of harm. A large development which overshadows the listed building could cause significant harm to its setting. The retention of a ramped access from Stockwell Gate would further compound the harm.</p>
G.	<p>Impact on significance:</p> <p>Potentially high, dependent upon the form and height of new development</p>
H.	<p>Level of Harm:</p> <p>The development of this site has the potential to cause moderate harm to the setting of the listed building and non-designated heritage asset</p>
I.	<p>Advice on whether mitigation is considered feasible to overcome harm:</p> <p>This will depend largely on the nature and scale of the development. Recommend potentially a design review panel (e.g. OPUN East Midlands) to consider early stage development proposals.</p>
J.	<p>Recommended mitigation to overcome or reduce harm:</p> <p>Careful consideration of the building height to the Stockwell Street frontage so that it does not overshadow the listed building. Consideration of changing the levels of the development so that it relates to Stockwell Street, rather than the existing high level of the bus terminal - a ground level active retail frontage and use to Stockwell Gate is desirable, with stepped development behind to take into account significant level changes and the viability of the site.</p> <p>Despite the redevelopment of the site, the presence of human remains / burials from the previous small burial grounds of the Baptist Chapel and its sister building, the Sunday School, fronting Rosemary Street, cannot be discounted. This would need to be taken into account in the proposed redevelopment of the site and a strategy for preservation in-situ or re-burial agreed with the County Archaeologist.</p>
K.	<p>Possible ways to enhance the heritage asset:</p> <p>Removal of the access ramps and railings</p>
L.	<p>Any further relevant planning policy / SPD:</p>
	<p>Date: 20<sup>th</sup> March 2018</p> <p>Surveyor: M Morris</p>



53-57 Stockwell Gate, Mansfield



The Wheatsheaf PH – 47 Stockwell Gate, Mansfield



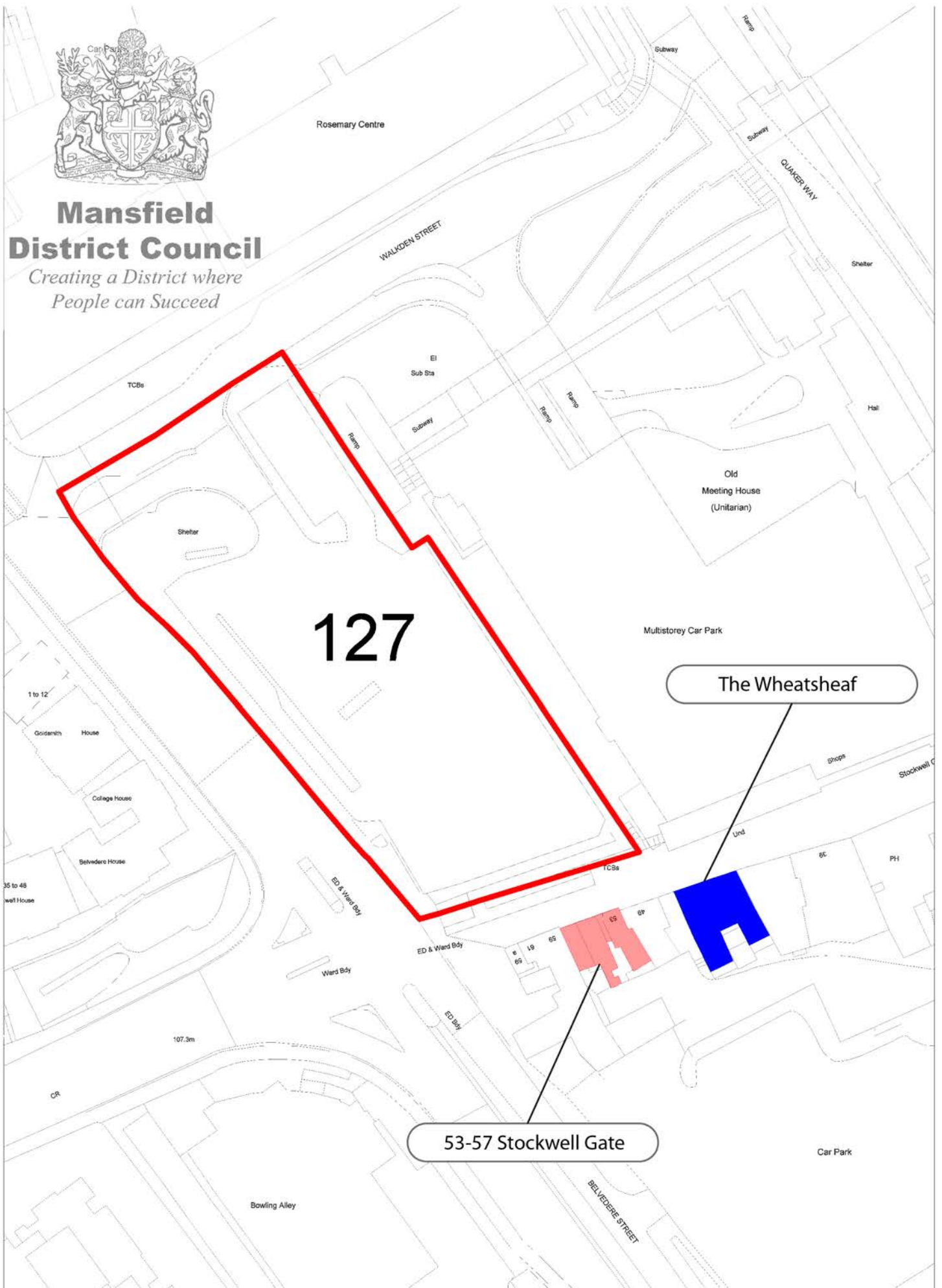
1879 Ordnance Survey map with Site 127 outlined in red (above) and the 1917 OS map (below) revealing comprehensive development around the Chapel








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### Legend

-  HELAA Site
-  Non-Designated Heritage Asset
-  Listed Building

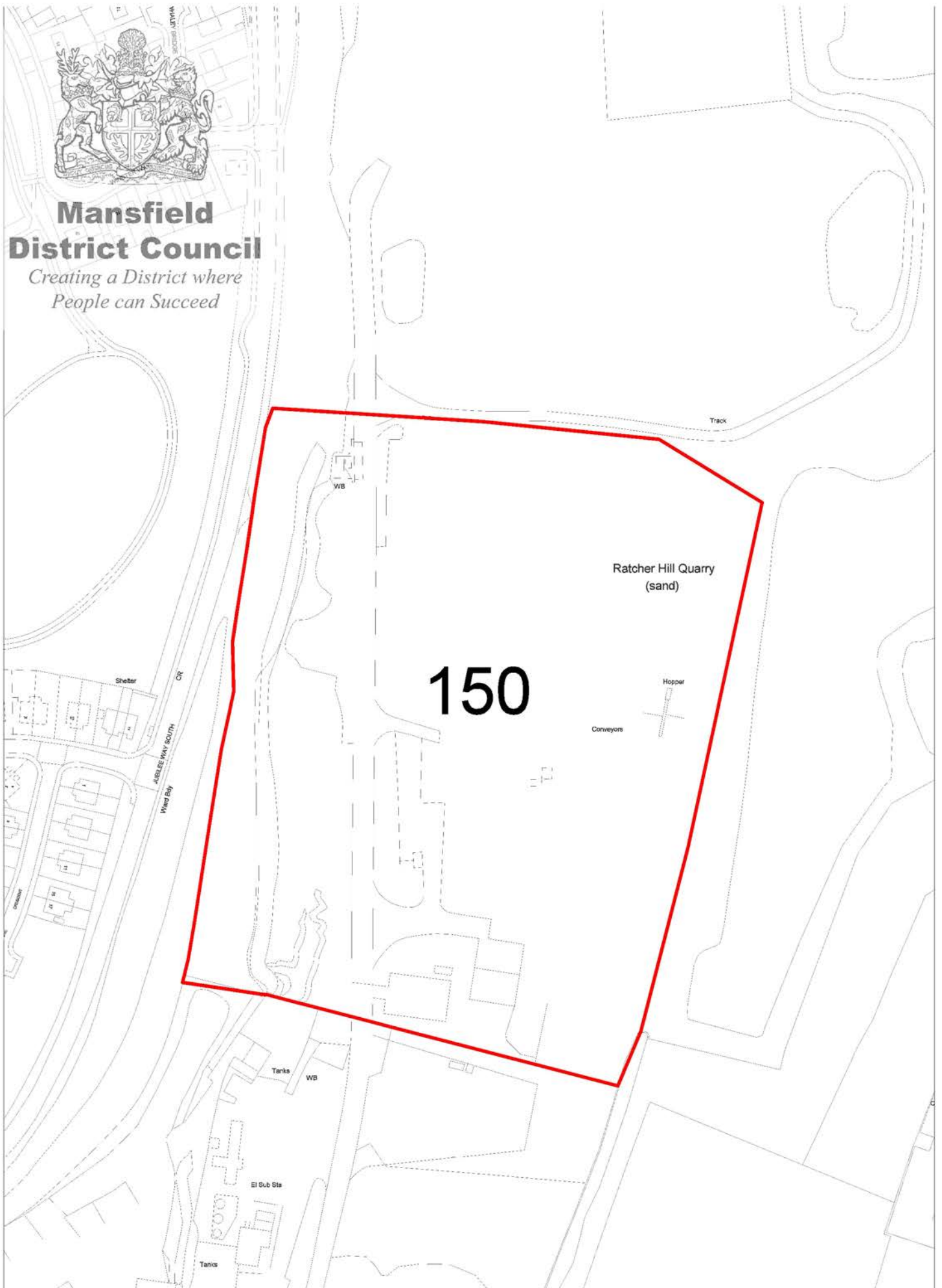
Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Site 150</b> , grid ref. 457672, 359663 Site address: Southwell Road West (Ratcher Hill Quarry)	
A.	Assets which are affected: None. The site lies within a quarry. The quarry was developed by 1972 and does not appear on the 1966 OS map. The buildings located in the allocation site were part of a later phase of development, of no historic interest
B.	Assets not affected, and why: N/A
C.	Archaeological Potential: A search area of 50 metres provided only one recorded HER find entry. ENT 3777 – a Watching brief was undertaken at Ratcher Hill quarry, Mansfield, by JSAC “The watching brief was maintained as a series of intermittent visits during groundwork's [sic] associated with the stripping of the topsoil by mechanical excavator within the identified quarry extension area. ... The W side of the area had already been stripped prior to archaeological monitoring on health and safety grounds. ... No features and / or finds of archaeological interest were encountered.” (Unpublished document: JSAC. Sep 2006. Report on an Archaeological Watching Brief: Ratcher Hill Quarry Extension, Ratcher Hill Quarry, Southwell Road, Mansfield, Nottingham. pp 10 – 12) As the allocation site lies at the bottom of the quarry floor which has been heavily excavated, there is therefore considered to be no archaeological potential for site 150
D.	Significance of heritage asset/s – description: N/A
E.	Contribution of setting to significance, and contribution of this site: N/ A
F.	Description of Impact: N/A
G.	Impact on significance: N/A
H.	Level of Harm: N/A
I.	Advice on whether mitigation is considered feasible to overcome harm: N/A
J.	Recommended mitigation to overcome or reduce harm: N/A
K.	Possible ways to enhance the heritage asset: N/ A
L.	Any further relevant planning policy / SPD:
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris



# Mansfield District Council

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## Legend

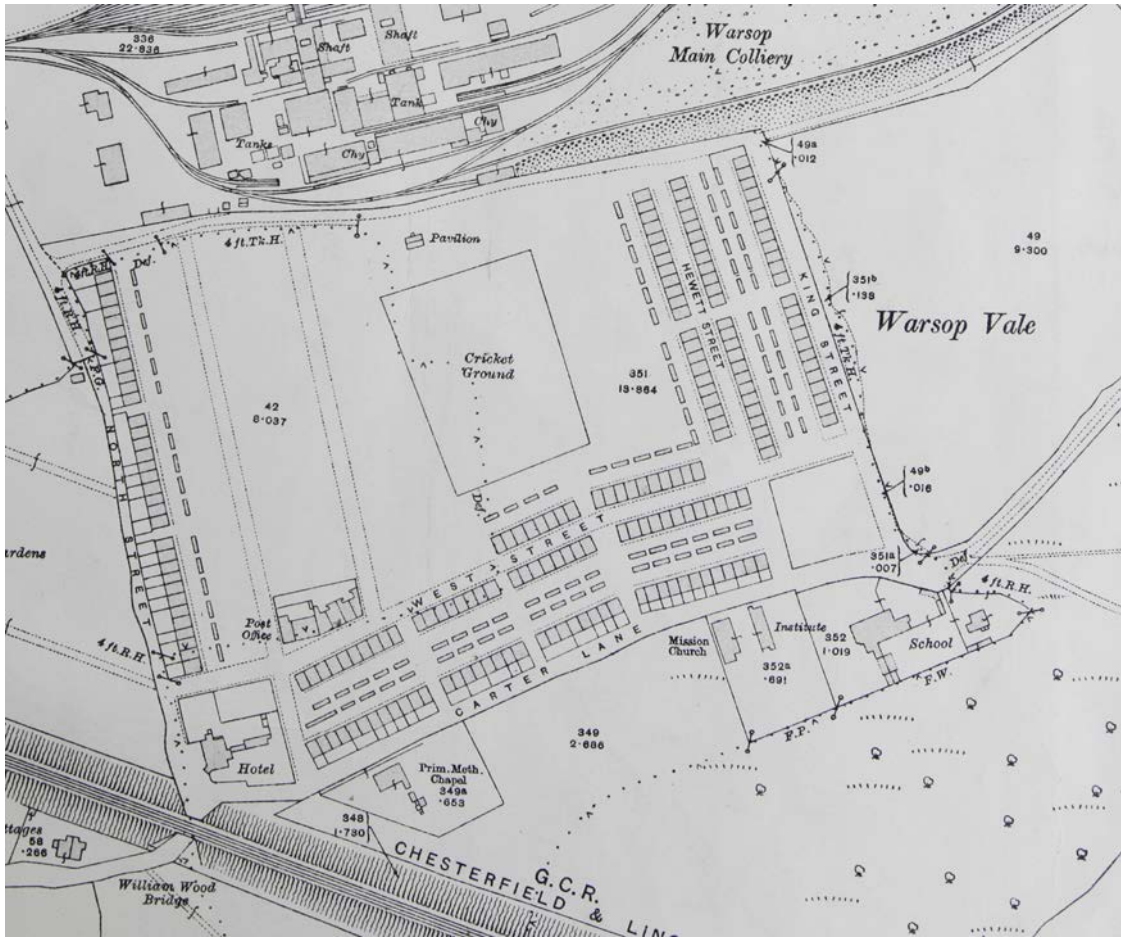
 HELAA Site



Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Site 175</b> , grid ref. 454982, 367890 Site address: Site of former school, Warsop Vale	
A.	Assets which are affected: Warsop Vale Colliery Village (a Local Heritage Asset)
B.	Assets not affected, and why: The former village school has been demolished
C.	Archaeological Potential: Low, the site has been previously developed on a former green field
D.	<p>Significance of heritage asset/s – description:</p> <p>The colliery at Warsop Vale was sunk in 1890 by the Staveley Coal and Iron Company and Warsop Main Colliery opened in 1893. Warsop Vale Mining Village was built for Staveley Coal and Iron Company, ca. 1896 (ref. HER M17338). It was one of the early attempts to get away from the regular grid of terrace rows typical of nineteenth-century coalfield settlements. The housing was built in short rows around three sides of a central recreational area. The layout recorded in the 1918 OS map suggests that it may have been intended to build further houses to the east of North Street. To the south, along Carter Lane there was the School, an Institute, a Mission Church and a Primitive Methodist Chapel. None of these buildings survive. The village was comprehensively redeveloped in a regeneration scheme by Meden Valley Making Places Ltd. during 2000-2003. All of the original terraced houses along the eastern side of the original U-shaped layout Hewett Street and King Street were demolished. The scheme built onto half of the original open central village recreational area, although the impression of the former central cricket pitch was retained by creating a new, smaller central green. New housing was also provided along the northern side of the village (East Street), where formerly it had been occupied by the colliery works.</p> <p>The village has largely lost its planned layout as a distinct colliery settlement, although the terraced housing along Carter Lane has a strong identity.</p> <p>The school (demolished), which was built in 1901 and opened in 1902, was not identified as a separate HER entry or a local heritage asset. The 1918 Ordnance Survey map (scale 1:2500) shows the school and model village (see plan over) Ref. Picture the Past - NCCV001041, image of c1925</p>
E.	<p>Contribution of setting to significance, and contribution of this site:</p> <p>The model village has lost most of its original identity as a planned industrial settlement. The presence of modern housing has diluted the character of the original housing and there is no longer any real ability to appreciate its original plan form and the separation of public open space, housing and amenities, except from by maps (evidential value).</p> <p>The loss of all of its original public buildings from the south side of Carter Lane further compounds its lack of distinct identity.</p>
F.	Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):

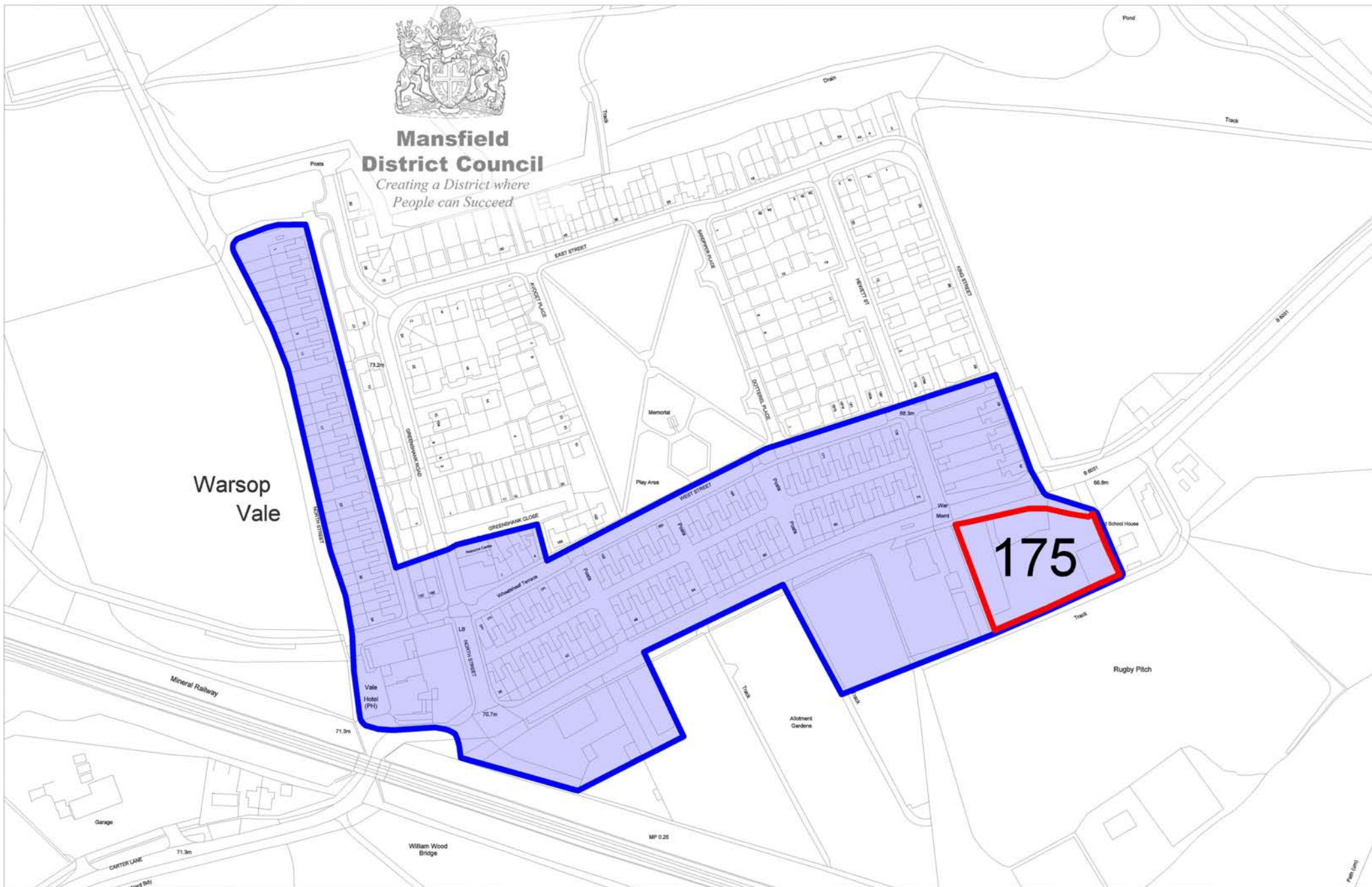
	The development of the school site for housing will compound the harm already undertaken with the loss of the planned settlement, so that it would no longer be identifiable as a cohesive colliery village. However, it is considered that the original setting of the village and its heritage interest as a model-type of industrial settlement has already been largely harmed and removed by comprehensive redevelopment and its original setting lost by the demolition of its former public buildings.
G.	Impact on significance: Very minor
H.	Level of Harm: Negligible
I.	Advice on whether mitigation is considered feasible to overcome harm: No
J.	Recommended mitigation to overcome or reduce harm: N/A
K.	Possible ways to enhance the heritage asset
L.	Any further relevant planning policy / SPD:
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris



Warsop Vale as shown on the 1918 Ordnance Survey map



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**Legend**

 HELAA Site

 Warsop Vale Model Village Non-Designated Heritage Asset

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
<p>Site Reference &amp; grid reference: <b>Strategic Site 30, 31, 53 and 55</b> – grid ref. 455438, 363113                      Site address: Old Mill Lane, New Mill Lane and Stinting Lane</p>	
A.	<p>Assets which are affected: No designated heritage assets                      For non-designated heritage assets, related to industrial archaeology, see accompanying plan and HER table.                      The assessment of the site allocation should be considered under Para. 135 of the NPPF on the basis of the non-designated heritage assets and their cumulative impact:</p> <ul style="list-style-type: none"> <li>a) River Maun cultural landscape;</li> <li>b) Lower Mill site and associated industrial archaeology infrastructure</li> </ul>
B.	<p>Assets not affected, and why:                      Mill sites and bridges upstream of development. Bridges have already been upgraded to take heavy traffic.</p>
C.	<p>Archaeological Potential:</p> <p>The Heritage Desk-based Assessment prepared for the recent application on land at New Mill Lane, Mansfield (site 31) identifies no designated heritage assets affected by the proposals and no archaeological potential for the application site. However, land which has never been developed is considered to have low archaeological potential, rather than none.</p> <p>The Maun Valley is an area having a concentration of industrial archaeological activity. Stroud confirms “Another area of considerable potential is that along the River Maun, both for evidence of industry and for environmental work.” (EUS, 2000, 21)</p> <p>In 1300 two wealthy Woodhouse men paid for the right to enclose land in the bottom of the Maun between what is now Old Mill Lane and New Mill Lane (Bradbury 1993).</p> <p>‘There are several references to watermills in the later post-medieval period at Mansfield Woodhouse, although the information relating to them which is currently available is somewhat confusing. However, it is clear that there were, either concurrently or consecutively, one or two corn mills, a fulling mill and a scythe mill, as well as a water-powered forge. That at least two mills may have been in use concurrently is indicated by a reference to the ‘old mill’ in 1652, which seems to suggest that another ‘new’ mill had been constructed, as indeed is indicated by the presence of Old and New Mill Lanes at Woodhouse’. (Stroud, 200, p.8)</p> <p>Groves (1894) reported that he was told that the place was described in the Duke of Portland’s deeds as the ‘Island Meadow’ and that a ‘scythe and sword factory’ had stood there. There is also a reference of 1675 to a skinner’s house at the Old Mill Water. In the 19th century, a number of sluices are shown on the river, as too is a sheepwash.</p> <p>According to Morley (unpubl.), during the 18th century the Duke of Portland built Club Mill between Old and New Mill Lane. This mill eventually burnt down. It is thought to have had a 20’ diameter waterwheel. It is not clear how this mill related to the ‘new mill’.</p> <p>The Duke of Portland carried out improvements to the water meadows along the route of the River Maun by his engineer Mr Tebbett, to create flood dykes and manage the watercourses as part of extensive agricultural improvements (Watermeadows, with flood dyke to the north of the river Maun from Mansfield Woodhouse to Cavendish Lodge, recorded in the HER under reference M8579). These were considered to be state-of-the-art (Denison JE, 1840, Journal of the Royal Agricultural Society of England, pp 359-370). The Duke of Portland also notably owned a part of the allocation site no. 31, where it descends towards the bridge.</p> <p>The downstream mill, closest to allocation site no. 31, is the site of the New Mill, built by Sir John Digby. There is a millhouse or associated cottage surviving and remains of leats.</p>

	<p><u>It would be fair to classify the valley of the River Maun along this stretch between Old Mill lane and the site of the 'New Mill', where there has been considerable manipulation of the watercourses and industrial activity and agricultural improvement, holistically as a non-designated heritage asset.</u></p>
D.	<p>Significance of heritage asset/s – description:</p> <p>The full significance of the River Maun valley is not fully known but there are sufficient combinations of alterations to the watercourse, with the Duke of Portland's celebrated improvements and the foci of mill-pond, mill leats and ancillary extant structures for a) the site of the downstream mill to be classified as a non-designated heritage asset and b) the cultural landscape of the River Maun, in this location, to be also considered as a non-designated heritage asset.</p>
E.	<p>Contribution of setting to significance, and contribution of this site:</p> <p>The wooded valley sides and the tranquil river environment contribute to the significance of the mill site, associated bridges and man-made and altered watercourses as they contain the ephemeral remains associated with former industry and agricultural improvement and can be understood in their original context. All four allocation sites sit above the flood plain and are in general visually separated from the river environment by wooded screening.</p>
F.	<p>Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):</p> <p>High density housing in close proximity to the river corridor will have a low visual impact in the principal views, albeit these will change the landscape character irrevocably. The cumulative impact of development on all of these sites should be considered as set out in G below.</p>
G.	<p>Impact on significance:</p> <p>Development would encroach on the valley and the tranquil setting of several non-designated heritage assets. Whilst this will not have a direct effect, there are potential indirect effects to consider from increased activity, street lighting, infrastructure and highways alterations and improvements. Cumulative impact of development on all of the allocation sites – see Item K below.</p>
H.	<p>Level of Harm: Low to non-designated heritage assets</p>
I.	<p>Advice on whether mitigation is considered feasible to overcome harm: Yes, in part.</p>
J.	<p>Recommended mitigation to overcome or reduce harm: the provision of a considerable buffer zone and scheme of planting and enhancement to screen and supplement the existing woodland / wooded sides to the River Maun, combined with management plan and programme of succession planting would overcome some of the harm. This does not take into account the impact of increased footfall on nature conservation interests and the cumulative impact of development on all four sites.</p> <p>Given the scale of the site area a focused archaeological watching brief should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology</p>

K.	<p>Possible ways to enhance the heritage asset – none identified because of highways layout, busy road, and limited public access to southern river frontage.</p> <p>Consideration of future high demand for public access to river corridor (Maun Valley Park Nature Reserve and its permissive paths) and the potential impact of pavements, street lighting and alterations to infrastructure. Also potential high usage of local nature reserve from adjoining housing and its consequent impact.</p>
L.	<p>Any further relevant planning policy / SPD:</p> <p>1998 Local Plan – NE5 (A), LT1 and LT2</p> <p>NPPF - Chapter 10 – paras. 99 and 100, 103 and Chapter 11 of the NPPF</p>
<p>Date: 20<sup>th</sup> March 2018</p> <p>Surveyor: M Morris</p>	



*Sanderson's map of 1835 – illustrating the site of Old Mill Lane, Stinting Lane and New Mill Lane and the altered watercourses in the valley of the River Maun and the New Mill site.*

Historic Environment Record Data

Reference	Description	Archive
<u>M8579</u>	Water meadows created for the Duke of Portland by the engineer Mr Tebbett (includes plan, section and drawings of valves and shuttles). (1) Watermeadows, with flood dyke to the north of the river Maun from Mansfield Woodhouse to Cavendish Lodge, where it swaps to the south from there to Edwinstowe parish boundary. (2) Intersecting linear features, forming rectangular enclosures. Some are certainly ploughed out drains. (3)	(1) Published document: Dennison JE. 1840. Journal of the Royal Agricultural Society of England. On the Duke of Portland's Water-Meadows. pp 359-370 (2) Map: OS. 1916. 1:2500, County Series 1916. (3) Aerial photograph: Cox CD. Air photos.
<u>MNT26592</u>	Stone single span bridge with blue brick lined arch, ruined stone approach walls containing arched window, function unknown.	Cauldwell JA and White J. 2003. Bridges Survey
<u>M8952</u>	Mill shown on Chapman (on New Mill Lane). (1) A document of 1675 mentions Woodhouse Mill and describes its location. (2) The new mill was built by Sir John Digby ... in or about 1641 (after demolition of Old Mill). The new mill stream was cut through the common land, rejoining its old course about 80yds beyond the mill. (3)	(1) Map: Chapman J. 1774. Nottinghamshire - approx 1 in. (2) Published document: Samuels JR (ed). 1987. Mansfield Woodhouse 1650 - 1875. pp 17-18 (3) Serial: Thoroton Society. 2007. TTS. pp 92-3
<u>L5925</u>	C16 tokens. Lead uniface tokens were found by Mr D May in the river bank between Old and New Mill Lane. They are probably of C16 origin.	EMAB eds, 1979-82, East Midlands Archaeological Bulletin, p 25 (Published document). SNT164
<u>L9144</u>	Mill shown on Chapman (on New Mill Lane). (1) A document of 1675 mentions Woodhouse Mill and describes its location. (2) The new mill was built by Sir John Digby ... in or about 1641 (after demolition of Old Mill). The new mill stream was cut through the common land, rejoining its old course about 80yds beyond the mill. (3)	(1) Map: Chapman J. 1774. Nottinghamshire - approx 1 in. (2) Published document: Samuels JR (ed). 1987. Mansfield Woodhouse 1650 - 1875. pp 17-18 (3) Serial: Thoroton Society. 2007. TTS. pp 92-3
<u>M17850</u>	Bridge over the River Maun on New Mill Lane. Single span concrete structure	Unpublished document: Cauldwell JA and White J. 2003. Bridges Survey
<u>L12505</u>	Bridge shown on Chapman and Sanderson. (1) (2)	(1) Chapman J, 1774, Nottinghamshire - approx 1 in (Map). SNT550. (2) Sanderson G, 1835, 20 miles around Mansfield - 2 in (Map). SNT48
<u>L12506</u>	Bridge over the River Maun on New Mill Lane. Single span concrete structure. (1)	(1) Cauldwell JA and White J, 2003, Bridges Survey (Unpublished document). SNT1665.
<u>L11049</u>	Roman Aucissa brooch, reported by finder of lead tokens and possibly from the same area. (1)	(1) MacCormick A, 1981-1991, Finds Enquiry notebook (Unpublished document). SNT1853
<u>L7571</u>	Sluices on flood dyke	Map: OS. 1917. 1:2500, County Series 1917.

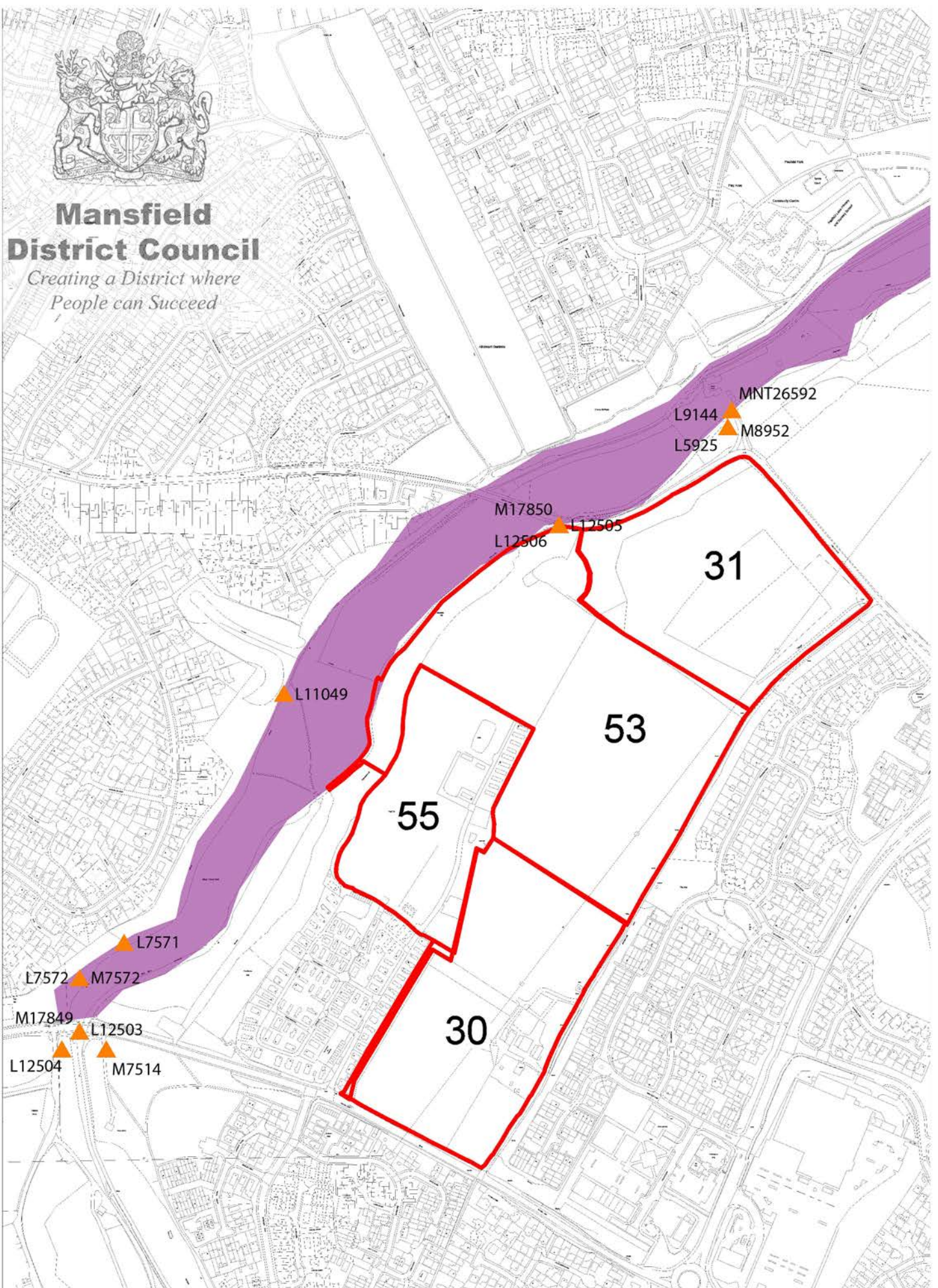


<u>M7572</u>	Sheepwash	Map: OS. 1917. 1:2500, County Series 1917.
<u>L12503</u>	Bridge shown on Chapman and Sanderson. (1) (2)	(1) Chapman J, 1774, Nottinghamshire - approx 1 in (Map). SNT550. (2) Sanderson G, 1835, 20 miles around Mansfield - 2 in (Map). SNT48.
<u>M7514</u>	A C15 document refers to a mill "by the Wade Gate", Roland Dand being the miller. Further mentions in 1600, 1601 and 1640. Mentioned in 1652 as "the old Mill", in 1662 it passed from the Dands and was called a walk mill. In 1696 a forgerman "drowned in Woodhus Forge Dam", in 1741 there was a lease for the scythe and fulling mills in Ravensdale Field. (1)  A document of 1675 refers to the old mill field, old mill water and old mill way, but not the old mill itself, just the new one. Reconstruction of field names based on this document and the Tithe award puts the mill and Ravensdale Field at approx. above grid ref. (2) (3)	(1) Unpublished document: Morley D. 1997. Corn and Cotton - Waterpower in Notts (draft). p 22 (2) Published document: Samuels JR (ed). 1987. Mansfield Woodhouse 1650 - 1875. pp 17-18 (3) Personal comment: Baddeley V. 2000. Pers Comm.
<u>L7572</u>	Sheepwash	OS, 1917, 1:2500, County Series 1917 (Map). SNT1026
<u>M17849</u>	Bridge over the River Maun carrying Old Mill Lane. Concrete structure, one remaining section of stone wall possibly approach of earlier bridge (1).  Bridge shown on Chapman and Sanderson. (2) (3)	(1) Unpublished document: Cauldwell JA and White J. 2003. Bridges Survey. (2) Map: Sanderson G. 1835. 20 miles around Mansfield - 2 in. (3) Map: Chapman J. 1774. Nottinghamshire - approx 1 in.
<u>L12504</u>	Bridge over the River Maun carrying Old Mill Lane. Concrete structure, one remaining section of stone wall possibly approach of earlier bridge	Cauldwell JA and White J, 2003, Bridges Survey (Unpublished document). SNT1665.



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## Legend

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M8579

HER Entries

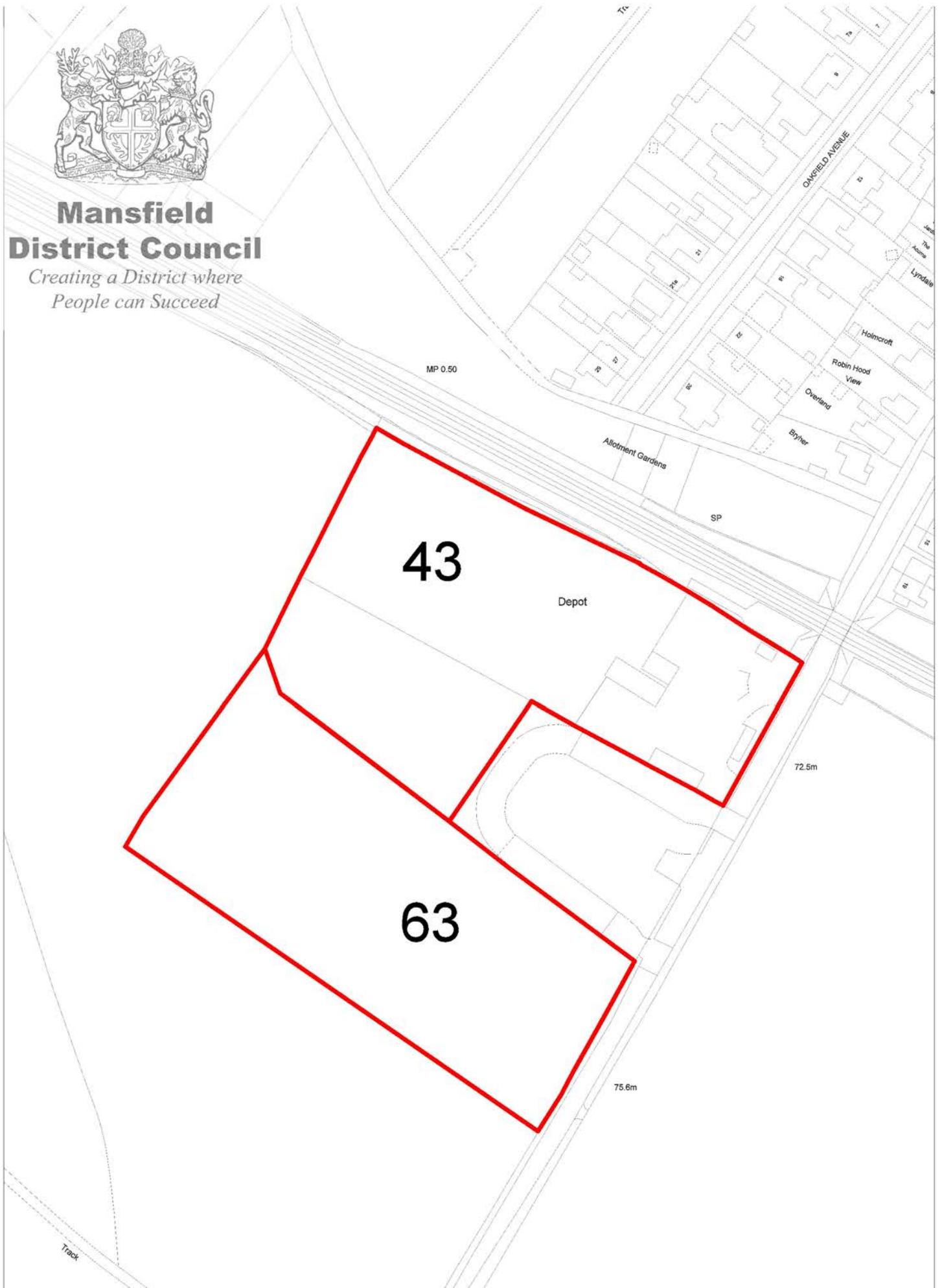
Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Sites 43 and 63</b> , grid ref. 456726, 366877 Site address: Oakfield Lane, Market Warsop	
A.	Assets which are affected: None
B.	Assets not affected, and why: None. The sites lie adjacent to the mineral railway line. There are no non-designated heritage assets on the site or within the vicinity. The railway line prevents any visual connection between the sites and the housing to the north of the railway line.
C.	Archaeological Potential: a HER search revealed two documentary references: “A cross was mentioned in 1505, and a sketch of the village in the BM depicts 2 cross stumps in 1787”. The map notation suggests that this reference is to land at Garfield Avenue, but there is little likelihood that medieval crosses would be located on this site which lies south of Ridgeway Lane and which is clearly indicated on the Sanderson map of 1835 as part of the former open field. A sandpit, recorded on the 1916 OS map. It is considered that neither of these references indicates archaeological potential and as the land is previously developed there is unlikely to be any surviving archaeology.
D.	Significance of heritage asset/s – description: None
E.	Contribution of setting to significance, and contribution of this site: N/A
F.	Description of Impact: N/A
G.	Impact on significance: N/A
H.	Level of Harm: None
I.	Advice on whether mitigation is considered feasible to overcome harm: N/A
J.	Recommended mitigation to overcome or reduce harm: N/A
K.	Possible ways to enhance the heritage asset
L.	Any further relevant planning policy / SPD:
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris



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## Legend

 HELAA Site

Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Sites 52, 74c and 170</b> , grid ref. (central) – 451224, 362866 Site address: land south-east of Pleasley Hill Farm and west of the A6191, to east and west of the A617 by-pass	
A.	Assets which are affected: Archaeology
B.	Assets not affected, and why: Pleasley Hill Farm (a Local Heritage Asset) is too detached from the allocation site for its setting to be affected, even if its associated farmland is affected.
C.	Archaeological Potential: See detailed report on following pages
D.	Significance of heritage asset/s – description: Archaeology of regional importance will require to be assessed on the basis of para. 128 of the NPPF (see detailed report), or para. 139, depending upon the results of the detailed evaluation. Pre-determination evaluation is required for either outline or full planning applications.
E.	Contribution of setting to significance, and contribution of this site: N/A
F.	Description of Impact (e.g. proximity, extent, position, topography, relationship, understanding, key views, prominence, scale and massing, materials, movement, noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use and secondary effects):  Impacts are unknown at present but are likely to be destructive of a broad range of archaeology - Palaeolithic to Bronze Age.
G.	Impact on significance: High impact on area of regional significance; hydrological impacts may be high in areas close to the watercourses / springs within allocation site 52 (east)
H.	Level of Harm: Difficult to gauge without detailed evaluation, but indications are high, unless there is adequate mitigation
I.	Advice on whether mitigation is considered feasible to overcome harm: Not known without detailed field evaluation, to understand the state of preservation of archaeological material, and to understand the nature of potential impacts  A full evaluation is required, in consultation with the County Council as curatorial adviser on archaeology, to determine impacts and the deliverability of the site
J.	Recommended mitigation to overcome or reduce harm: In accordance with best practice guidelines, to preserve in-situ, record, publish and disseminate report
K.	Possible ways to enhance the heritage asset – N/A
L.	Any further relevant planning policy / SPD:
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris

## Sites 52, 74c and 170 - Pleasley Hill Farm

The land contains no map evidence of former buildings or structures at the surface. Lack of development may, however, also mean that archaeology survives in the vicinity of the by-pass where the fields remain undisturbed. The conclusions of an archaeological report prepared for the Mansfield / Ashfield Regeneration route by-pass in 1999 (TPAU) found that whilst past ploughing has truncated buried archaeological features, it is likely that further buried archaeological features will survive beneath the plough soil. The site is considered to be of regional importance and whilst surface evidence suggests prehistoric activity in the area, the precise nature of this activity is unclear at present. Further geoarchaeological study / evaluation excavation would provide a much more informed understanding of significance.

Pleasley Vale, to the north-east, is a natural gorge that was cut out of the southern Magnesian Limestone region several million years ago by melting glacial ice caps. Unlike Creswell Crags, there is no evidence of human occupation in the vale. However, the upland landscape contains evidence of occupation or exploitation of the landscape which can be traced back to Palaeolithic times. Evidence from fieldwalking in the surrounding fields has revealed Mesolithic (c.8,000-4,000BC), tools, Neolithic (c.4500- 2500BC) flint tools and Bronze Age (c.2500-700BC) flints and metalwork, including part of a bronze bracelet and a bronze spearhead (found on separate occasions) just to the east of Pleasley Vale, very close to the local water source. Beresford suggests that this may suggest they were votive offerings placed in the water as both objects were broken, a common practice in the Bronze Age period and relating to religious beliefs. (Pleasley Vale – A Journey Through Time, DACES / HLF / DCC Project). In addition to this evidence, the site of the Roman Villa at Pleasley lies over 1 kilometre to the north-east of the application sites. This was first discovered in 1787 by Major Hayman Rooke.

During the investigation of the route of the by-pass in 1999 there was extensive fieldwalking undertaken by the Trent and Peak Archaeology Unit, which is summarised in the table on the following page. Flint scatter which rises following repeat ploughing over archaeological contexts in an area that has attracted prehistoric activity can produce concentrations of flint finds. These locations are illustrated on the attached map, with HER numbers. Each entry on the map represents a large number of finds, not single finds.

The flint scatter from concentrations to both N and S of Penniment Lane highlights the potential of a settlement context, and prehistoric domestic activity. Areas along Water Lane Field 8 (see plan L12176) may also be a focus. A detailed report was prepared by Notts County Council (TPAU – 1999) and a series of geotechnical test pits were excavated for the scheme. Fields 8, 9, 10, 11, 12 and 17 form the focus related to the allocation sites but the allocation field (the large north-western field within site no. 52 to the west of the by-pass) was not included in the survey and should be incorporated into the detailed evaluation.

Published LiDAR and aerial photography provides little information about potential archaeology.

There are three clear field systems recorded on the 1835 Sanderson map. Stroud discusses these in the Extensive Urban Survey of Mansfield Woodhouse (2000), as follows:

*“Early maps show long sinuous fields to the north and south of the settlement, the boundaries seeming to pass through it in one continuous sweep. There are two possible explanations for this. One is that the village was laid out in an area of pre-existing fields, the tofts and crofts being taken out of the ends of the strips, and hence following their lines. In this case, the fields would presumably originally have belonged to Mansfield. The alternative is that the whole was a deliberate creation, settlement and fields together, to produce the unified pattern seen in the landscape. This latter argument is that favoured by Bradbury (1993). The fields themselves are unusual, in that they do not appear to have been divided*

*into furlongs in the normal way. . . . . The fields themselves are of considerable interest, with their unusually long sinuous boundaries. “*

These fields lie to the north of Mansfield Woodhouse but also to the west of Chesterfield Road North (the A6191). They represent the fossilised remains of a medieval or an earlier field system. Many of the field boundaries have been removed since the 1835 Sanderson map (see map over). The expansion of Mansfield Woodhouse to the north and west and quarrying have depleted the distinctive field systems so that they are largely no longer as visible on the ground, although they are preserved in the alignment of roads. The long narrow continuous enclosures and field system recorded on the 1835 plan (over) may have been superimposed onto an earlier field system which was very large in scale. This does not have the coaxial alignment with a dominant spinal axis which is typical of very early field systems. However, it contrasts with the typical pattern of field systems of the East Midlands, with its headlands.

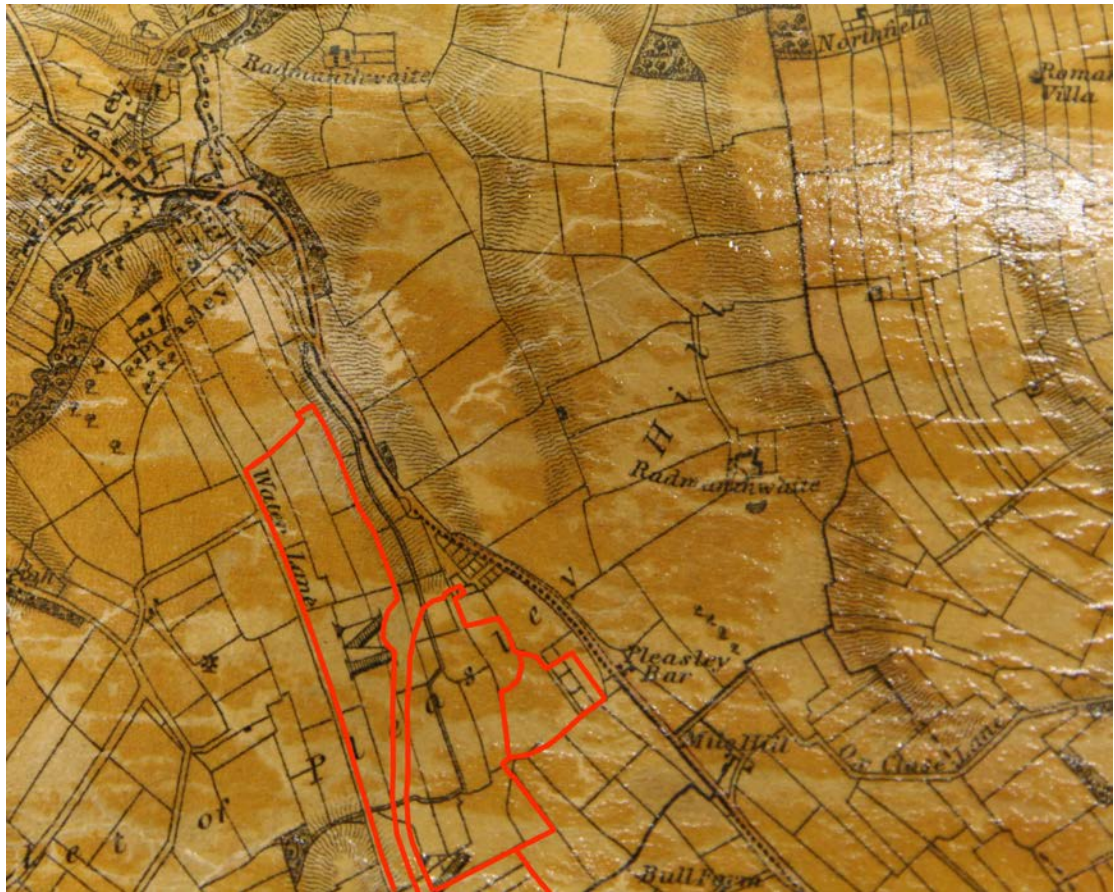
For all of these reasons, it is considered that a desk-based assessment would not provide any additional information and that proper field evaluation, incorporating a geophysical survey or equivalent, and possible test pitting or trenching, will be required to be carried out prior to determining a planning application (either outline or full) for the site / sites, in accordance with para. 128 of the NPPF:

*“Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

This should include appropriate forms of survey techniques<sup>1</sup> and, if appropriate, test pits / trial trenching in focussed areas, including along the watercourses. A Written Scheme of Investigation (WSI) should be agreed with the County Archaeologist, and should be prepared by a full member of the ClfA. The WSI shall identify geophysical survey requirements including an explicit justification for the choice of survey methodology. The choice of survey methodology will be appropriately matched both with the archaeological and logistical demands of the project. The aims of this field evaluation should be to inform a fuller understanding of the archaeology and its significance, which has not been determined during walkover survey, identify any areas of prehistoric settlement, determine areas where preservation in-situ may be required, and to rule out or identify constraints, to provide clarity that development of the area will not impact any hitherto unrecognised archaeological remains, and to identify any abnormal costs. It is considered that this level of evaluation is necessary to address the site's regional significance.

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<sup>1</sup> staged geophysical investigation – e.g. magnetometer survey, fluxgate gradiometer survey, gradiometry, topsoil magnetic susceptibility survey – (reference “Geophysical Survey in Archaeological Field Evaluation”, English Heritage, 2008)



Sanderson's map of 1835 – part of the site area is shown outlined in red. The Roman Villa site is to the north east of the map, whilst Pleasley Vale is to the north. The distinctive field systems are clearly marked to the east and parallel with Water Lane, with a later form of enclosure to the high ground at Radmanthwaite. A major watercourse and road separate the central field system which contains enclosures more typical of late enclosure of moorland and waste.



HER Data

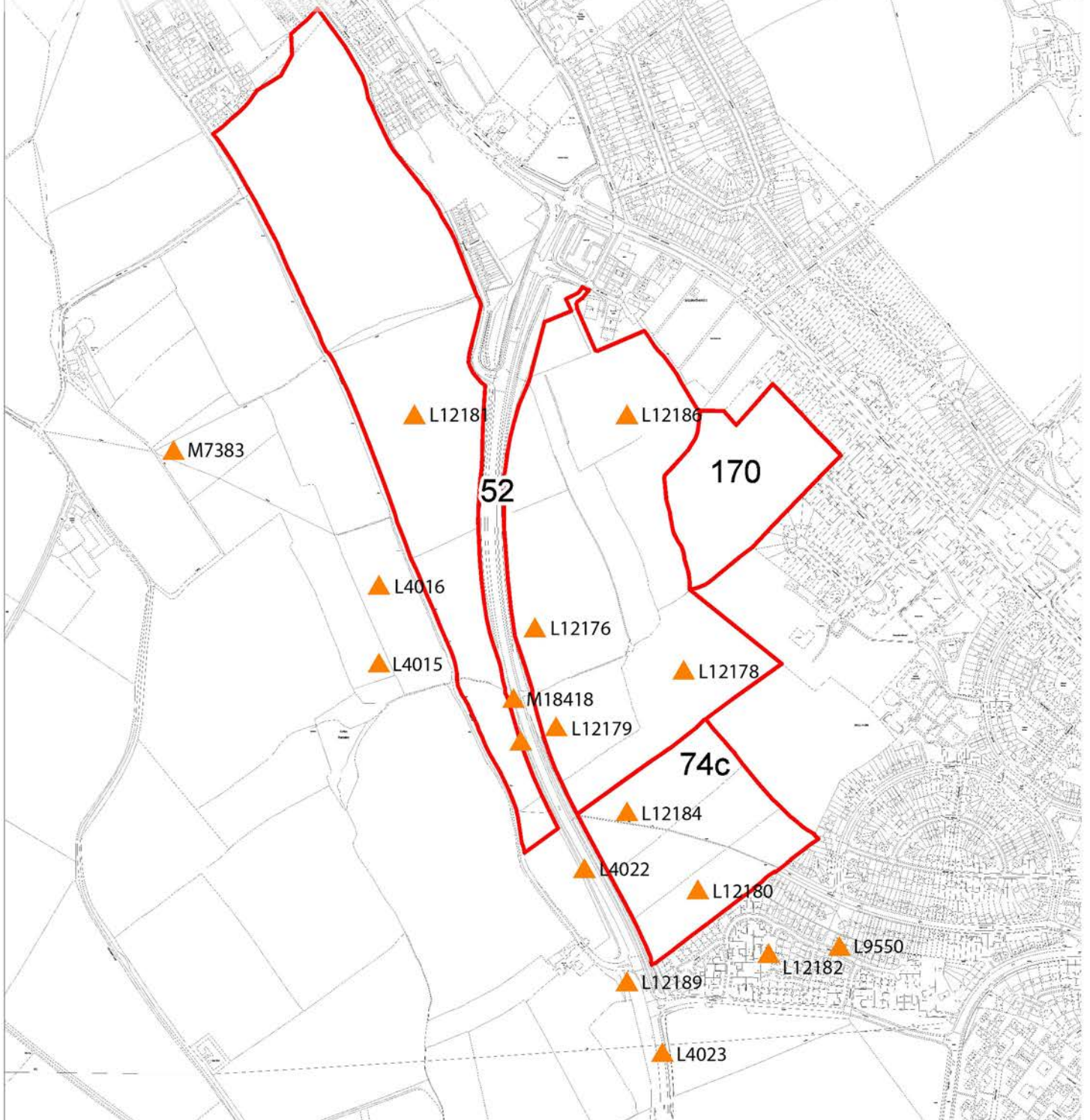
Reference	Description	Archive
<a href="#"><u>L12178</u></a>	Fieldwalking, Field 9: 15 pieces of flintwork. The three tools would belong with classic Late Neolithic / Early Bronze Age assemblages. A plano-convex knife, an edge-retouched broad flake and a flake with distal retouch. This material could well be from a similar horizon to material from field 8, but showing a different functional group	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 23 (Unpublished document). SNT2450
<a href="#"><u>L12184</u></a>	Fieldwalking, Field 16. The microlith is of a type found in the late Mesolithic, and with it probably belongs the blade-like flake	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 26 (Unpublished document). SNT2450
<a href="#"><u>L12179</u></a>	Fieldwalking, Field 10. 54 pieces of worked flint were recovered from this field, the majority being corticated. Although the number of complete blades is small, they constitute an important element when linked to the diagnostic implements. The tools include a truncated blade and a burin, both indicators of Mesolithic activity. There is very little from this field to indicate later prehistoric activity.	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 25 (Unpublished document). SNT2450
<a href="#"><u>L12176</u></a>	Fieldwalking, Field 8, 71 pieces of flintwork. There is a high proportion of tools in this field and most could belong with a late Neo/early BA assemblage. Large, thick scrapers, two knives and an edge-polished flake	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 23 (Unpublished document). SNT2450
<a href="#"><u>L12186</u></a>	Fieldwalking, Field 17. 4 pieces of humanly modified flint were recovered from this field. The neatly made end scraper on a broad flake is probably later Neo / early BA.	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 26 (Unpublished document). SNT2450
<a href="#"><u>L12180</u></a>	Fieldwalking, Field 11: 10 pieces of flintwork. The large size of the pieces, and the high proportion of tools, suggests a similar assemblage to field 8. They include a broad flake of fine patterned flint and a horseshoe scraper. A serrated blade with edgloss and a flake with distal use could possibly belong with earlier material.	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 25 (Unpublished document). SNT2450
<a href="#"><u>L12181</u></a>	Fieldwalking, Field 12: 6 pieces of flintwork. Some of the pieces could belong with a late Neolithic / early Bronze Age assemblage, particularly the crude D-shaped fabricator and the horseshoe scraper.	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 25 (Unpublished document). SNT2450
<a href="#"><u>L12182</u></a>	Fieldwalking, Field 14: 20 pieces of flintwork. From this field there is a leaf-shaped	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route.

	arrowhead. The other tools include two horseshoe scrapers, a large side and end scraper, part of a retouched flake (?plano-convex) and an edge-used flake. This could indicate both earlier and later Neolithic activity in the area.	Cultural Heritage., p 26 (Unpublished document). SNT2450
<u>L4015</u>	PE1 - A few flint finds including cores, bladelets, a thumb nail scraper and waste. Finds not as prolific due to obvious soil movement by ploughing on the slope	Sherwood Archaeological Soc, 1976, Fieldwalking Report 1969-1976 (Published document). SNT1238.
<u>L4016</u>	EN2 - Finds include flint fabricators, 2 steep sided scrapers (one in black flint - beautifully worked). Also cores, flakes and waste. (worked flints – Preh. Palaeolithic to Bronze Age)	Sherwood Archaeological Soc, 1976, Fieldwalking Report 1969-1976 (Published document). SNT1238.
<u>L4023</u>	FR4 - 2 pieces of flint (? 3 - see card, doc 755).	Sherwood Archaeological Soc, 1976, Fieldwalking Report 1969-1976 (Published document). SNT1238
<u>L4022</u>	EN3 - 13 wasters and 1 fabricator (worked flints – Preh. Palaeolithic to Bronze Age)	Sherwood Archaeological Soc, 1976, Fieldwalking Report 1969-1976 (Published document). SNT1238.
<u>M18418</u>	Finds from fieldwalking. Most of the pieces attributed to the Mesolithic are found in field 10, concentrated near the stream as it bends NW, with outliers extending S. Mesolithic activity seems to be spread over quite a large area, perhaps centred on the stream running between fields 10 and 8. This is perhaps more likely to represent repeated visits to the same general area over a protracted period by people with semi nomadic lifestyle, rather than a single episode of scattered activities	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 28 SNT2450
<u>M18419</u>	The numbers of later prehistoric artefacts recovered from fieldwalking is small, and widely distributed over the fields. Fields 16, 8, 9, 11 and 12 contained significant amounts of late Neo / early Bronze Age tools and debitage. This could have belonged to one broad occupation horizon. There are hints of earlier Neo material in fields 11 and 14. The overall impression is of palimpsest of variably sized clusters of material of different dates. A substantial quantity of heat affected stone was identified in concentrations to both N and S of Penniment Lane. Such material is often found in a settlement context, and is therefore suggestive of prehistoric domestic activity	TPAU, Oct 1999, Mansfield Ashfield Regeneration Route. Cultural Heritage., p 29 SNT2450



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## Legend

 HELAA Site

 HER Entries

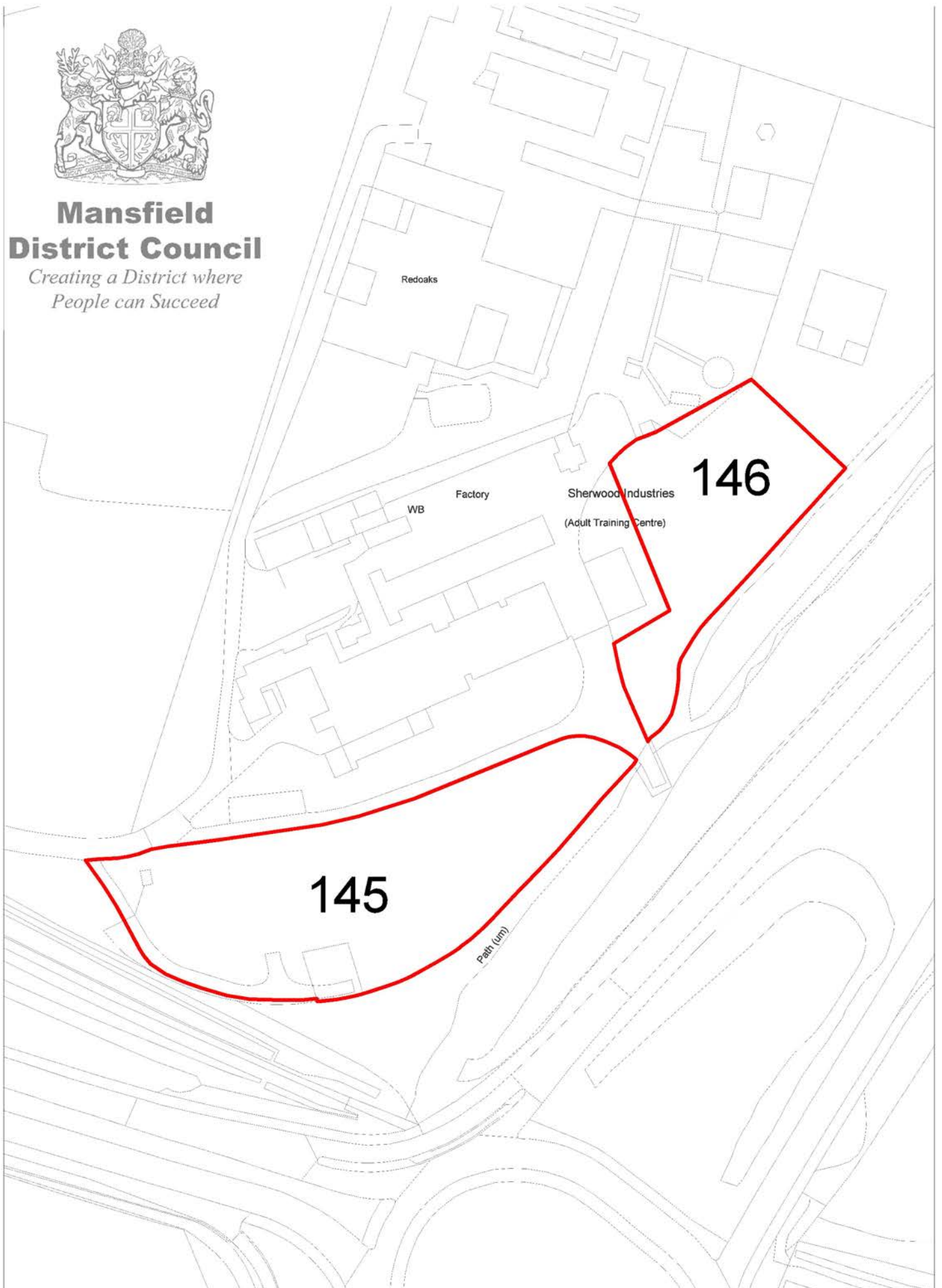
Pro-Forma Survey Sheet

<b>MANSFIELD DISTRICT COUNCIL – Preferred Sites Heritage Impact Assessment</b>	
Site Reference & grid reference: <b>Sites 145 and 146</b> , grid ref. 457449, 359162 Site address: Sherwood Business Park, Sites A and B	
A.	Assets which are affected: None. The sites lie within an area of landscaped grounds, tennis courts and lawns associated with the redevelopment of the site of a factory. This is recorded on OS maps as late as 1938 and had been consolidated into its present size by 1960. The factory site is of no special interest.
B.	Assets not affected, and why: N/A
C.	<p>Archaeological Potential:</p> <p>A search area of 50 metres provided only one recorded HER find entry. The land to the south of the by-pass, however, was scrutinised as part of the Mansfield / Ashfield Regeneration route by-pass (1999).</p> <p>ENT 3312 and ENT 3296 – “There was a total absence of finds of an archaeological nature from the areas fieldwalked”. (Unpublished document: JSAC. Feb 1995. A617 Rainworth Bypass Additional Archaeological Work)</p> <p>L12037 – site in the field to the south of allocation sites 145 and 146 – “Fieldwalking, Field 4; Only two pieces were found in this field, both of which are fragments, one a flake and the other of uncertain form.”</p> <p>(Unpublished document: TPAU. Oct 1999. Mansfield Ashfield Regeneration Route. Cultural Heritage. p103)</p> <p>There is therefore considered to be little archaeological potential for sites 145 and 146</p>
D.	Significance of heritage asset/s – description: None
E.	Contribution of setting to significance, and contribution of this site: N/A
F.	Description of Impact: N/A
G.	Impact on significance: N/A
H.	Level of Harm: N/ A
I.	Advice on whether mitigation is considered feasible to overcome harm: N/A
J.	Recommended mitigation to overcome or reduce harm: N/ A
K.	Possible ways to enhance the heritage asset : N/ A
L.	Any further relevant planning policy / SPD:
	Date: 20 <sup>th</sup> March 2018 Surveyor: M Morris



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